

## **Tameside Level 1 Update and Level 2 SFRA**

**The vulnerability Table from PPS 25 is reproduced here for ease of reference**

<b>Essential Infrastructure</b>	<ul style="list-style-type: none"> <li>Essential transport infrastructure (including mass evacuation routes), which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.</li> </ul>
<b>Highly Vulnerable</b>	<ul style="list-style-type: none"> <li>Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding.</li> <li>Emergency dispersal points.</li> <li>Basement dwellings.</li> <li>Caravans, mobile homes and park homes intended for permanent residential use.</li> <li>Installations requiring hazardous substances consent.</li> </ul>
<b>More Vulnerable</b>	<ul style="list-style-type: none"> <li>Hospitals.</li> <li>Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</li> <li>Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.</li> <li>Non-residential uses for health services, nurseries and educational establishments.</li> <li>Landfill and sites used for waste management facilities for hazardous waste.</li> <li>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</li> </ul>
<b>Less Vulnerable</b>	<ul style="list-style-type: none"> <li>Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure.</li> <li>Land and buildings used for agriculture and forestry.</li> <li>Waste treatment (except landfill and hazardous waste facilities).</li> <li>Minerals working and processing (except for sand and gravel working).</li> <li>Water treatment plants.</li> <li>Sewage treatment plants (if adequate pollution control measures are in place).</li> </ul>
<b>Water-Compatible Development</b>	<ul style="list-style-type: none"> <li>Flood control infrastructure.</li> <li>Water transmission infrastructure and pumping stations.</li> <li>Sewage transmission infrastructure and pumping stations.</li> <li>Sand and gravel workings.</li> <li>Docks, marinas and wharves.</li> <li>Navigation facilities.</li> <li>MOD defence installations.</li> <li>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.</li> <li>Water-based recreation (excluding sleeping accommodation).</li> <li>Lifeguard and coastguard stations.</li> <li>Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.</li> <li>Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.</li> </ul>

## Planning Policy Summary Table

Policy / Site	Type / Uses	Volume-Area / Density	Additional information	Vulnerability Classification				
				Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water-compatible
General policies (the overall policies covering some of the designations located in the assessment areas are set out below)								
<b>Policy E2 Development Opportunity Areas (DOAs)</b> DOAs are identified on the UDP Proposals Map. They are found in 3 of the 4 assessment areas concerned. See DOAs 7, 10, 8, 9, 2 and 6 in later sections of this table. (Listed In order, following the River Tame downstream.)	The Council will permit redevelopment or refurbishment schemes which include uses likely to create higher levels or quality of employment, leisure, retail or residential provision and bring about significant improvements in overall appearance. Mixed use schemes will be particularly encouraged in these areas.	-	-	x	x	✓	✓	x
<b>Policy E3 Established Employment Areas</b> These areas are shown on the Proposals Map, and are present in all 4 assessment areas.	In the “established employment areas” shown on the proposals map, the Council will permit development for employment purposes (as defined in the explanation and justification) both on vacant sites and through the redevelopment of sites already in use. "Employment purposes" are defined to include light industry, research and development, and offices (Use Class B1), general industry (Use Class B2), and storage and distribution (Use Class B8) plus "sui generis" commercial uses which have similar characteristics to industry or storage.	-	-	x	x	x	✓	x
<b>Policy OL4 Protected Green Space</b> Larger areas of Protected Green Space appear on the Proposals Map, but the policy also applies to areas in similar use. that are	In general, built development will not be permitted on Protected Green Space. (However, there are 4 exceptions which may apply.)	-	-	x	x	x	x	✓

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too small to be shown on the Proposals Map. Protected Green Space appears on the Proposals Map in all 4 assessment areas, in relatively small amounts.								
<b>Policy OL1 Protection of Green Belt</b> The purpose of this policy is to protect the openness of the Green Belt from inappropriate development. There is Green Belt in 3 assessment areas but it is only significant in the Denton/Hyde area, where there is a “Major Developed Site in Green Belt” at Watson St, Denton (UDP Policy OL3). See below.	Approval will not be given, except in very special circumstances, for construction of new buildings for purposes other than agriculture and forestry, outdoor sport and recreation, cemeteries, or other uses which preserve openness.	-	-	x	x	x	✓	✓
<b>OL2 Existing Buildings in the Green Belt</b>	Approval will only be given for re-use or conversion of existing buildings provided 5 conditions are met. These seek to ensure that proposals do not detract from the openness of the Green Belt, the design of buildings is in keeping with their surroundings, and the character and scale of original buildings is retained. Extension, alteration and replacement of existing dwellings may be acceptable subject to the design and scale of proposals.			x	x	✓	✓	✓
<b>OL3 Major Developed Sites in Green Belt</b> The UDP identifies 7 sites which are subject to this policy. The only site in a flood risk assessment area is: Industrial	Limited infilling will be permitted at 7 identified sites subject to 5 criteria which seek to ensure that infilling relates to the continuing use of the site as identified, and will be restricted in scale.			x	x	x	✓	x

