What kind of Tameside do you want in the future?

We need your views

Tameside Local Plan
Joint Core Strategy and Development Management Policies
Development Plan Document

Preferred Options
Summary Document

January | 2013
Introduction

In early spring 2012 the Council consulted on the first stage of preparing its Core Strategy (a key document that will form part of the new Local Plan) to gather views and opinions from Tameside’s communities on the initial issues and options presented.

This first Issues and Options stage has now concluded and having considered the views and opinions submitted during the period of public consultation, the Council has progressed to the next stage in the creation of its Core Strategy; Preferred Options.

The Preferred Options document further develops the Core Strategy using evidence, research, comments received during the issues and options stage, key strategies and document, and dialogue with a wide range of partners. This has led to setting out the following sections in more detail:

- The vision;
- The preferred spatial strategy;
- Strategic objectives;
- Identification of strategic sites;
- Core policies;
- Development management policies; and
- An approach to monitoring.

The full suite of Preferred Options documents can be viewed on the Council’s website www.tameside.gov.uk/plan
The Vision for Tameside’s Local Plan and Core Strategy presents a ‘picture’ of what Tameside may be like by 2029. It is not intended to be a description of Tameside today.

By acknowledging comments received during the Issues & Options stage of the Core Strategy, and ensuring alignment with other relevant strategies, the following revised Core Strategy Vision is proposed:

**Economy**

Tameside is a desirable, ambitious, forwarding thinking Borough (key to the Greater Manchester economy), with a diverse, prosperous and carbon conscious economy. Manufacturing remains a key sector, complemented by a diverse range of successful business sectors, supported by efficient multi-modal transport networks and well placed strategic employment sites.

Our historic assets have been successfully utilised to provide a distinct character to our urban environments, helping our town centres evolve into sustainable high quality places where people can live, work and undertake leisure. Ashton has strengthened its role within the city-region attracting a range of successful businesses with its high quality environment and effective transport, broadband and decentralised energy infrastructure.

**Social & Environmental**

Our residents have up-skilled and enhanced their educational attainment, assisted by our high quality schools and colleges; enabling them to support and take advantage of Tameside’s and Greater Manchester’s employment opportunities. Access to a range of high quality homes, health, education, leisure, amenity and cultural facilities have led to a healthy, happy and proud population.

Tameside’s ‘green’ environment has played a key role in the Borough’s ability to adapt to climate change, with increased tree coverage across the Borough, effective green infrastructure ‘softening’ the urban environment and providing links with our rural areas, and increased participation in active transport.
Strategic Objectives

In order to help achieve the Vision, the Core Strategy will seek to meet the following Strategic Objectives by 2029 (the 15 year plan period).

The Strategic Objectives will feed into both the Core Policies and Development Management Policies which will be important in translating them into physical development across the Borough.

SO1 – Promote sustainable development, and mitigate and adapt to climate change across the Borough.

SO2 – Promote sustainable economic growth and the transition of the Borough’s economy, through diversification and supporting the role of manufacturing.

SO3 – Create sustainable communities that enhance the Borough for residents, now and in the future.

SO4 – Improve the educational attainment and increase the skills of the Borough’s residents.

SO5 – To promote the creation of a high quality, attractive Borough with a self sustaining natural environment for existing and future generations.

SO6 – To improve the health of the Borough’s population.

SO7 – To promote community safety and crime prevention in the Borough.
The Preferred Spatial Strategy will build on the Borough’s Economic Strategy to create a more resilient Tameside. It does not fit exactly with any of the 3 options suggested at the Issues and Options stage, but uses their best parts and elements suggested through the consultation process:

- Delivery of high quality housing in sustainable locations – Ashton-under-Lyne, our other towns and villages, and at appropriate locations that are, or could become, sustainable and accessible, utilising public transport, walking and cycling options available.

- The broad distribution of housing, to be predominantly located in the urban area is shown in the Spatial Strategy Key Diagram (over the page).

- Brownfield redevelopment will be prioritised and supplemented by appropriate greenfield and green belt allocations through the Site Allocations Development Plan Document (DPD) (to follow the Core Strategy).

- Focusing new retail provision within Ashton-under-Lyne and the Borough’s other town centres, mirroring the borough’s town centre and retail hierarchy.
The Preferred Spatial Strategy

- Directing employment development to Ashton-under-Lyne, the Borough’s other town centres, existing employment sites and the proposed strategic sites.

- Identification and protection of several strategic sites in the Green Belt (Ashton Moss West, Mottram M67, Dukinfield Gate Street) proposed through the Core Strategy to deliver the long term economic aspirations of the council. These sites will be designated as safeguarded areas and will be bought forward through the Site Allocations DPD in more detail.

- Where possible environmental gains will be achieved across the borough - the greenbelt will principally be protected and in areas enhanced. The borough’s other environmental assets will be protected and where possible biodiversity gains will be sought.

