

Respondent ID

0057

Full Name

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

McCarthy Stone & Churchill Living

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?

Please give a reason for your answer.

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.

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

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

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

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

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

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

Please give a reason for the choices you provided above.

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

SPATIAL FRAMEWORK

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

Please give a reason for your answer.

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?

Please give a reason for your answer.

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

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

CENTRES

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

ENVIRONMENT

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

HOMES

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

Disagree

Please give a reason for your answer.

McCarthy Stone (MS) and Churchill Living (CL) are independent housebuilders specialising in specialist housing for older people. Together, they are responsible for delivering approximately 90% of England's specialist owner-occupied retirement housing. Both operators are therefore well placed to provide comment on the policy barriers that may have the potential to restrict supply within the sector.

Please find below our comments on the draft local plan insofar as they impact the delivery of specialist accommodation for older persons. These comments are intended to assist the council in formulating approaches which are both workable in practice and avoid stymying the delivery of a housing typology which the PPG describes as 'critical' in terms of addressing housing need. These comments are made in addition to our response to the Scoping Consultation in September 2024 which is attached for reference and the following comments have been repeated, as appropriate.

"The best approach towards meeting the diverse housing needs of older people is for the plan to:

- Identify the older person's housing need.
- Allocate specific sites to meet the needs of older people that are in the most sustainable locations close to key services.
- Include a standalone policy actively supporting the delivery of specialist older people's housing with good access to services and facilities for older people.

Developers of older person's housing schemes should not be required to demonstrate need given the significant need identified and the many benefits that such developments bring and if a quantum is specified this should be regarded as a target and not a ceiling. Given also that such developments "help reduce costs to the social care and health systems" (PPG refers), requirements to assess impact on healthcare services and/or make contributions should be avoided.

While we appreciate that no one planning approach will be appropriate for all areas, an example policy is provided that, we hope, will provide a useful reference for the Council:

"The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations.

The Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances by providing appropriate housing choice, particularly retirement housing and Extra Care Housing/Housing with Care. The Council will, through the identification of sites, allowing for windfall developments, and / or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities."

Please see response to the Scoping consultation of 13/09/25 sent via email 02/06/25

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

JOBS

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

PEOPLE

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

TRAVEL

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

PLACES

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

Please give a reason for your answer.

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

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.

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

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.

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?