

**Tameside Sustainable Design and Construction Guide
Supplementary Planning Document**

Revised Consultation Statement

(Regulation 18/4/b¹)

This statement has been prepared in order to comply with the requirements of the Planning and Compulsory Purchase Act 2004, for the adoption of Supplementary Planning Documents by Local Planning Authorities.

Published by

Tameside Metropolitan Borough Council
Planning and Building Control
October 2005

1. Introduction

Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPDs). This Revised Consultation Statement has been prepared to coincide with the adoption of the Sustainable Design and Construction SPD by the Council (see Adoption Statement) and is made available to the public in accordance with the appropriate regulations². In compliance with the draft Statement of Community Involvement it summarises the content of the original statement and provides an additional report of the formal public consultation stage.

2. Process of Community Involvement

Work on the preparation of the Guide/draft SPD commenced in late 2002 and set out below is the sequence of key consultation events and decision-making processes to date. The aim was to achieve, from an early stage, the continuing involvement of those who would be using the SPD, as well as those who will be using the buildings and spaces once they have been built.

2003

- March** Cabinet Deputy Councillor Alan Whitehead approved preparation of the Guide/SPD and CAG Consultants were appointed to undertake its preparation.
- May** A programme of community and stakeholder consultation was agreed in order to generate the maximum participation in the preparation of the draft Guide/SPD.
- June** Two scoping workshops were held at Hyde Town Hall. A list of those organisations that were represented at the workshops, plus those

¹ Town and Country Planning (Local Development) (England) Regulations 2004, ODPM 2003

² Town and Country Planning (Local Development) (England) Regulations 2004, ODPM 2003

which requested to be kept informed about the production of the Guide/SPD, is attached at Appendix A as is the list of issues raised and the LPA's response to them.

November A draft version of the Guide/SPD was circulated to the list of consultees including the workshop participants and a number of statutory consultees (see Appendix A) for comment.

2004

April The results of consultation were taken into account in the production of the consultation draft version of the Guide/SPD. The Borough Solicitor was consulted and advised on the wording of the disclaimer, which has been included to protect the Council's interests.

July Cabinet Deputy Councillor Alan Whitehead ratified the Executive Team decision for the consultation of the draft Guide/SPD to be the subject of a four-week period of public consultation at the same time as being piloted from January to July 2005.

October The consultation draft Guide/SPD was published and distributed to all consultees.

November A launch event was held to help raise awareness of the draft Guide/SPD and generate interest in the piloting process. CAG Consultants used this opportunity to identify developers who were interested in using the Guide/SPD during the six-month pilot period. Their experience of putting the Guide/SPD into practice has been used to help evaluate its effectiveness and suitability.

2005

January The draft SPD was the subject of a four-week period of formal public consultation from Monday 24th January to Monday 21st February 2005. The draft SPD was circulated to consultees, advertised and made available to the public in accordance with the Regulations³ (see the Public Notice Inviting Representations on the website below for further details).

July End of Pilot Phase and evaluation of consultation results. Appendix B sets out who was consulted, how they were consulted and how the responses have been taken into account in the final draft for Adoption.

3. Further Information

The Adopted version of the SPD, this Revised Consultation Statement and Adoption Statement can be viewed on the Council's website –

<http://www.tameside.gov.uk/planning/index.html> . Reference copies are also available during normal opening times at Tameside Council Offices, Wellington Road, Ashton-u-Lyne, and at Tameside Libraries – for locations and opening times: tel: 0161 342 2031, email: information.direct@tameside.gov.uk or view: <http://www.tameside.gov.uk/libraries> , and at Customer Service Centres - for locations and opening times: tel: 0161 342 8355, email: customer.services@tameside.gov.uk

³ Town and Country Planning (Local Development) (England) Regulations 2004, ODPM 2003

For further information please contact Glenn Routledge, Tameside Council Offices, Planning and Building Control, Council Offices, Wellington Road, Ashton-u-Lyne, Tameside, OL6 6DL (fax: 0161 342 2837, tel: 0161 342 3102 or email: glenn.routledge@tameside.gov.uk)

For a summary of this report in Gujarati, Bengali or Urdu please contact 0161 342 8355.

এই পুস্তিকাটির একটি সংক্ষিপ্তসার গুজরাটি, বাংলা এবং উর্দুতে পাবার ব্যবস্থা করা যেতে পারে।
অনুগ্রহ করে 0161 342 8355 নম্বরে যোগাযোগ করুন।

આ દસ્તાવેજનું ટુંકમાં વર્ણન ગુજરાતી, બંગાળી અને ઉર્દૂ ભાષાઓમાં ઉપલબ્ધ છે. મહેરબાની
કરીને 0161 342 8355 ઉપર ટેલીફોન કરો.

اس کتابچے کا خلاصہ گجراتی، بنگالی اور اردو میں فراہم کیا جاسکتا ہے۔
براہ مہربانی 0161 342 8355 پر ٹیلیفون کیجئے۔

It can also be provided in large print or audio formats.