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buildings and nursery, Watson Street, Denton. (total area: 2.50 ha approx / 2.02 ha approx in assessment area)								
<b>Policy S1 Town Centre Improvement</b> <b>Policy S2 New Retail Developments in Town Centres</b> Parts of the defined Town Centres of Ashton-under-Lyne, Stalybridge and Hyde are within the assessment areas. (See Proposals Map.) The largest part in area is Ashton, but Stalybridge is equally significant.	S1 - The Council will identify and implement improvement and investment schemes where necessary. S2 - New retail developments will be permitted and, where necessary the Council will identify sites for development and promote their availability.	Ashton Town Centre: 7.23 ha approx in assessment area  Stalybridge Town Centre: 6.25 ha approx in assessment area  Hyde Town Centre: 1.39 ha approx in assessment area	-	x	x	x	✓	x
<b>Mossley Assessment Area</b>								
<b>Policy E3 Established Employment Areas:</b>  Warmco Industrial Park (single area)  Egmont Street (small group of areas)	Development for "employment purposes" will be acceptable in principle: light industry, research and development, and offices (Use Class B1), general industry (Use Class B2), and storage and distribution (Use Class B8) plus "sui generis" commercial uses which have similar characteristics to industry or storage.	1.23 ha approx in assessment area  3.68 ha approx In assessment area	-	x	x	x	✓	x
<b>E2(7) DOA at Mossley Mills / Manchester Road, Mossley</b>  <b>Housing Site Ref: MO075A</b> Victoria Mill site  <b>Housing Site Ref: MO075B.2b</b> Queen Street Mill Site: Phases 2	6 residential development sites in this DOA (which fall wholly or partly in the assessment area) are listed below:-  Expired full permission for 20 houses.  Full permission for 22 residential units (4 houses and 18 flats)	Total area 10.27 ha (6.54 ha approx in assessment area)  1.06 ha (all in assessment area)  0.23 ha (all in assessment area)		x	x	✓	x	x
				x	x	✓	x	x
				x	x	✓	x	x

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and 3								
<b>Housing Site Ref: MO075D</b> Land at site of Milton Mills and Lancashire Cottages (now 'Waters Edge')	163 dwellings (83 houses and 80 flats). Complete circa September 2010.	4.91 ha (about 70% in assessment area)		x	x	✓	x	x
<b>Housing Site Ref: MO075E</b> Land to rear of 221-307 Manchester Rd	Revised scheme for 19 houses and 8 flats nearing completion.	1.28 ha (mostly outside assessment area)		x	x	✓	x	x
<b>Housing Site Ref: MO075F</b> Site of Carrhill Mill (demolished late 2008)	Full permission subject to Section 106 agreement for 122 residential units etc.	0.88 ha (about 25% in assessment area)		x	x	✓	x	x
<b>Housing Site Ref: MO075G</b> Woodend Mills	Estimated potential for up to 150 dwellings. Principle of converting about 50% of floorspace to residential use is in line with Mossley Mills Development Brief. No planning applications for res devt yet.	1.42 ha (about 50% in assessment area)		x	x	✓	x	x
<b>Housing Site Ref: MO037A</b> "St George's Park" (formerly land at Tame Street: West of Canal)	96 units (66 houses and 30 flats). Completed 27 <sup>th</sup> July 2009.	2.53 ha (very little in assessment area)	-	x	x	✓	x	x
<b>Housing Site Ref: MO071:</b> Benchmark Building Supplies Site (formerly Whitelands Construction site)	Outline permission for 24 units (18 houses and 6 flats)	0.40 ha (about 30% in assessment area)	-	x	x	✓	x	x
<b>Housing Site Ref: MO036</b> Woodend Tavern <b>N.B.</b> This site appears to be located entirely outside the assessment area.	Full permission for 16 units gross (10 houses and 6 flats)	0.26 ha (nil in assessment area)	-	x	x	✓	x	x
<b>Housing Site Ref: MO005A</b> Site of River Mill (land rear of 16-32 Waggon Rd)	Full permission for 16 flats.	0.30 ha (only small part in assessment area)	-	x	x	✓	x	x
<b>Planning and Development</b>	07/00050/OUT: outline planning permission	Total site area 5 ha	-	x	x	✓	x	x

