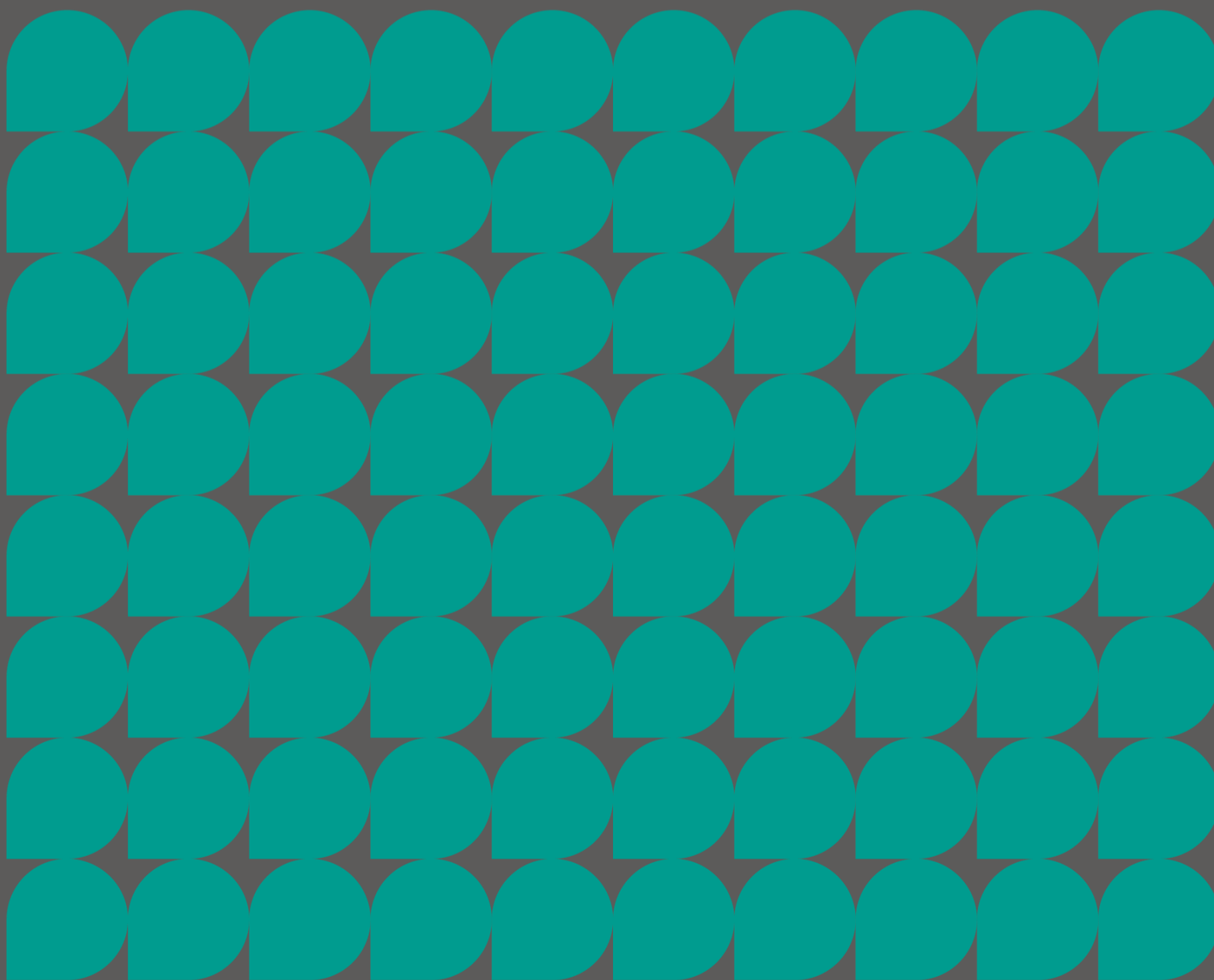


# Places for Everyone

Tameside Omission Sites Issues Summary

February 2022



# Omission Sites – Tameside

A summary of the issues raised in relation to Omitted Sites in Tameside and the relevant respondents to PfE 2021 is set out below:

