



OCTOBER  
2023

# Planning Statement

Land north of Egmont Street, Mossley

Iceni Projects Limited on behalf of  
Bridgewater Land & Developments  
Ltd

October 2023

ICENI PROJECTS LIMITED  
ON BEHALF OF  
BRIDGEWATER LAND &  
DEVELOPMENTS LTD

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Planning Statement  
LAND NORTH OF EGMONT STREET, MOSSLEY

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## APPENDICES

A1. APPENDIX 1 – COSTAR DATA

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# 1. INTRODUCTION

1.1 This Planning Statement has been prepared by Icen Projects Limited ('Icen') on behalf of Bridgewater Land & Developments Ltd ("the Applicant") in support of a planning application for the construction of 36no. affordable homes at Land North of Egmont Street, Mossley ('the site').

1.2 This application is submitted in full. The proposed description of development is as follows:

**"Construction of new dwellings with associated car parking, landscaping, and infrastructure"**

1.3 The purpose of this Planning Statement is to provide Tameside Metropolitan Borough Council with an overall summary of the existing site and surroundings; the relevant planning history for the site and to provide justification for the Proposed Development in the context of Tameside's Development Plan and national planning policies. Furthermore, this Planning Statement demonstrates that the scheme detailed in this planning application offers several benefits including:

- Bringing a vacant brownfield site back into a viable use, reducing the need to develop green field or green belt land
- Increasing housing supply and delivery in a sustainable location
- Providing 36no. affordable homes for Tameside residents
- Resulting in environmental improvements through the remediation of a contaminated Site, provision of a biodiversity net gain, and provision of highly efficient homes
- Local economic boost during the construction and operational phases, with job opportunities for local workers during construction

## **The Applicant**

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1.4 Bridgewater Land & Developments is operated by property development professionals with decades of experience. They have a proven track record of redeveloping brownfield sites and have provided a range of successful schemes across the North West.

## **The Operator**

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1.5 This scheme has been developed on behalf of the Jigsaw Homes Group who, post-construction will operate and manage the homes and site.

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1.6 Jigsaw Homes build, renovate and manage affordable homes for rent and sale, with a management portfolio of over 35,000 homes across the North West and East Midlands. They are headquartered in Leigh and employ over 1,500 people. Jigsaw Homes are a highly experienced and trusted registered provider who have developed and manage many properties across Tameside.

1.7 Jigsaw Homes have been involved in the design process, ensuring that the scheme proposed meets appropriate standards and their management and operational requirements.

### **Submission Documents**

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1.8 This planning application comprises the following documents in support of the application:

<b>Document title</b>	<b>Author</b>
<b>Affordable Housing Statement</b>	Jigsaw Homes
Application Form	Iceni Projects
Arboricultural Impact Assessment and Tree Survey	Arbtech
Archaeological Assessment	Brindle & Green
Architectural Plans	Neil Pike Architects
<b>Statement of Community Involvement</b>	Jigsaw Homes
Crime Impact Statement	GMP Design for Security
Design and Access Statement	Neil Pike Architects
Ecological Impact Assessment	Tyrer Ecological Consultants
Flood Risk Assessment and Sequential Test	Vision Design
Landscaping Plans	Trevor Bridge
Noise Impact Assessment	dBX Acoustics
Phase 1 Site Investigation	Earth Environmental
Planning Statement	Iceni Projects
Lighting Plan	Neil Pike Architects
Site and Location Plans	Neil Pike Architects
Slope Stability Statement	Vision Design
Sustainability Statement	Energy Council
Sustainable Drainage Strategy	Vision Design
Topographic Survey	Vision Design
Transport Statement	Singleton Clamp

1.9 The following plans are also submitted in support of this application:

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Plan	Reference
Proposed Site Plan	K1096-01
Block 1 - Proposed Floor Plans, Roof Plan and Elevations	K1096-02
Block 2 and Block 3 – Proposed Floor Plans	K1096-03B
Block 2 and Block 3 – Proposed Roof Plan and Elevations	K1096-04B
Proposed Refuse Store and Cycle Store	K1096-07
Landscape Proposals	7229.01

1.10 All plans and technical reports should be viewed and read alongside this Planning Statement.

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## 2. APPLICATION SITE AND BACKGROUND

### Site Description

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- 2.1 The Site is located on the north side of Egmont Street in Mossley. It previously housed a mill but has sat vacant for decades. The Site is an irregular shape and comprises approximately 1no. Acre of land. A narrower section leads from Egmont Street before opening towards Bury Street to the north-west. To the west of the Site the land slopes up to Bury Road. The Site is accessed from Egmont Street via a shared access with the neighbouring commercial use. There are lit footpaths from the Site along Egmont Street.