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<b>Brief: Cheshire Street, Mossley</b> About 70% of the site is zoned Established Employment Area (E3) in the UDP.	for residential development in the northern part of the site was approved in July 08. (See Housing Site Ref: MO529.3 above.) Several businesses still in operation. The largest is Plevin's (wood waste recycling). Also Palletman and Sons, and B&H Precision Tooling. Possible redevelopment originally envisaged with circa 40% B1 uses to south and circa 60% residential to north. <u>However, the final brief seeks 100% residential.</u>	/ length north to south 636m. N.B. Only a small section on the north west margin is within the assessment area.						
<b>Housing Site Ref: MO529.3</b> Land adj and to rear of 60 Egmont Street (within northern end of Planning and Development Brief site).	Outline permission for 42 units (10 houses and 32 flats shown in indicative scheme).	0.62 ha (only a small section in assessment area)	-	x	x	✓	x	x
<b>Tame Valley Ashton to Stalybridge Assessment Area</b>								
<b>E2(10) DOA Knowl Street/ North Road, Stalybridge (former STC11)</b>	Residential, leisure and office uses.	Total area: 4.11 ha (0.77 ha approx in assessment area)	-	x	x	✓	✓	x
<b>E2(8) DOA Castle Street / Longlands Mill, Stalybridge (former STC9 and remainder of STC8)</b>	Workshops, leisure, office, retail and residential uses.	Total area: 2.10 ha (0.59 ha approx in assessment area)		x	x	✓	✓	x
<b>E2(9) DOA Harrop Street / Shepley Street, Stalybridge (former STC10)</b>	Industrial, leisure and non-food retail uses. N.B. Stalybridge West Development Brief, Nov 2007 also proposes significant <u>residential development.</u>	Total area: 4.46 ha (1.89 ha approx in assessment area)		x	x	(✓)	✓	x
<b>E2(2) DOA Portland Basin surrounds / Cavendish Street, Ashton (former ATC16)</b>	Residential, leisure, arts and culture, office, light industrial and supporting retail uses.	Total area: 3.45 ha (0.95 ha approx in assessment area)	N.B. Approved residential development (outside DOA) now complete.	x	x	✓	✓	x
<b>Policy E3 Established Employment Areas:</b>	Development for "employment purposes"		-	x	x	x	✓	x

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Northend Road, East Stalybridge  Tame Valley - Stalybridge and Dukinfield	will be acceptable in principle: light industry, research and development, and offices (Use Class B1), general industry (Use Class B2), and storage and distribution (Use Class B8) plus "sui generis" commercial uses which have similar characteristics to industry or storage.	7.90 ha approx in assessment area  41.91 ha approx in assessment area	-					
<b>T4(3) Enhancement of Stalybridge rail station area and additional car parking (former STC7 and STC13)</b> <b>N.B.</b> Located <u>outside</u> assessment area, to the north.	Work now appears to have been completed, probably in 2009.	Nil in assessment area	-	✓	x	x	x	x
<b>Development brief Land at Knowl Street/Alma Street, Stalybridge</b> <b>N.B.</b> The site is situated <u>beyond</u> the northeast boundary of Stalybridge Town Centre and a small part of the southern section is in Stalybridge Town Centre Conservation Area. It is also adjacent to the River Tame and to the rear of properties on Knowl Street. The site is in DOA E2(10).	The redevelopment of the site should provide a mix of uses and/or residential.	0.91 ha (nil in assessment area)	-	x	x	✓	✓	x
<b>Development Brief: Land at Grosvenor Street, Stalybridge</b> <b>N.B.</b> This site is located <u>outside</u> the assessment area.  <b>Housing Site Ref: ST140.2</b> Former Casablanca's fitness club and land to rear (part of site)	This indicates that the site is suitable for a mixed-use type of development.  Expired permission for ground floor retail and 33 apartments above on 0.16 ha site forming part of the development brief site	The total site area is 0.256 ha (0.633 acres) of which 35% is owned by TMBC (nil in assessment area)	-	x	x	✓	✓	x