Report of Early Stakeholder Consultation

Key points from the Sustainable Design and Construction Guidance - Scoping Workshops held on 26th June and 2nd July 2003 at Hyde Town Hall.

The purpose of the scoping workshops

The purpose of these meetings was to seek the input of those involved in development and construction in Tameside in scoping the proposed sustainable design and construction guidance. CAG Consultants, who drafted the guidance/SPD for Tameside, led the sessions. This paper summarises the key points made by participants in relation to a number of questions and how these were addressed in the draft SPD.

QUESTION A: Participants were asked to look at the Sustainable Development Principles taken from the UDP and think about:

- how they could be more focussed on the construction and development process?
- what were the top priorities?
- were there any gaps?

	Comments	How it was addressed in Draft SPD
1.	<i>The use of brownfield land (and sequential tests) needs to be covered – this is a gap in principle 1 (about use of resources)</i>	To be taken into account in preparation of the Local Development Framework Core Strategies.
2.	<i>The concept of ‘Lifetime homes’ needs to be covered – this links to several principles</i>	The draft SPD contains references to ‘lifetime homes’ in the checklists, including additional information (page 32) and website link in the Further Information section.
3.	<i>The relevance of development and construction companies being accredited under ISO 14001 need to be pointed out.</i>	Additional information about ISO14001 is contained in the checklist section of the draft SPD (page 20).
4.	<i>Several groups put ‘creating safe environments’ as a high priority (linking to principles 6 and 7). But this should not be interpreted as creating ‘gated developments’. This was seen as an important part of increasing land values.</i>	Creating Safe Communities is one of the key themes of the draft SPD.
5.	<i>There was also strong support for</i>	This issue is given prominence in the

	<i>putting the guidance in the context of creating 'sustainable communities'</i>	introduction to the draft SPD.
6.	<i>Several participants pointed to the importance of the public realm in creating sustainable communities and to raising land values. It was also requested that management and costs of maintenance of the public realm were key issues as they were often neglected.</i>	The issue of the public realm, including its management, is given prominence in the 'creating safe communities' theme, and in the checklists. A web site link is provided in Further Information section.

QUESTION B: What should a guide do?

	Comments	How it was addressed in Draft SPD
7.	<p><i>One group put forward the framework that the guide should show:</i></p> <ul style="list-style-type: none"> • <i>What we need to look after? – what is it in Tameside that we are trying to conserve?</i> • <i>What we need to improve on? - with the emphasis on high quality design and raising land values</i> • <i>What we need to change? – so where fresh approaches would be appropriate</i> 	<ul style="list-style-type: none"> • 'Local character and heritage' is a key theme in the SPD, which emphasises the need to conserve the historical and architectural heritage of the Borough. • The importance of raising the quality of design in the built environment is addressed in the introduction and through the SPD. • The SPD encourages developers to be innovative and adopt new approaches in their design solutions.
8.	<i>Developers present were very keen that the guidance should show what is achievable without excessive costs and that there needs to be reference to the economic realities. This could include links to information on funding and incentives.</i>	The SPD is not prescriptive about design issues, but encourages designers to adopt practical and cost efficient solutions. This includes taking lifetime costs of new developments into account.
9.	<i>There were numerous requests that the guidance should show how the application of sustainable design principles would contribute to increasing land values.</i>	The introduction to the SPD (see page 3) highlights the important role that high standards of design play in increasing land values.

QUESTION C: How should sustainability be assessed?

	Comments	How it was addressed in Draft SPD
10.	<i>The consultants suggested that the</i>	The chapter of the SPD headed 'Assessing

	<i>guidance needs to be linked to the assessment of the sustainability of development proposals. There was discussion of the merits of national accreditation and assessment schemes such as BREEAM as opposed to bespoke assessment methods.</i>	Sustainability' addresses this issue by setting out the procedures which will be incorporated into the planning application process.
11.	<i>There was support for the use of BREEAM as assessment tool but also requests that the limitations should be recognised – i.e. BREEAM does not guarantee sustainable design. It was recognised that BREEAM was not appropriate for small developments.</i>	The Building Research Establishment Environmental Assessment Method (BREEAM) is advocated in the SPD as a way of measuring the environmental performance of new and existing buildings. A brief explanation of the scheme is included on page 7.
12.	<i>A number of other assessment tools were also suggested that could be referred to in the guidance.</i>	Reference is made in the SPD to the DTI Construction Industry Indicators (KPIs). A web site link is supplied in the 'further information' section.
13.	<i>Developers present were keen to see measurable standards as opposed to subjective assessment. They wanted a clear statement of council priorities and a fair and open process for the assessment of planning applications.</i>	The SPD does not aim to be prescriptive about the standards to be achieved, but rather encourage designers to adopt best practice. The case studies highlight examples of good practice in design. The new planning application procedures will require a Sustainability Statement to be completed for major developments. It is intended that this will encourage developers to consider the key features of sustainable design.