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
1	Cross Lane, Littlemoss	<p>Site should be re-introduced as part of Ashton Moss West JPA30 or as a standalone allocation for residential development as it would complement Ashton Moss West and deliver a comprehensive sustainable mixed use development, including required infrastructure and improve the viability prospects of JPA30.</p> <p>The site does not fulfil any of the purposes of including land in the Green Belt. It is well contained on all sides and relates well to existing residential areas and is of a scale where it can be supported by the necessary infrastructure and facilities. There are no insurmountable constraints to its development, is deliverable within the next five years, and is promoted by a national house builder with a proven track record and was previously within the plan.</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (TA-AS-7) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows the area of search as meeting Criterion 1 and 4 relating to public transport connectivity and proximity to Ashton-under-Lyne town centre.</p> <p>The site at Cross Lanes was previously identified in the 2016 GMSF as part of the broader Eastern Gateway site EG1 Littlemoss/Ashton Moss. However, the northern area (Site ref: 1455285856833), including the land identified at Cross Lane, was discounted and removed from the emerging plan for reasons set out on page 55 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. Therefore, no change to the plan is considered as necessary.</p>	Taylor Wimpey
2	Land at Marl Villa, Mottram Road, Hyde	<p>Development of the site would comprise a logical urban extension to Hattersley, is in single ownership and promoted by Wainhomes (NW) Ltd, a national house builder with a proven track record and is able to make a meaningful contribution to the housing land supply early in the plan period.</p> <p>The site would contribute towards the ongoing regeneration of Hattersley, is located on the existing urban fringe and contained by the M67 to the north. It does not perform against the purposes of Green Belt. There are few visual receptors affected given the sites enclosed nature and impacts are acceptable in landscape terms. There are no major ecological, arboricultural</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (TA-AS-5) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows the area of search as meeting Criterion 5 due to its proximity to an area of deprivation on which it could have a regenerative impact.</p> <p>The site at Marl Villa has not been included previously as a proposed allocation. Although the site is within an Area of Search TA-AS-5 shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a> the subject site (Site ref: 1453289074014) was excluded for reasons set out on page 51 of Appendix 7 Summary of Planning</p>	Wainhomes (NW) Ltd

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		or transport constraints and key services and public transport are accessible.	Assessments <a href="#">[03.04.09]</a> . Therefore, no change to the plan is considered as necessary.	
3	Land at Holme Valley, Woolley Bridge, Hollingworth	<p>The site is represented by a landowner consortium and is suitable for lower density family housing as is needed. It is aided by provision of the Mottram moor bypass link road and there is potential for socio economic benefits of delivering housing alongside this. It is sustainably located, close to Dinting station and has bus stops adjacent</p> <p>It is a poorly performing Green Belt location and its allocation would not merge towns together part sitting within High Peak Borough Council. It has no statutory ecological constraints, is primarily in flood zone one, part in zone 3, has a few listed buildings, but does not present issues which cannot be mitigated through design and could present a walkable and sustainable development.</p>	<p>Part of the site was submitted as a 'call for site' in 2019 (Site Ref: 1026559166) and has been assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The remainder of the site has not been submitted as 'call for site'. The site does not fall within an Area of Search and it does not meet any of the site selection criteria as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>.</p> <p>Therefore, the site at Holme Valley has not been included previously as a proposed allocation as set out in Appendix 9 Schedule of All Sites <a href="#">[03.04.11]</a> (Page 86) and no change to the plan is considered as necessary.</p>	Landowners of Holme Valley
4	Land at Lees Road, Ashton-under-Lyne	Site is within single ownership, has no issues which would preclude residential development, is near to services in Ashton town centre, was previously included within the 2016 draft GMSF and could be supported by contributions for mitigating infrastructure as needed. The site is capable of delivering new homes early in the plan period and able to contribute toward what should be a more family orientated land supply.	<p>Three sites were submitted as a 'call for site' (Site Refs: 1452183742190; 1452185335912; and 1452186288595) and were therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The sites were identified in Area of Search TA-2016-2, as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>.</p> <p>The site at Lees Road was previously identified in the 2016 GMSF as part of the broader OA27 North of Ashton-under-Lyne Area. However, the site does not meet any of the site selection criteria and was removed from the plan as set out in Appendix 9 Schedule of All Sites <a href="#">[03.04.11]</a> (Page 77). Therefore, no change to the plan is considered as necessary.</p>	Richborough Estates
5	Land at Matley Lane, Tameside	This previously proposed site makes a weak contribution to the existing Green Belt and is a logical extension to the existing settlement of Hyde.	The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria. Site selection followed the methodology as set out in the Site Selection Background Paper	Metacre Ltd