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above).	above.							
<b>Development Brief: 'Weirside' Central Stalybridge</b> The site of a former clinic and a car park. <b>N.B.</b> Most of the clinic building itself is outside the assessment area  <b>Housing Site Ref: ST201</b> Stalybridge Clinic site (same site as Weirside Development Brief)	Preferred uses for the site, which are likely to be acceptable include: <ul style="list-style-type: none"> <li>Non-residential institutions</li> <li>Office/research development</li> <li>Hotel</li> <li>Residential</li> <li>Assembly and leisure</li> <li>Public House/Bar/nightclub</li> </ul> Expired permission for 44 apartments, 2 commercial units and parking etc on site of former clinic and car park.	0.36 ha (about half in assessment area)	-	x	x	✓	✓	x
<b>Development Brief: Stanley Wharf, Bridge Street, Stalybridge</b> The council is seeking to dispose of land at Stanley Wharf, Stalybridge, in DOA E2(9).	Full planning permission granted for erection of a new mixed use development consisting of a British Waterways Facility, retail unit, bar/restaurant and 24 apartments with car parking. (Application number - 07/00455/FUL / Housing Site Ref: ST564)	0.15 ha (0.37 acres) of which 62% is owned by TMBC (partly within assessment area.)	-	x	x	✓	✓	✓
<b>Development brief Former Salt Store Depot, Tame Street, Stalybridge</b> The site is zoned as an Established Employment Area (E3) in the UDP.	Full planning permission granted for change of use to waste transfer station (Application ref: 08/00776/R3D).	0.29 ha (mostly within assessment area.)	Understood that the EA may have refused a site licence because of proximity to Huddersfield Narrow Canal which is a SSSI.	x	x	x	✓	x
<b>Housing Site Ref: ST556</b> Police Station site, Corporation Street, Stalybridge.	Expired outline permission to erect new building with basement parking, ground floor restaurant & upper 3 floors residential, 27 apartments (15 1-bed & 12 2-bed). Also expired full permission for change of use to offices at ground and first floor with associated car parking.	0.06 ha (all within assessment area.)	-	x	x	✓	✓	x
<b>Housing Site Ref: ST558:</b> 28-36 Melbourne Street <b>N.B.</b> Under construction site	10 new-build flats.	0.04 ha	-	x	x	✓	x	x



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which is outside the assessment area.								
<b>Housing Site Ref: ST080.A</b> Longlands Mill: Area 1 (and part of area 2), Castle St.	Part complete site with permission for mixed use development including 106 flats. Started circa Sept 2006.	0.54 ha (partly in assessment area.)		x	x	✓	✓	x
<b>Housing Site Ref: ST080.B</b> Longlands Mill: Area 3 (and part of area 2), Castle St.	Expired outline permission for mixed use development with up to 275 flats.	1.56 ha (partly in assessment area.)	-	x	x	✓	✓	x
<b>NLUD Site Ref: 312</b> Site of Involvement Packaging <b>N.B.</b> Northernmost 10% is within FZ2, but the plotted boundary of the assessment area <u>incorrectly</u> excludes the site.	Recently cleared employment site with apparent potential for redevelopment.	1.09 ha (small part in assessment area.)		x	x	x	✓	x
<b>Housing Site Ref: DU530</b> Tower Mill, Park Road. (Employment Site Ref: DU527.)	Mill site has full planning permission for change of use of mill to 74 flats, use of ground floor partially as offices, 3 new office blocks and associated car parking.	1.30 ha (almost all in assessment area.)	-	x	x	✓	✓	x
<b>Employment Site Ref: DU534</b> Land east of Park Mill. About 35% of the site is within FZ2 but the plotted boundary of the assessment area incorrectly excludes it.	Full permission for industrial / warehousing unit in October 2009. Now dropped as a possible waste management site in Greater Manchester Joint Waste Devt Plan.	0.56 ha (about 35% in assessment area.)		x	x	x	✓	x
<b>Housing Site Ref: DU521</b> Crescent Road Mills.	Full permission subject to a Section 106 agreement for conversion of three mill buildings to 91 apartments.	0.57 ha (about 20% in assessment area.)		x	x	✓	x	x
<b>Housing Site: DU522 B and J Hulme's premises and Lamb Inn PH, Crescent</b> <b>N.B.</b> The entire site is <u>outside</u> the assessment area.	Outline permission subject to a Section 106 agreement for 49 units (17 houses, 33 flats.	0.35 ha (nil in assessment area.)	-	x	x	✓	x	x
<b>Shepley Industrial Estate Assessment Area</b>								
<b>Policy E3 Established Employment Areas:</b>	The assessment area is 13.6 ha, of which most is zoned Established Employment	9.14 ha approx in assessment area	-	x	x	x	✓	x