- Enhancing transport links across and beyond the borough to allow residents to access employment opportunities across Greater Manchester and further afield – including Manchester City Centre, Central Park, Trafford Park, Salford Quays and Kingsway.
Potential distribution of housing derived from Strategic Housing Land Availability Assessment (SHLAA)

A. Ashton District Assembly (DA)
B. Denton & Audenshaw DA
C. Droylsden DA
D. Dukinfield DA
E. Hyde DA
F. Longsden Dale & Hattersley DA
G. Mostley & N.E. Stalybridge DA
H. Stalybridge DA

[Map of the area with various symbols indicating strategic sites, town centres, and district assembly boundaries.]
In order to help Tameside deliver the overall Vision and Strategic Objectives a number of large Strategic Sites need to be identified and brought forward. These sites will play an important role in Tameside’s future economic growth. They will provide opportunities for existing businesses to expand, new business to establish and relocation opportunities for those currently outside of the Borough.

At this Preferred Options stage the Council has proposed 11 Strategic Sites due to their size, location and ability to help deliver the economic aspirations of the Borough.

Of the 11 sites, it is proposed that 3 are to be safeguard land for future development beyond the Local Plan period of 2029; Ashton Moss West; Mottram M67; and Dukinfield Gate Street.

The primary focus of the Strategic Sites is for employment related uses and development. It may however be acceptable that sites such as Ashton Town Centre and Stalybridge West contain a mix that also includes town centre uses; and other larger sites may also lend themselves to appropriate mixed-use development.
Key Strategic Sites
Site: Godley Hill
Strategic site adjacent to existing area of employment. Suitable for further food led businesses, light industrial and distribution uses.

Site: Mottram M67
Located at the eastern end of the M67 between Hattersley and Mottram. Suitable for employment led development for research, light and general industrial purposes, and distribution.

Site: Stalybridge West
Site within Stalybridge town centre adjacent to the rail station. Suitable for further mixed-use led development that incorporates the existing Urban Splash residential development and further employment uses for office small scale leisure, retail and residential.
Site: Ashton Town Centre
Strategic area that includes much of Ashton town centre. Sites include St Petersfield and other locations that are suitable for a range of commercial town centre, leisure, residential, education, civic and office based employment uses.

Site: Ashton Moss Plot 3000
Site outside Ashton town centre adjacent to the M60 and existing areas of established employment uses. Suitable for further employment uses such as research and development and light and general industrial.

Site: Junction 23 Business Park
Strategic site located at Junction 23 of the M60 within close proximity to guide bridge railway station. Key strategic location for future employment uses such as research and development and light and general industrial.
Site: Audenshaw Business Park

Strategic site located between Audenshaw and Droylsden on the key commuter route of the A635 with easy access to the M60 via junction 23 and Metrolink services. Suitable for employment uses including research and development and light and general industrial.

Site: Gate Street

Strategic site within the Tame Valley adjacent to areas of existing employment. Suitable for further employment uses such as research and development, light and general industrial and distribution.

Site: Ashton Moss West

Key strategic gateway location opposite an existing established area of employment with easy access to Metrolink services. Suitable for further employment uses for research and development, and light and general industrial.
Site: Hooley Hill

Strategic site within the Tame Valley area including areas of existing employment and potential expansion land. Suitable for further employment uses for business purposes for research and development, light and general industrial and distribution.

Site: Newton Works

Strategic site outside of Hyde town centre adjacent to junction 3 for the M67. Suitable for creating high quality employment uses for research and development, light and general industrial and distribution.
The final Core Strategy document will set out a series of Core Strategy Policies (CSP) and Development Management Policies (DMP) that will outline how the Strategic Objectives are translated into new developments across the Borough. These policies will outline the general criteria against which all planning applications will be assessed.

The draft policies have taken on board comments received during the Issues and Options consultation and acknowledged the National Planning Policy Framework (NPPF). Yet they remain in draft form and indicate only the broad range of policies and associated content that might be needed.

### Core Strategy Policies

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### Development Management Policies

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How to comment

Your views are important. They will help shape the future of the Borough!

Any comments you have on the Preferred Options must be sent / emailed to us in writing with your contact details by 4:00 p.m. on Monday 18th February.

If you’d like to discuss anything in the document with us we’re holding manned exhibitions at the following:

- Hyde Clarendon Square – Thu 10 Jan – 10:00-15:00
- Stalybridge Farmers Market – Sun 13 Jan – 08:30-13:00
- Droylsden Library – Mon 14 Jan – 15:00-19:00
- Denton Library – Thur 17 Jan – 15:00-19:00
- Dukinfield Library – Mon 21 Jan – 15:00-19:00
- Ashton Indoor Market – Tue 22 Jan – 10:00-15:00
- Ashton Farmers Market – Sun 27 Jan 08:30-13:00
- Hattersley Library – Mon 28 Jan – 14:30-17:00
- Stalybridge Library – Wed 30 Jan – 15:00-19:00
- Hyde Library – Mon 4 Feb – 15:00-19:00
- Ashton Library – Tue 5 Feb – 15:00-19:00
- Mossley Library – Wed 6 Feb – 15:00-19:00

Alternatively you can use the Council’s website to view all the Preferred Options documents and comment online or download a form to print:

www.tameside.gov.uk/plan

Please note that we will not be able to accept comments after this date.