QUESTION D: What should the guide look like?

Participants were given a generic list of contents and shown examples of guides developed by other local authorities and asked for comment.

	Comments	How it was addressed in Draft SPD
14.	<i>There was positive support for the guidance being presented on the web as well as paper documents.</i>	The draft SPD is available on Tameside MBC's website, as will be the adopted version in due course.
15.	<i>There were many comments supporting visual presentation – use of photographs and case studies. There was general agreement that case studies should be drawn from Tameside and going no wider than the Greater Manchester area</i>	The case studies in the SPD are based on a variety of locations around the Borough. Considerable effort has gone into making the SPD visually attractive with the use of photographs to illustrate case studies and draw attention to the key themes.

	<i>wherever possible. It was also important to achieve a good spread of examples not missing out any district of Tameside – to be inclusive.</i>	
16.	<i>There were various comments using phrases such as ‘short and punchy’, ‘concise’, ‘easily understood’, ‘simple language’.</i>	Where possible technical jargon has been avoided in the SPD. Graphic design techniques have been used with the aim of making the document accessible and user-friendly.

Organisations Represented at the Scoping Workshops

SMC Architects
Tameside Racial Equality Council
Kier (NW) Construction
Taylor Young Architects
TMBC - Property Services
BDP Architects
Centre for Construction Innovation
NW Regional Assembly
Greater Manchester Ecology Unit
Biwater Treatment Ltd
thebrickbusiness
Allenbuild North West
Cordingleys
Grayston Manor (Stokes Mill) Ltd
TMBC – Planning Development Control
TMBC – Economic Development Unit
TMBC - Economic Development Unit
Stockport MBC
TMBC – Building Control Surveyors
Whitby Homes (Developments) Ltd
Pennine Care NHS Trust
Employment & Regeneration
Partnership
Ashton Pioneer Homes
Interserve Project Services Ltd
TMBC – Education and Cultural
Services
CAG Consultants
Aedas Architects Ltd
Ballast
Royal Institute of Chartered Surveyors
Wates Construction
Merideth Thomas Public Relations
TMBC – Planning Enforcement
Thomas Barnes Builders
Ashton Civic Society
TMBC – Planning Development Control
TMBC – Planning Development Control
Holocene Design Co.
EnCams
TMBC – Urban Design & Heritage
Officer
University of Salford
Tameside & Glossop Acute Services

Triangle Architects
TMBC – Conservation Officer
ASK Developments
Seddon Homes Ltd
Medlock Construction Ltd
HBG Construction
Consultant (ASK Developments)
English Heritage (NW)
TMBC – Chief Executives
Environment Agency (NW)
Clarendon Square Shopping Centre
West Pennine Housing Association
AMEC Developments Ltd
Chamber Business Enterprises
TMBC – Head of Engineering Services
Community Technical Aid Centre
Taylor Woodrow
Groundwork Tameside
TMBC – Head of Planning
Bramall Construction
Tameside 3rd Sector Coalition
Mowlem
Chair of Tame Valley Partnership
Bullock Construction Ltd
TMBC – Economic Development Unit
Peter Murphy Architect Ltd
Dew Construction
TMBC – Building Control Surveyors
Philip Millson Architecture Ltd
TMBC – Strategic Planning
Reeb Estates Ltd
TMBC – Energy Manager
F Parkinson Ltd
Warburton Associates (Architects)
TMBC – Engineering Services
Amicus – AEEU
TMBC – Education and Cultural
Services
Bellway Homes
TMBC – Economic Development Unit
Greater Manchester Police
(Architectural Liaison Officer)
P Casey (Developments) Ltd

New Charter Housing Trust
Tameside Forum for Disabled People
TMBC – Town Manager
Manchester City Council
Portico Housing Association
Lowry Homes PLC

Roland Bardsley Homes Ltd
Urban Splash
TMBC – Equalities Officer
Trevor Bridge Associates
Hannan Associates

Statutory Consultees – invited to comment on draft Tameside Sustainable Design and Construction Guide by letter dated 17th November 2003

- British Waterways - South Pennine Ring
- Bury M B C
- AGMA Policy Unit
- Centrica Plc (British Gas Trading Ltd)
- Cheshire Conservation Trust
- Cheshire Wildlife Trust
- Council for the Protection of Rural England
- Countryside Agency
- English Heritage
- English Nature
- Environment Agency
- Forestry Commission
- Government Office for the North West
- Greater Manchester County Fire Service - East Command
- Greater Manchester County Records Office
- Greater Manchester Ecology Unit
- Greater Manchester Geological Unit
- Greater Manchester Passenger Transport Executive
- Greater Manchester Police (Architectural Liaison Unit)
- Health & Safety Executive
- High Peak Borough Council
- Highways Agency
- House Builders Federation
- Ashton-under-Lyne Civic Society
- Manchester Airport PLC
- Manchester City Council
- MIDAS - Manchester Investment & Devt Agency Service
- Mossley Civic Society
- Mossley Town Council
- New Charter Housing Group
- North West Development Agency
- North West Regional Assembly
- Oldham Metropolitan Borough Council
- Peak & Northern Footpaths Society
- Peak District National Park Authority
- Rochdale M B C
- RPS Planning, Transport and Environment
- Salford City Council
- Sport England
- Stagecoach Manchester
- Stockport Metropolitan Borough Council
- Trafford M B C
- Transco North West
- United Utilities - Planning Liaison
- Wigan M B C
- Bolton M B C