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Areas in this UDP zoning include Shepley North Industrial Estate, Shepley South Industrial Estate and land at Gate St, Dukinfield.	Area. The exceptions are a small amount of housing on Birch Grove and land zoned Protected Green Space at Ashton Wastewater Treatment Works							
<b>Greater Manchester Joint Waste Development Plan Document (JWDPD):</b>	Proposals in Preferred Option Report, November 2009 (as amended later)							
<b>Area TA3a:</b> Shepley North Industrial Estate, including vacant land to the north west, formerly identified separately (Employment Site Ref: AU500 – for vacant land only)	Potential uses as <u>originally</u> indicated by Sustainability Appraisal: Open waste facilities (need to be verified), Material Recycling Facility, Mechanical Heat Treatment, Mechanical Biological Treatment, Anaerobic Digestion, In-Vessel Composting.	5.88 ha (67% approx in assessment area)		x	x	x	✓	x
<b>Site TA7:</b> Vacant Land at Gate Street, off Ashton Street, Dukinfield (Employment Site Ref: DU510)	Potential uses as indicated by Sustainability Appraisal: Mechanical Biological Treatment, Anaerobic Digestion.	1.15 ha (99% approx in assessment area)		x	x	x	✓	x
<b>River Tame, Wilson Brook, Godley Brook, Hyde Assessment Area</b>								
<b>Policy E3 Established Employment Areas:</b> Carrfield Mills (Christie Towels), ABC Wax site and Caxton Mill area	See under General Policies above for explanation.	3.08 ha approx in assessment area		x	x	✓	✓	x
Manchester Road (former Automasters site etc) and Frances St / Rhodes St area)		4.54 ha approx in assessment area						
<b>OL3 Major Developed Sites in Green Belt</b> This assessment area is the only one to include a “major	Limited infilling will be permitted subject to 5 criteria which seek to ensure that infilling relates to the continuing use of the site as identified, and will be restricted in scale.	Total area: 2.50 ha approx (2.02 ha approx in assessment area)		x	x	x	✓	x

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developed site" subject to this policy: Industrial buildings and nursery, Watson Street, Denton. (N.B. The defined site also includes about 9 houses on Hyde Road, Denton, about 3 in the assessment area.)								
<b>E2(6) DOA Manchester Road / Raglan Street / Peak Forest Canal, Hyde (former HTC4,5)</b>	Light industrial, office, leisure, residential and specialist retail uses are envisaged. Some redevelopment, for a new Aldi and employment unit has taken place off Great Norbury St, on the east side of the canal.	1.07 ha approx in assessment area		x	x	✓	✓	x
<b>Housing Site Ref: HY573</b> Automasters premises and adjoining land, Manchester Rd. Site has full planning permission.		1.75 ha (residential - almost all in assessment area)  0.41 ha (offices - almost all in assessment area)	-	x	x	✓	✓	x
<b>Housing Site Ref: HY501</b> "Beechfields" (formerly Carrfield Mills and Car Park), Newton Street	Current scheme is for 246 units (126 houses and 120 flats), Construction started March 2006 and about 70% plus complete. Further redevelopment possible (uses not yet known) on remainder of site still in employment use, just north of Godley Brook.	5.10 ha excluding premises still in employment use. (only small part of devt site is in assessment area)	-	x	x	✓	x	x
<b>Housing Site Ref: HY076C</b> Former Globe Works, Brook Street	Outline permission followed by reserved matters approval for 48 flats. The site straddles Godley Brook with flats proposed close to the southern bank.	0.53 ha (significant part in assessment area)	-	x	x	✓	x	x
<b>Housing Site Ref: HY076D</b> Highbank Works, Halton Street  <b>Employment Site Ref: HY518</b> Vacant industrial land north of	Outline permission subject to Section 106 agreement for mixed use scheme including office buildings, nursery, nursing home, 35 houses and 55 flats. Possibility of amended	1.36 ha (small part in assessment area)  0.47 ha (all outside assessment area)		x	x	✓	✓	x

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Godley Brook	scheme.							
<b>Employment Site Ref: HY541</b> Former ABC Wax site	Former textile print works, where production has now ceased. Site not yet vacant. Possibility of mixed development, particularly as site levels may not favour employment development throughout.	4.86 ha (about 30% within assessment area)		x	x	?	✓	x
<b>Development Brief Kingston Gardens, Hyde</b>	The site is unallocated in the Unitary Development Plan. Given previous uses for housing, temporary greening, and the adjacent uses then residential development would appear appropriate.	0.27 ha (about 50% within assessment area)		x	x	✓	x	✓