

Reasonable Alternative	Urban Max							
Ref	Objective	ST (0-4 years)	MT (5-9 years)	LT (10+ years)	Direct or Indirect	Temporary or Permanent	Explanation Against Objective	Mitigation/Enhancement
1	Provide a sustainable supply of housing land including for an appropriate mix of sizes, types, tenures in locations to meet housing need, and to support economic growth	+	+	+	D	P	The reasonable alternative has positive effects as it references maximising housing growth, however, there is a focus on apartment-led development to achieve this, rather than a mix of types and tenures.	The reasonable alternative could be enhanced by referencing the delivery of different types of residential development.
2	Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation	+	+	+	D	P	The reasonable alternative has positive effects as it references using existing land supply for employment growth.	The reasonable alternative could be enhanced by referencing the delivery of employment across the borough, rather than focusing on the west.
3	Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development	-	-	-	D	P	The reasonable alternative has negative effects as it references maximising growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to support housing and employment growth.
4	Reduce levels of deprivation and disparity	+	+	+	I	T	The reasonable alternative has positive effects as employment growth could support a reduction in deprivation.	The reasonable alternative could be enhanced by making more explicit reference to supporting growth in areas with high levels of deprivation.
5	Promote equality of opportunity and the elimination of discrimination	o	o	o	I	T	The reasonable alternative has neutral effects as there is no reference to equality of opportunity, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making more explicit reference to ensuring growth promotes equality of opportunity.
6	Support improved health and wellbeing of the population and reduce health inequalities	-	-	-	I	T	The reasonable alternative has negative effects as it references maximising growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of health and wellbeing facilities and active travel to support housing and employment growth.
7	Ensure access to and provision of appropriate social infrastructure	-	-	-	D	P	The reasonable alternative has negative effects as it references maximising growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of social infrastructure to support housing and employment growth.

8	Support improved educational attainment and skill levels for all	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to education and skills, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to the delivery of educational facilities to support housing and employment growth.
9	Promote sustainable modes of transport	-	-	-	D	P	The reasonable alternative has negative effects as it references maximising growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to support housing and employment growth.
10	Improve air quality	-	-	-	I	P	The reasonable alternative has negative effects as it references maximising housing growth. The development of new housing and supporting infrastructure will have a negative impact on the air quality in these areas over time.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the resilience of new developments to air pollution.
11	Conserve and enhance biodiversity, green and blue infrastructure and geodiversity assets	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to biodiversity, green and blue infrastructure and geodiversity assets, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the conservation and enhancement of biodiversity, green and blue infrastructure, and geodiversity assets.
12	Ensure communities, developments and infrastructure are resilient to the effects of expected climate change	-	-	-	D	P	The reasonable alternative has negative effects as it references maximising growth through the development of housing and employment sites, but does not reference the resilience of these sites to the effects of expected climate change.	The reasonable alternative could be enhanced by making explicit reference to climate change mitigation and adaptation measures to ensure the resilience of the new developments.
13	Reduce the risk of flooding to people and property	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to flood risk, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to development locations and mitigation measures to reduce the risk of flooding to people and property.
14	Protect and improve the quality and availability of water resources	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to water resources, however, the alternative is focused on maximising housing and employment growth.	None identified.
15	Increase energy efficiency, encourage low carbon energy generation (including heat) and reduce greenhouse gas emissions	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to energy, however, the alternative is focused on maximising housing and employment growth.	None identified.

16	Conserve and/or enhance landscape, townscape, heritage assets and their setting and the character of Tameside?	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to landscape, townscape, and heritage, however, the alternative is focused on maximising housing and employment growth.	None identified.
17	Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of GM, whilst reducing land contamination	+	+	+	D	P	The reasonable alternative has positive effects as it references making the best use of sites within the urban area, which could encourage efficient use of previously developed land for housing and employment needs.	The reasonable alternative could be enhanced by explicitly referencing the use of brownfield sites to achieve sustainable growth.
18	Promote sustainable consumption of resources and support the implementation of the waste hierarchy	-	-	-	D	P	The reasonable alternative has negative effects as it references maximising growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of waste infrastructure to support housing and employment growth.

