Tameside Metropolitan Borough

LIVE WORK INVEST IN TAMESIDE

HOMES SPACES PLACES IN TAMESIDE

Publication Plan

Non-Technical Summary

September 2026



Thank you for taking part in the consultation on the new Homes, Spaces, Places Plan. This plan will help decide how Tameside grows and changes between now and 2042. It looks at things like homes, jobs, transport, green spaces and town centres.

This is the final consultation before the plan is sent to the Government for checking.

We are asking people to tell us if they think the plan has followed the correct rules, used the right information and been prepared properly. This is not about whether people agree with every part of the plan.

Your comments will help an independent Planning Inspector decide if the plan can move forward.

Publication Plan

This document explains Council's plans by splitting them into seven key themes: **Homes**, **Jobs**, **Centres**, **Transport**, **Places**, **Environment**, and **People**.

It also identifies sites that are proposed for future development. For each theme, the document explains the Council's approach to planning and development, and gives you the opportunity to share your views.

Before looking at these themes, the document provides an overview of Tameside today. This explains the information and studies used to help prepare the Plan. It also sets out a vision for how Tameside could develop by 2042 and identifies the key objectives needed to achieve that vision.

New homes and businesses need the right services around them. This includes schools, doctors, roads broadband and water supplies for example. The Council will continue to work with other organisations to make sure these services are available when they are needed.

What is Homes, Spaces, Places?

Homes, Spaces, Places (HSP) is Tameside's Local Plan. It is a guide for the future of the borough. It, for example, helps decide where new homes, workplaces, shops and community facilities should go and what they should look like.

Most planning decisions should follow the Local Plan.



Homes, Spaces, Places sits alongside other planning documents that already cover Greater Manchester. These include plans for waste, minerals, and the Places for Everyone plan.

Places for Everyone is a plan used by nine councils in Greater Manchester, including Tameside. It has already decided some big planning issues, such as where growth should happen and which Green Belt land should be protected. Homes, Spaces, Places adds the local detail for Tameside.

What does the plan aim to achieve?

Homes, Spaces, Places aims to:

- Plan how Tameside should grow up to 2042
- Help decided where new homes and jobs should go
- Support improvements to town centres
- Protect important green spaces, wildlife and historic buildings
- Support the building of new schools, healthcare and transport where needed
- Help the Council decided whether planning applications should be approved
- Make sure new development is in the right place

The plan includes planning policies and maps that show where these policies apply.

The plan proposes a number of sites for future development, including 28 sites for new homes and 20 sites for employment and business development.

How is the plan being developed?

There is a set process that councils must follow when preparing a Local Plan. The Government sets the rules, and councils must regularly review their plans to make sure they stay up to date.

Homes, Spaces, Places has been developed using local information, studies and comments from residents, businesses and community groups. This helps us understand what people think is important for Tameside's future.

So far, there have been three public consultations:

Scoping and Issues Consultation (July to September 2024) received 247 responses and asked people what they wanted the plan to focus on.

Options and Preferences Consultation (April to June 2025) received 104 responses and asked people what they thought about an early draft of the plan.



Preferred Options Consultation (December 2025 to February 2026) received 711 responses on the Council's preferred approach and proposed development sites.

What is happening?

The Council has considered the comments received during the Preferred Options consultation and used them to prepare the **Publication Version** of Homes, Spaces, Places. This is the version of the plan that the Council intends to submit to the Government for independent examination. If approved, it will be used to help make planning decisions across Tameside.

The content of the plan

We are now asking for your views on the Publication Version of the Homes, Spaces, Places Local Plan. This version has been prepared using the feedback received through the previous stages of consultation.

The plan explains why a Local Plan is needed, what national and Greater Manchester planning policies it must follow, and how Tameside could grow and change in the future.

The plan is organised around seven themes, which together set out our vision for Tameside in 2042.:

- **Centres**: A borough with thriving town and local centres that offer a wide range of shops, services, leisure opportunities and community facilities, where people want to spend time.
- **Environment**: A greener borough with clean air, thriving wildlife and natural spaces, where communities are sustainable and able to adapt to climate change.
- **Homes**: A borough with a range of high-quality, affordable homes that meet local needs and provide places where people are proud to live.
- **Jobs**: A borough with a strong economy where businesses can invest, grow and create opportunities, and where residents have access to good jobs, training and skills.
- **People**: A borough where people of all ages can live healthy, active and fulfilling lives, supported by strong communities and access to the services they need.



- **Travel**: A well-connected borough where walking, wheeling and cycling are easy choices, supported by reliable public transport and safe, convenient travel options.
- **Places**: A borough that values its historic buildings, local character and cultural heritage, where good design helps create safe, inclusive and attractive places for everyone.

Through this consultation, we are seeking views on all aspects of the Publication Plan before it is submitted for independent examination. Your feedback will help ensure the plan reflects local priorities and supports the future growth and development of Tameside.

Key Themes and Policies

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

Centres

Town and local centres are places where people shop, work and spend time. The plan supports improvements to these centres and encourages new shops, homes, leisure activities and community facilities.