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			<p><a href="#">[03.04.01]</a> (Para 6.15), the purpose of which is to identify suitable locations for residential and employment development that are capable of achieving the plan's Vision, Objectives and Spatial Strategy and help meet the housing and employment land supply.</p> <p>The site at Matley Lane has not been included previously as a proposed allocation as set out in Appendix 9 Schedule of All Sites <a href="#">[03.04.11]</a> (Page 80). The site is not within a defined Area of Search as shown in Appendix 2a Site Selection Maps <a href="#">[03.04.03]</a> and does not meet any of the site selection criteria. Therefore, it was not previously included as an allocation and no change to the plan is considered as necessary.</p>	
6	Land North and South of Lumb Lane, Ashton-under-Lyne	<p>The site previously formed part of the Littlemoss allocation in 2016 as a sustainable urban extension to Ashton, is promoted by single land owner and national house builder, Miller Homes, and can be delivered early within the plan period. It is in a highly sustainable and suitable location and should be released from the Green Belt and re-allocated for residential development.</p> <p>The site is well contained on all sides by existing development and physical barriers, is excellently located for social infrastructure, topographically flat, in flood zone 1 and has limited tree cover with none subject to preservation order. There is no ecology present sufficient to prevent allocation, and it has excellent transport connections available.</p> <p>There are urbanising features present and it scores better than the retained allocations against both the site selection criteria and Green Belt Assessment. It is able to support delivery of family homes to broaden the housing offer and is considered available, suitable and achievable as a site, and should be included as part of JPA30 or as a standalone allocation.</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (TA-AS-7) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows the area of search as meeting Criterion 1 and 4 relating to public transport connectivity and proximity to Ashton-under-Lyne town centre.</p> <p>The land north and south of Lumb Lane was previously identified in the 2016 GMSF as part of the broader Eastern Gateway site EG1 Littlemoss/Ashton Moss. However, the area (Site ref: 1452180662402) was discounted and removed from the emerging plan for reasons set out on page 49/50 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. Therefore, no change to the plan is considered as necessary.</p>	Miller Homes

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
7	The Former ABC Waxworks, Commercial Street, Hyde	<p>Site is not listed on the brownfield land register, if brought forward it would negate the need for the South of Hyde JPA32 to be developed.</p> <p>Formerly a factory the site has long since closed, being largely demolished in 2014.</p> <p>The Brownfield Land Register is not up to date.</p>	<p>The site, generally referred to as ABC Wax, is identified in both the council's most recent <a href="#">Strategic Housing and Economic Land Availability Assessment</a> (SHELAA) and the <a href="#">Brownfield Land Register</a> (BLR). The site reference in both documents is H-HYDNEW-003.</p> <p>Based on information available at the time of the SHELAA's preparation it is identified as having the potential to deliver a total of 155 dwellings: 93 dwellings in the 11-16 year period with the remaining 62 dwellings delivered after 2037.</p> <p>The SHELAA and BLR are updated on an annual basis and published on the council's website and as open data.</p>	<p>Gee Cross Residents Michael Hullock David Morten Save Apethorn &amp; Bowlacre Green Belt Group</p>
8	Hyde Library, Hyde	<p>Site is not listed on the brownfield land register, if brought forward it would negate the need for the South of Hyde JPA32 to be developed.</p> <p>The former library has deemed surplus to requirements and is available for development.</p> <p>The Brownfield Land Register is not up to date.</p>	<p>The former Hyde Library site was discounted in the council's most recent <a href="#">Strategic Housing and Economic Land Availability Assessment</a> (SHELAA) and not included in the <a href="#">Brownfield Land Register</a> (BLR). The site reference in both documents is H-HYDGOD-088.</p> <p>At the time that the SHELAA was being revised in 2021 the site was not considered to be available for potential residential redevelopment because alternative non-residential uses were being considered.</p>	<p>Gee Cross Residents David Morten Save Apethorn &amp; Bowlacre Green Belt Group</p>
9	Hattersley Community Centre, Hattersley	<p>Site is not listed on the brownfield land register, if brought forward it would negate the need for the South of Hyde JPA32 to be developed.</p> <p>The site has recently been sold for social housing.</p>	<p>The former Hattersley District Centres site is identified in both the council's most recent <a href="#">Strategic Housing and Economic Land Availability Assessment</a> (SHELAA) and the <a href="#">Brownfield Land Register</a> (BLR). The site reference in both documents is H-LONGDE-235.</p> <p>Based on information available at the time of the SHELAA's preparation it is identified as having the potential to deliver a total of 91 dwelling in the 0-5 year period.</p> <p>The SHELAA and BLR are updated on an annual basis and published on the council's website and as open data.</p>	<p>Gee Cross Residents David Morten Save Apethorn &amp; Bowlacre Green Belt Group</p>

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10	Two Trees High School, Denton	This brownfield site should have already been brought to the market and developed. Its inclusion on the brownfield land register could reduce the need for Green Belt to be developed.	<p>The former Two Trees School site is identified in both the Council's most recent <a href="#">Strategic Housing and Economic Land Availability Assessment</a> (SHELAA) and the <a href="#">Brownfield Land Register</a> (BLR). The site reference in both documents is H-DENSTH-022.</p> <p>Based on information available at the time of the SHELAA's preparation it is identified as having the potential to deliver a total of 247 dwelling in the 06-16 year period.</p> <p>The SHELAA and BLR are updated on an annual basis and published on the council's website and as open data.</p>	<p>Gee Cross Residents  Michael Young  Simon Haughton  Janine Ainley  David Morten  Save Apethorn &amp;  Bowlacre Green Belt  Group  SGMGB - Save  Apethorn &amp; Bowlacre</p>