Report of Formal Public Consultation Stage (Regulation 17⁴)

This statement records the key responses submitted by Elected Members, the general public and statutory consultees during the period of formal public consultation between Monday 24th January and Monday 21st February 2005. Fourteen written representations were received from the following:

- North West Regional Assembly (Regional Planning Body)
- United Utilities
- Tameside 3rd Sector Coalition
- The Environment Agency
- Highways Agency
- Greater Manchester Passenger Transport Executive
- English Heritage North West Region
- Forestry Commission England
- English Nature
- Mr N Rolland
- The Countryside Agency
- Economic Development Unit, Tameside MBC
- GM Police Architectural Liaison Unit
- Mossley Town Council

It also takes account of issues raised as a result of other consultation activities including:

- Elected Members' sessions (22nd February and 5th April 2005).
- Sustainability Appraisal
- Equalities Impact Assessment
- Survey of Launch Participants
- Briefing/Training events
- Planning Officers' review meeting
- Experience from pilot phase (January – July 2005).

⁴ Town and Country Planning (Local Development) (England) Regulations 2004, ODPM 2003

	Summary of Issues/Amendments/Additions Proposed by Respondents	How this has been addressed in the Final Draft for Adoption SPD
TMBC Elected Members		
1	Include reference to the need for composting facilities in domestic dwellings.	New wording included.
2	More weight should be accorded to the views of the local community when considering proposals for new developments.	The SPD gives prominence to this issue.
3	There is a need to overcome the apparent conflict between environmental protection and economic development.	This is one of the key themes of the SPD.
4	Housing developments should consider that people need “room to live” within their community and achieve high quality design including the ‘lifetime home’ standard.	Lifetime Homes standard has been included. Specific housing issues are addressed by the UDP and Housing Strategy.
5	There is a need for the planning system to address the issue of houseowners converting garages to living space, which is resulting in streets being cluttered with parked cars.	Outside the scope of this SPD.
6	Adequate car parking space should be provided in new development.	Mentioned in checklist and is covered by UDP.
7	Should the document include reference to health and safety issues? For example it could include the need for safety officers on sites and explain how this will be enforced.	New wording included in ‘Creating Safe Communities’ theme and checklist.
8	There is a need for a template to be completed for the questions posed in the checklists.	A ‘How to complete the Sustainability Statement’ advice note has replaced the form.
9	Refer to consultation with local councillors in section 2 and checklist	Appropriate new wording has been added.
10	There is a need for a version of the guide suitable for householders.	To be considered at a future date.
United Utilities		
11	The Sustainability Statement should include a question on “the availability of capacity within the utility infrastructure”.	New wording has been inserted.
12	Section 4.4 – note that United Utilities will not adopt all aspects of SUDS schemes.	A checklist question has been added regarding the need to consider arrangements for adoption and future maintenance in the early stages of design.
13	United Utilities should be consulted about proposed development where polluting substances are to be stored.	New wording added.
14	In sections 8.1 Pre-inception under “Access to services” and 8.3 “Feasibility” it is suggested that the following wording is added - “including utility infrastructure requirements”.	New wording added.
15	Section 8.4 - Outline proposal – developers should be advised to consult United Utilities if considering treatment	New wording added as per SuDS.