Reasonable Alternative	Decentralisation/Suburbanisation							
Ref	Objective	ST (0-4 years)	MT (5-9 years)	LT (10+ years)	Direct or Indirect	Temporary or Permanent	Explanation Against Objective	Mitigation/Enhancement
1	Provide a sustainable supply of housing land including for an appropriate mix of sizes, types, tenures in locations to meet housing need, and to support economic growth	+	+	+	D	P	The reasonable alternative has positive effects as it references housing growth, however, this would be delivered at lower densities so additional land would need to be found. It also focuses growth in the suburbs which are typically less connected.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to support housing and employment and economic growth.
2	Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation	?	?	?	D	P	The reasonable alternative has an uncertain effect as it references using existing land supply for employment growth, but aims to redistribute housing growth to the edges of the urban area to reflect trends in online retailing.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to improve connectivity to town and urban centres to foster employment and economic growth.
3	Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development	-	-	-	D	P	The reasonable alternative has negative effects as it references suburban growth, but does not reference providing infrastructure to support it, particularly in the suburbs which are typically less connected.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to support housing and employment growth.
4	Reduce levels of deprivation and disparity	+	+	+	I	T	The reasonable alternative has positive effects as employment growth could support a reduction in deprivation.	The reasonable alternative could be enhanced by making more explicit reference to supporting growth in areas with high levels of deprivation.
5	Promote equality of opportunity and the elimination of discrimination	o	o	o	I	T	The reasonable alternative has neutral effects as there is no reference to equality of opportunity, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making more explicit reference to ensuring growth promotes equality of opportunity.
6	Support improved health and wellbeing of the population and reduce health inequalities	-	-	-	I	T	The reasonable alternative has negative effects as it references suburban growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of health and wellbeing facilities and active travel to support housing and employment growth.
7	Ensure access to and provision of appropriate social infrastructure	-	-	-	D	P	The reasonable alternative has negative effects as it references suburban growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of social infrastructure to support housing and employment growth.

8	Support improved educational attainment and skill levels for all	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to education and skills, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to the delivery of educational facilities to support housing and employment growth.
9	Promote sustainable modes of transport	-	-	-	D	P	The reasonable alternative has negative effects as it references suburban growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of transport infrastructure to support housing and employment growth.
10	Improve air quality	-	-	-	I	P	The reasonable alternative has negative effects as it references focusing housing growth on the suburbs of town centres and the edges of urban areas, which typically have better air quality. The development of new housing and supporting infrastructure will have an impact on the air quality in these areas over time.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the resilience of new developments to air pollution.
11	Conserve and enhance biodiversity, green and blue infrastructure and geodiversity assets	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to biodiversity, green and blue infrastructure and geodiversity assets, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the conservation and enhancement of biodiversity, green and blue infrastructure, and geodiversity assets.
12	Ensure communities, developments and infrastructure are resilient to the effects of expected climate change	-	-	-	D	P	The reasonable alternative has negative effects as it references developing housing and employment sites, but does not reference the resilience of these sites to the effects of expected climate change.	The reasonable alternative could be enhanced by making explicit reference to climate change mitigation and adaptation measures to ensure the resilience of the new developments.
13	Reduce the risk of flooding to people and property	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to flood risk, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to development locations and mitigation measures to reduce the risk of flooding to people and property.
14	Protect and improve the quality and availability of water resources	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to water resources, however, the alternative is focused on maximising housing and employment growth.	None identified.
15	Increase energy efficiency, encourage low carbon energy generation (including heat) and reduce greenhouse gas emissions	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to energy, however, the alternative is focused on maximising housing and employment growth.	None identified.

16	Conserve and/or enhance landscape, townscape, heritage assets and their setting and the character of Tameside?	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to landscape, townscape, and heritage, however, the alternative is focused on maximising housing and employment growth.	None identified.
17	Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of GM, whilst reducing land contamination	-	-	-	D	P	The reasonable alternative has negative effects as it references the development of housing and employment sites beyond the urban area as development would be delivered at lower densities.	The reasonable alternative could be enhanced by explicitly referencing the use of brownfield sites to achieve more sustainable growth.
18	Promote sustainable consumption of resources and support the implementation of the waste hierarchy	-	-	-	D	P	The reasonable alternative has negative effects as it references suburban growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of waste infrastructure to support housing and employment growth.