Environment

The plan aims to make Tameside greener and better for nature. New development should use less energy, reduce flood risk and help wildlife. Parks, rivers, canals and Green Belt land will continue to be protected and improved.

Homes

The plan aims to provide at least 9,700 new homes by 2042. These homes will include family houses, affordable homes, apartments and homes for older people and people with disabilities. Most new homes will be built on previously used land and on sites identified in the plan.

Jobs

The plan makes sure there is enough land and space for businesses to grow and create jobs for local people.

People



The plan aims to help people live healthy lives by supporting parks, play areas, schools, healthcare and community facilities.

Travel

Good transport connections are essential for supporting growth and helping people access jobs, services and opportunities. The plan supports better public transport across Greater Manchester and ways to get around Tameside. This includes walking, wheeling, cycling, buses, trams and trains.

Places

The plan protects Tameside's history and local character. It encourages good quality design so that new development creates attractive places that are easy to use and enjoy.

Growth Areas

The plan identifies a number of places where new homes, jobs and improvements will be focused. These include Ashton, Hyde, Stalybridge and Droylsden, as well as major projects already established such as Godley Green Garden Village.

What happens next?

Consultation 1 October – 13 November

This consultation is being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the final chance to comment before the plan it is sent to Government for checking.

At this stage, comments should only focus on whether the Plan has been prepared correctly, follows the law and is supported by evidence.

How to view the draft Homes, Spaces, Places Publication Plan and Supporting Documents?

This Plan, Integrated Assessment, Habitat Regulation Assessment and supporting evidence can be found on the Council's website at:
www.tameside.gov.uk/homesspacesplaces

The Plan can also be viewed online and in paper form at the Council's main office in Ashton-under Lyne and all Tameside Council libraries during their normal opening



hours during the consultation period[1]. A hard copy of the Integrated Assessment can also be found at the council's main office in Ashton-under-Lyne.

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 to comment?

While we ask that comments are made through the online form on the council's website where possible, they can also be submitted by any of the following:

- 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 13 November 2026.

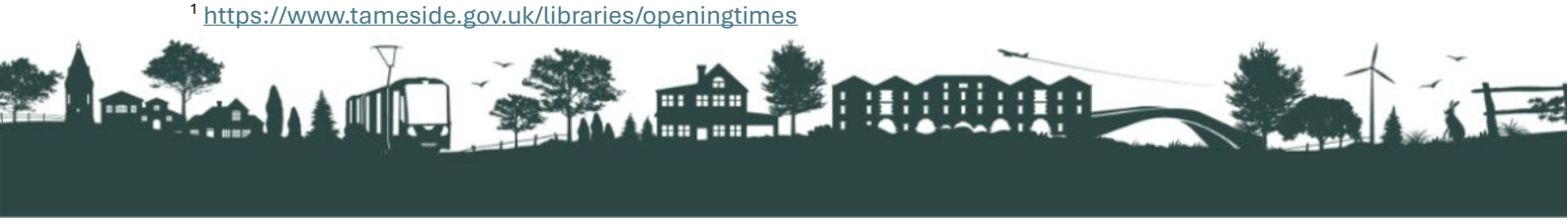
Treatment of comments

Comments on the Local Plan cannot be submitted anonymously. All comments received during the consultation will be sent to the Government and the independent Planning Inspector as part of the examination process.

In line with planning regulations, (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35), consultation responses will be published on the Council's website together with the name of the person or organisation that submitted them. Personal information, such as postal addresses, email addresses, telephone numbers and signatures, will be removed before publication.

To help analyse consultation responses, the Council may use artificial intelligence (AI) tools to create summaries of comments. These summaries will always be reviewed by planning officers before they are published or used as part of the consultation process.

[1] https://www.tameside.gov.uk/libraries/openingtimes



The Council will handle your personal information in accordance with the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018. Your information will only be used for the purposes of preparing and examining the Local Plan.

Your information will not be sold to other organisations, transferred outside the UK, or used to make automated decisions about you.

Further information can be found in the Council's Planning Policy Privacy Notice: https://www.tameside.gov.uk/documents/d/guest/planning-policy-privacy-notice-final-pdf.

What happens next?

Following the consultation the council will send the plan and all comments received to the Government for independent examination. A planning Inspector will then check whether the plan has been prepared correctly and if it can be adopted.

Examination of the Plan is expected to take place in 2027.

Stay Informed

If you wish to be kept informed of progress on Homes, Spaces, Places as well as other planning policy and related matters in Tameside you can sign up to our planning policy consultation mailing list by scanning the QR code below or following the link[2] at the bottom of the page:

You can unsubscribe from the mailing list at any time, by contacting the Planning Policy team at planpolicy@tameside.gov.uk, by calling 0161 342 8355, selecting

[2] https://forms.office.com/e/0EzkUCNcTH

option 4, or by writing to Planning Policy Team, Tameside One, PO Box 304, Ashton-under-Lyne, Tameside, OL6 0GA.