	of waste-water on site.	
16	Section 8.5 – Scheme Design – those planning industrial development should be advised to consult United Utilities.	New wording added.
17	Section 8.6 – Detailed design – under “water pollution” it is suggested that wording be added to say that United Utilities should be consulted on proposed development where connection to the public sewer is required. Section 8.6 – under landscape – state that deep rooted trees and shrubs should not be planted in vicinity of utility infrastructure assets. Also mention need to check for restrictive covenants relating to utility infrastructure.	New wording inserted.
Environment Agency		
18	The Environment Agency is supportive of SuDS schemes and suggests emphasising their primary role in attempts to minimise the effects of surface water run-off from new development on flood sensitive river catchments. A target of 1 – 5% of new houses incorporating SuDs is proposed.	New wording included apart from the target.
19	Section 8.4 – riparian access must also include wildlife corridors to encourage walkers and sustainable commuters.	The wording ‘corridors’ is not used, but there is a question in the checklist about linking areas of wildlife importance.
20	Section 8.5 – any planting must be of trees, shrubs and plants of local provenance.	New wording included.
Tameside 3rd Sector Coalition		
21	How will the Guide be implemented by the Council? It is not clear how the questions in the checklists will be made to bite, or where the dividing line is between negotiation and encouragement. The SPD needs to provide clear guidelines for those designing schemes and guidelines on how planning applications will be judged against the checklists. It could set out a chart listing those issues from the checklists that the Council considers most significant in relation to a range of types of development.	New text included in Assessing Sustainability section regarding the ‘weight’ of the guide and how the information will be used.
22	The results of the Sustainability Assessment are difficult to fully justify because it assumes that the checklists will be strongly applied.	Noted.
23	Clearer guidance should be provided to developers about when they are expected to involve the Council and submit a Sustainability Statement.	The text has been revised in order to provide greater clarity.
24	Give more detail about approaches to community involvement in the checklists.	The Statement of Community Involvement is now referred to in the Guide and gives more detail about methods of involvement.
25	Needs greater attention paying to nature conservation issues.	New theme has been created titled Natural Environment.
26	Seek to establish an academic research programme to compare similar guides and draw out lessons for more effective delivery.	To be considered at a future date.
27	Include ideas about the types of projects that Section 106 legal agreements might contribute towards, that go beyond	This will be a matter for the Developer Contributions

	the conventional ones currently agreed to by developers.	SPD.
Economic Development Unit, TMBC		
28	Include link from 'maximising economic opportunities' section to the M60 website. Refer to Tameside Employment Partnership in relation to contributing to local skills and training. Also refer to EDU regarding the relocation of businesses from a development site.	Web site has been included and reference to EDU.
29	Section 3.1 – refer to support available from EDU regarding the relocation of businesses from a development site	Appropriate new wording inserted.
English Nature		
30	Provide clearer reference to biodiversity in the theme title.	New theme has been created titled Natural Environment.
31	Include statement about the need to consult English Nature on all matters relating to SSSIs/SPAs or statutory protected species. Mention should be made of the SSSIs (Hollinswood Branch Canal and Huddersfield Narrow Canal) and the South Pennine Moors SPA.	New wording added to Natural Environment theme.
Mossley Town Council		
32	Generally supportive of the guidance and are keen to see that it is translated into practice, especially in terms of public consultation on proposed development, the effects of new development on existing infrastructure and the use of local labour and suppliers.	These issues are addressed by the SPD.
Forestry Commission		
33	A number of additional comments/references are recommended, the main ones being: links to the Pennine Edge Forest initiative; links to Newlands and Newleaf initiatives; links to the Regional Forestry Framework; concepts such as Green Infrastructure.	Pennine Edge Forest Initiative listed as one of the initiatives in theme 2 and referred to in biodiversity checklist. Regional Forestry Framework referred to in Directory.
34	In section 8.3 - include reference to the need to acquire Forestry Commission consent for tree felling.	New wording added.
Greater Manchester Passenger Transport Executive		
35	Include reference to GMPTE document – "Guidance on Public Transport and Development Control".	Document is not yet available. Will be added to web based Guide/SPD in due course.
Regional Planning Body - North West Regional Assembly		
36	Include summary of the strategic framework as set out in the Regional Spatial Strategy (RSS) and refer to the appropriate RSS policies.	New wording inserted in Policy Framework section.
37	Include a 'statement of conformity' with regard to the RSS.	New wording inserted in Policy Framework section
Survey of Launch Participants/those who have submitted Sustainability Statements/experience during pilot phase		
38	Adopt a loose-leaf format for the guide, for easier updating	This will be implemented subject to cost and practicalities.
39	Remove the brief pointers given in the Sustainability Statement and instead encourage applicants to use SPD	Completed. Now called 'How to complete a

	checklists.	sustainability statement'
40	Restructure the Sustainability Statement so that the sections of the statement exactly mirror the sections in the SPD. Include sub-headings in line with the structure of the guide.	Appropriate changes have been made.
41	Include introductory text in the statement which 'sells' the process and gives reasoned justification for why the Council have implemented this system and what benefits it could have for area and developers	New wording included in 'how to complete a sustainability statement' advice note.
42	Include a mock statement as an example of the level of detail anticipated	Not considered a good idea since every site is different.
43	Revise the checklists so that there is simply a checklist for outline applications and a checklist for full/reserved matters applications. Also, make some distinctions between the types of outline and reserved matters applications.	Checklist has been amended accordingly.
44	Restructure the Involving the Community section so that the 'why is it important' text is in the main text, with additional advice in a separate box.	Appropriate changes have been made.
45	Split the local character and heritage section in two – a section on biodiversity, landscape and the natural environment and a section on design including consideration of the historic environment (including archaeology), impact on neighbouring properties and more general urban design principles.	Completed. Photograph of Black Redstart used in divider page for biodiversity section
46	Rather than restricting the web links to the directory section, incorporate links to key sites within the main body of the guide	A number of key web links now included.
47	Include consideration of how buildings can be designed for future installation of renewable energy technologies in energy checklist questions	New question added to checklist.
48	Include consideration of microclimatic issues in section on climate change and in checklists	New wording added.
49	Expand the first paragraph on page 6, explaining how sustainability statements will be used	New wording inserted in Assessing Sustainability section.
50	Reconsider the wording of the section on design and local character It was suggested that designs should 'complement' rather than 'reflect' local character so as not to hinder contemporary and creative design approaches.	Wording amended to say 'respond to' and 'enhance' local character.
51	Remove the advice from the checklists section and put advice boxes within the main body of the guide	Amended accordingly.
Equalities Impact Assessment		
52	Include information about how a summary version can be provided in other formats, including translation into other languages and large print or audio formats.	Appropriate text has been inserted.
Planning Officers' review meeting		
53	Expand definition of 'major' applications in line with ODPM definition to cover applications where floorspace is not known.	Additional information included in Assessing Sustainability section.
54	Align with requirements of SCI for planning applications	New wording added to 'Involving the Community'