Reasonable Alternative	Neighbourhood Balance							
Ref	Objective	ST (0-4 years)	MT (5-9 years)	LT (10+ years)	Direct or Indirect	Temporary or Permanent	Explanation Against Objective	Mitigation/Enhancement
1	Provide a sustainable supply of housing land including for an appropriate mix of sizes, types, tenures in locations to meet housing need, and to support economic growth	+	++	++	D	P	The reasonable alternative has very positive effects as it references providing a balance of housing sizes and types, with good access to public transport.	None identified.
2	Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation	+	++	++	D	P	The reasonable alternative has very positive effects as it references using both existing and additional employment land for growth, and sites which would have good access to public transport and the strategic highway network.	None identified.
3	Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development	+	+	++	D	P	The reasonable alternative has very positive effects as it references ensuring that both housing and employment sites have good access to public transport and the strategic highway network.	The reasonable alternative could be enhanced by making explicit reference to additional sustainable transport modes, such as active travel, as well as utilities infrastructure.
4	Reduce levels of deprivation and disparity	+	+	+	I	T	The reasonable alternative has positive effects as employment growth and access to public transport could support a reduction in deprivation.	The reasonable alternative could be enhanced by making more explicit reference to supporting growth in areas with high levels of deprivation.
5	Promote equality of opportunity and the elimination of discrimination	o	o	o	I	T	The reasonable alternative has neutral effects as there is no reference to equality of opportunity, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making more explicit reference to ensuring growth promotes equality of opportunity.
6	Support improved health and wellbeing of the population and reduce health inequalities	+	+	+	I	T	The reasonable alternative has positive effects as it references good access to public transport and a balanced distribution of housing delivery, which could support improved access to health services and facilities.	The reasonable alternative could be enhanced by making explicit reference to the delivery of health and wellbeing facilities and active travel to support housing and employment growth.
7	Ensure access to and provision of appropriate social infrastructure	+	+	+	D	P	The reasonable alternative has positive effects as it references good access to public transport and a balanced distribution of housing delivery, which could support improved access to social infrastructure.	The reasonable alternative could be enhanced by making explicit reference to the delivery of social infrastructure to support housing and employment growth.

8	Support improved educational attainment and skill levels for all	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to education and skills, however, it is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to the delivery of educational facilities to support housing and employment growth.
9	Promote sustainable modes of transport	+	+	+	D	P	The reasonable alternative has positive effects as it references good access to public transport.	The reasonable alternative could be enhanced by making explicit reference to active travel.
10	Improve air quality	+	+	+	I	P	The reasonable alternative has positive effects as it references good access to public transport, which supports a reduction in air pollution.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the resilience of new developments to air pollution.
11	Conserve and enhance biodiversity, green and blue infrastructure and geodiversity assets	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to biodiversity, green and blue infrastructure and geodiversity assets, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to mitigation and adaptation measures to ensure the conservation and enhancement of biodiversity, green and blue infrastructure, and geodiversity assets.
12	Ensure communities, developments and infrastructure are resilient to the effects of expected climate change	-	-	-	D	P	The reasonable alternative has negative effects as it references developing housing and employment sites, but does not reference the resilience of these sites to the effects of expected climate change.	The reasonable alternative could be enhanced by making explicit reference to climate change mitigation and adaptation measures to ensure the resilience of the new developments.
13	Reduce the risk of flooding to people and property	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to flood risk, however, the alternative is focused on maximising housing and employment growth.	The reasonable alternative could be enhanced by making explicit reference to development locations and mitigation measures to reduce the risk of flooding to people and property.
14	Protect and improve the quality and availability of water resources	o	o	o	I	P	The reasonable alternative has neutral effects as there is no reference to water resources, however, the alternative is focused on maximising housing and employment growth.	None identified.
15	Increase energy efficiency, encourage low carbon energy generation (including heat) and reduce greenhouse gas emissions	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to energy, however, the alternative is focused on maximising housing and employment growth.	None identified.

16	Conserve and/or enhance landscape, townscape, heritage assets and their setting and the character of Tameside?	o	o	o	D	P	The reasonable alternative has neutral effects as there is no reference to landscape, townscape, and heritage, however, the alternative is focused on maximising housing and employment growth.	None identified.
17	Ensure that land resources are allocated and used in an efficient and sustainable manner to meet the housing and employment needs of GM, whilst reducing land contamination	+	+	+	D	P	The reasonable alternative has positive effects as it references making the best use of sites within the urban area, which could encourage efficient use of previously developed land for housing and employment needs.	The reasonable alternative could be enhanced by explicitly referencing the use of brownfield sites to achieve sustainable growth.
18	Promote sustainable consumption of resources and support the implementation of the waste hierarchy	-	-	-	D	P	The reasonable alternative has negative effects as it references housing and employment growth, but does not reference providing infrastructure to support it.	The reasonable alternative could be enhanced by referencing the delivery of waste infrastructure to support housing and employment growth.