		theme - now refers to SCI and encouragement of pre-application consultation.
Sustainability Appraisal		
55	Give stronger profile to the use of renewable energy in built development.	Section 4.3 expanded and question added to checklist. Photo added of St Stephens Primary School in Droylsden, which has PV cells.
56	Section 3 and checklists – encourage corporate social responsibility reporting by businesses.	Considered inappropriate for inclusion in the SPD.
57	Section 3 and checklists – encourage businesses to develop links with Higher Education in order to keep up-to-date with the latest innovations in construction techniques and materials.	New wording added to section 3.2
58	Add sub-section on archaeological considerations and add to checklist, including reference to Greater Manchester Archaeology Unit.	New wording added in relevant sections.
59	Checklist questions on community involvement – make stronger reference to the need to encourage community cohesion.	New question added.
60	Section 8.6 – under waste and recycling – emphasise the need to ‘store topsoil correctly’ after clearing it for foundations.	New question added.
61	Section 8.6 – under waste and recycling – include the question ‘has the Council’s Environmental Services been consulted about the adequacy of recycling facilities?’	New question added.
Various updates made to the SPD as a result of new legislation/guidance/initiatives.		
62	Include reference to need for Access (as well as Design) Statements, as required by Planning and Compulsory Purchase Act 2004	New wording has been added referring to the ODPM’s encouragement of Access Statements.
63	Include reference to ODPM’s proposed Code for Sustainable Buildings	New wording added to the advice on EU directive alongside the checklists.
64	Section 2, p.8 – change the reference to the Urban White Paper to a more up-to-date reference, e.g. PPS1	New wording inserted.
65	Expand section 3.2, p.11, e.g. links with local colleges.	New wording inserted.
66	Section 3.3, p.11 – change reference to Rethinking Construction to Constructing Excellence (also applies to p.21 in the checklists).	Wording amended accordingly.
67	Include consideration of flood risk issues, and implications for design.	Section 4.4 expanded to include more general water-related issues, such as pollution, drainage and flooding.
68	Section 4.5, p.13 – refer to CIRIA good practice advice on waste minimisation during construction.	New wording added.
69	Include reference to Local Biodiversity Action Plans, Greater Manchester BAP and consider implications of new PPS9: Biodiversity and Geological Conservation, particularly the consideration of species that, though sometimes lacking the highest level of protection, need to	New wording added in Natural Environment section.

	be subject of greater conservation concern.	
70	Reference to the Green Routes to Regeneration Scheme should be deleted	Wording amended.
71	Mention FSC-certification in checklist.	New question added.
72	Refer to Considerate Constructors Scheme in the Involving the Community checklist	Checklist amended accordingly.
73	Include new web sites in Further Information section.	Section expanded accordingly.

LIST OF THOSE CONSULTED BY LETTER DATED 10th JANUARY 2005 IN RESPECT OF THE FORMAL PUBLIC CONSULTATION

Tameside MBC

Councillors

- Richard Ambler
- Maria Bailey
- Derek Baines
- John S Bell
- Peter Bibby
- Warren Bray
- Geoff Brierley
- Gerald P Cooney
- Jack Davis
- Doreen Dickinson
- Andrew Doubleday
- Margaret E Downs
- Roy Etchells
- Joseph Fitzpatrick
- Jim Fitzpatrick
- Colin C Grantham
- Arthur E Grundy
- Allison Gwynne
- Andrew J Gwynne
- Pauline Harrison
- William Harrison
- Andrew Highton
- Mike Hill
- Ann J Holland
- Barrie Holland
- Joseph A P Kitchen
- Jacqueline Lane
- Charles A Meredith
- Jim Middleton
- S R Oldham
- Margaret H Oldham
- Sean Parker-Perry
- Catherine M Piddington
- Kieran Quinn
- Susan Quinn
- Vincent Ricci
- Frank Robinson
- Peter J Robinson
- Allison Seabourne
- Suzanne Shepherd
- Margaret C Sidebottom
- Stephen Smith

- Michael Smith
- John Sullivan
- David Sweeton
- John C Taylor
- Bernard J Walsh
- Martin Wareing
- Brenda Warrington
- Ruth Welsby
- Kevin Welsh
- James A Whitehead
- Michael Whitley
- Brian Wild
- Philip Wilkinson
- Peter Wright
- Karen Wright

Members of Parliament

- James Purnell
- Andrew Bennett
- David Heyes

Tameside MBC (Officers)

- Janet Callender
- Malcolm Watson
- Erika Wenzel
- Ian Smith
- Alison Ashworth
- Dave Postlethwaite
- Mirriam Lawton
- Steven Pleasant
- Colin McKinless
- Robert Wheeler
- Ric Malone
- Mike Round
- Stuart Mollison
- Andrew Mason
- Sustainable Construction Steering Group

General Consultation Bodies

- Tameside 3rd Sector Coalition

- Voluntary Sector Network
- BME Network
- Disability Network
- Interfaith Network
- Greater Manchester Chamber of Commerce & Industry

Specific Consultation Bodies

- British Telecom - Manchester District Office
- British Waterways - South Pennine Ring
- Bury M B C
- AGMA Policy Unit
- Centrica Plc (British Gas Trading Ltd)
- Cheshire Conservation Trust
- Cheshire Wildlife Trust
- Council for the Protection of Rural England
- Countryside Agency
- English Heritage
- English Nature
- Environment Agency
- Forestry Commission
- Government Office for the North West
- Greater Manchester County Fire Service - East Command
- Greater Manchester County Records Office
- Greater Manchester Ecology Unit
- Greater Manchester Geological Unit

- Greater Manchester Passenger Transport Executive
- Greater Manchester Police (Architectural Liaison Unit)
- Health & Safety Executive
- High Peak Borough Council
- Highways Agency
- House Builders Federation
- Ashton-under-Lyne Civic Society
- Manchester Airport PLC
- Manchester City Council
- MIDAS - Manchester Investment & Devt Agency Service
- Mossley Civic Society
- Mossley Town Council
- New Charter Housing Trust Group
- North West Development Agency
- North West Regional Assembly
- Oldham Metropolitan Borough Council
- Peak & Northern Footpaths Society
- Peak District National Park Authority
- Rochdale M B C
- RPS Planning, Transport and Environment
- Salford City Council
- Sport England
- Stagecoach Manchester
- Stockport Metropolitan Borough Council
- Tameside & Glossop Health Authority
- Trafford M B C
- Transco North West
- United Utilities - Service Delivery
- West Pennine Health Authority
- Wigan M B C
- Bolton M B C

- Tameside Local Strategic Partnership.
- Hattersley Neighbourhood Partnership.
- Ashton Renewal Partnership.

The following were notified by letter dated 17th January 2005 of the consultation and training events:

- JM Architects
- CRE8 Management
- MBLC Architects
- Enviros
- Chestergate Properties Ltd
- SiTec
- Spawforth Associates
- Tameside Racial Equality Council
- Taylor Young
- Kier Regional Ltd
- Hannan Associates
- BDP Architects
- Centre for Construction Innovation
- Watkins Jones Construction
- Manchester Chamber of Commerce & Industry
- Thebrickbusiness Ltd
- Allenbuild North West
- Cordingleys
- Grayston Manor (Stokesmill) Ltd
- Jennings Design Associates
- Bovis Land Lease Ltd
- Stonebridge Construction Ltd
- Employment & Regeneration Partnership
- Pennine Care NHS Trust
- D Heslop
- Oakdale Construction
- Ashton Pioneer Homes Ltd Housing Association
- David Wilson Homes
- Interserve Project Services Ltd
- Ashton Civic Society
- Aedas Architects Ltd
- Environmental Design Consultants Ltd
- How Commercial Planning Advisers
- Ballast
- Oldham MBC
- High Peak BC
- Graham Cooper (Housing) Ltd
- Wates Construction Ltd
- Meredith Thomas Public Relations Ltd
- SMC Gower Architects
- Barnes Construction (UK) plc
- Ian Martin Building Company Ltd
- Sir Robert McAlpine Community Regeneration Ltd
- The House Builders' Federation (NW)
- Groundwork Tameside
- Centre for Urban & Regional Ecology
- EnCams
- Built and Human Environment Institute
- Simons Construction Ltd
- Henry Boot Construction
- United Utilities
- Tameside College
- Tameside Acute (NHS Trust)
- J & J Bolchover Architects
- Triangle Architects
- Tameside & Glossop Primary Care Trust
- ASK Developments Ltd
- Medlock Construction Ltd
- Taylor Woodrow Developments
- L Ardron
- Lang Development Company
- Greater Manchester Police
- Royal Institute of British Architects (NW)

- AMEC Developments Ltd
- Barratt
- Chandos Developments
- West Pennine Housing Association
- Chamber Business Enterprises
- HBG Construction
- Community Technical Aid Centre
- Taylor Woodrow
- MIDAS
- Landscape Institute
- Architect
- P E Jones (Contractors) Ltd
- Willmott Dixon Ltd
- M J Gleeson Group plc
- The Priors Partnership
- Bramall Construction Ltd
- Mowlem
- Peter Murphy Architect Ltd
- Tame Valley Partnership Board
- Bullock Construction Ltd
- John Southworth Builders Ltd
- Dew Construction
- Bellway Homes Ltd
- Philip Millson Architecture Ltd
- Family Housing Association
- Reeb Estates Ltd
- Greater Manchester Pension Fund
- Warburton Associates (Architects)
- F Parkinson Ltd
- RCDS
- Greater Manchester Archaeological Unit
- Roland Bardsley (Builders) Ltd
- Ashton Renewal Area
- Co-operative Bank
- Bluestone plc
- PFP Architects
- Greens & Open Spaces Forum
- Tameside Acute (NHS Trust)
- Loxley Construction Ltd
- New Charter Housing Trust
- P Casey (Developments) Ltd
- Renaissance House
- Tameside Forum for Disabled People
- Contour Housing Association
- Lowry Homes plc
- Clarendon Square Shopping Centre
- Robert Turley Associates
- Saunders King Moran
- A Ashworth (Architect)
- A.C Marland Associates
- AA Construction and Development
- Ackroyd and Company
- Adamson Construction
- Aggregate Industries (UK) Ltd
- Anchor Housing Association
- Ascott Design
- B & Q
- B Elwell & Co (Architect)
- B Hilton (Architect)
- Balfour Beatty Construction (Manchester)
- Benchmark Building Supplies
- Benjamin Armitage (Hyde) Ltd
- Bowker Sadler Partnership
- Brian Clancy Partnership
- Britch and Associates
- Building Control Consultancy Ltd
- C A Design Associates Ltd
- Carey Electrical Engineering
- Carillion Construction Ltd
- Chorlton Planning
- Cosby Construction Services Ltd
- CTID Ltd
- Dane Ashworth Cottam Architects
- Davenport & Flinn
- Droylsden Glass
- Easter & Beswick Constructors Ltd
- George Wimpey (NW & Cheshire) Ltd
- Graham Hill Associates
- Greencroft Estates (Hyde) Ltd
- Hadover Ltd
- Hanover Housing Association
- Harwood Homes
- Healey Homes Ltd
- Horcombe Ltd
- Howe Design
- Howorth Timber (Ashton) Ltd
- Hyde Designs Ltd
- Hyde Group Ltd
- Ian Brewerton Architecture
- J Greenwood (Builders) Ltd
- J S B Industrial Park Ltd
- Jarvis Construction (UK) Ltd
- Jaycon Design Service
- Jeffery C Goodchild MBIAT
- John Costin Design Associates
- John Rose Associates
- John Sisk & Son Ltd
- Kier Regional Ltd
- Lakelands Housing Co-operative Ltd
- Lees Construction
- Longdendale Housing Society Ltd
- Lovell Partnership Ltd
- Manchester & Northern Developments
- Mersey Design Group
- Moylan Homes
- Nicol Thomas Ltd
- North British Housing Association

- Northwest Construction
- Panbourne Ltd
- Persimmon Homes
- Peter Rathbone Architects
- Pickard Finlason Partnership
- Pinder Dawson Associates
- R.I Mckay and Associates
- RED Architectural Ltd
- Redrow Homes (North West)
- Richardson Projects Ltd
- S Ingram Associates
- S J Construction
- Sanctuary Housing Association
- Seddon Homes Ltd
- Stonebottom Developments Ltd
- Summerhill Associates
- System 3 Ltd
- Tame Estates
- Tamecourt Construction
- Thomas Designs and Surveys
- Thomas Murphy Partnership
- Tolent Construction
- Urban Design Practice Ltd
- Wallmore Developments Ltd
- Westbury Homes (NW) Ltd
- Wiggett Homes
- Wilson Connolly Lancashire
- Bromley Associates
- Urban Splash
- AMICUS – AEEU
- Hyde Construction
- Trevor Bridge Associates
- Sutcliffe Projects Ltd
- Drivers Jonas
- Mott MacDonald Limited
- Stephenson Bell Architects and Planners
- ROC Consulting Civil and Structural Engineers
- Airborne Environmental Consulting Ltd
- White Young Green
- MACE Limited
- Warrington Martin Limited
- Baker Hollingworth Associates Limited
- Deakin Walton Ltd
- Trace Remedial Building Services
- Malcolm Huges Land Surveyors
- C2C Management
- AEW Architects Ltd
- Donald Insall Associates
- Chartered Architects Historic Buildings and Planning Consultants