Figure 2.1 - Site Location



SOURCE: LANDSTACK

### Site Context

- 2.2 The Site is within an urban location. To the north is a vacant plot, beyond and adjacent to which are residential dwellings in the form of terraced housing fronting Bury Street, as well as an area of scrubland, which is elevated above the Site level. To the northeast is the River Tame, beyond which is the Glover Centre industrial estate. To the south are light industrial buildings and to the south and southeast are the Egmont Street Playing Fields, beyond which is an area of woodland. To the west are residential dwellings fronting Bury Street and Manchester Road.

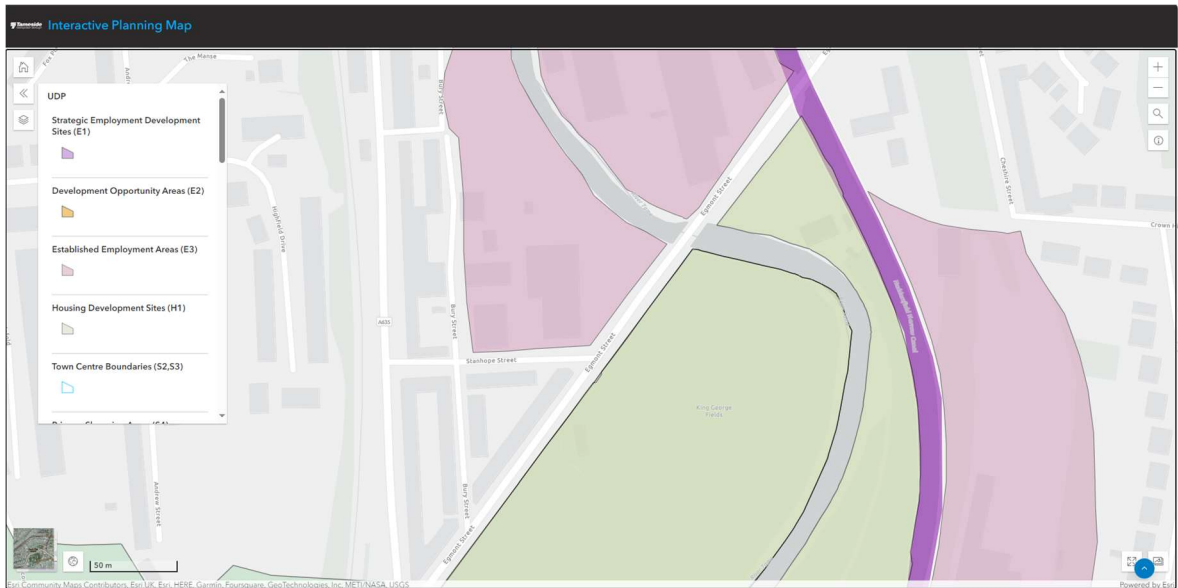
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- 2.3 Directly adjacent to the Site is a footpath which runs alongside the River Tame. This footpath crosses Egmont Street, at which point it becomes designated as a Public Footpath and continues around the outer edge of the playing fields, following the direction of the river.
- 2.4 The Site is just 0.1-mile (approximately a 3-minute walk) from bus stops that provide regular services towards Ashton-under-Lyne, Micklehurst, and Oldham. It is also just 0.4-miles (approximately a 9-minute walk) to Mossley Station which provides regular services to Huddersfield, Newcastle, Liverpool Lime Street, and Manchester Piccadilly, with occasional services to other destinations including Leeds, Scarborough, and York.
- 2.5 There are several services and facilities within approximately 1km of the Site. This includes a chemist, a dentists, bars, pubs and restaurants, newsagents, and a post office. There are also places of worship and other community facilities.
- 2.6 Opposite the Site is Egmont Street Playing Fields which provides football pitches, on the edge of which are children's play facilities. Other sports facilities within and around Mossley include Micklehurst Cricket Club, Mossley Bowling Green, and Stamford Golf Club. Also, in Mossley is Mossley Park with play facilities and skate park. All of which provide opportunities for future residents to live active and healthy lifestyles.
- 2.7 The Site is therefore in a highly sustainable location for a residential use, with all the infrastructure required to support the proposed development in situ, including community infrastructure, pedestrian, and cycle infrastructure, public transport connectivity, as well as local services and facilities.

#### **Allocations and Designations**

- 2.8 The site is designated as an 'Established Employment Area' within the Tameside Unitary Development Plan.



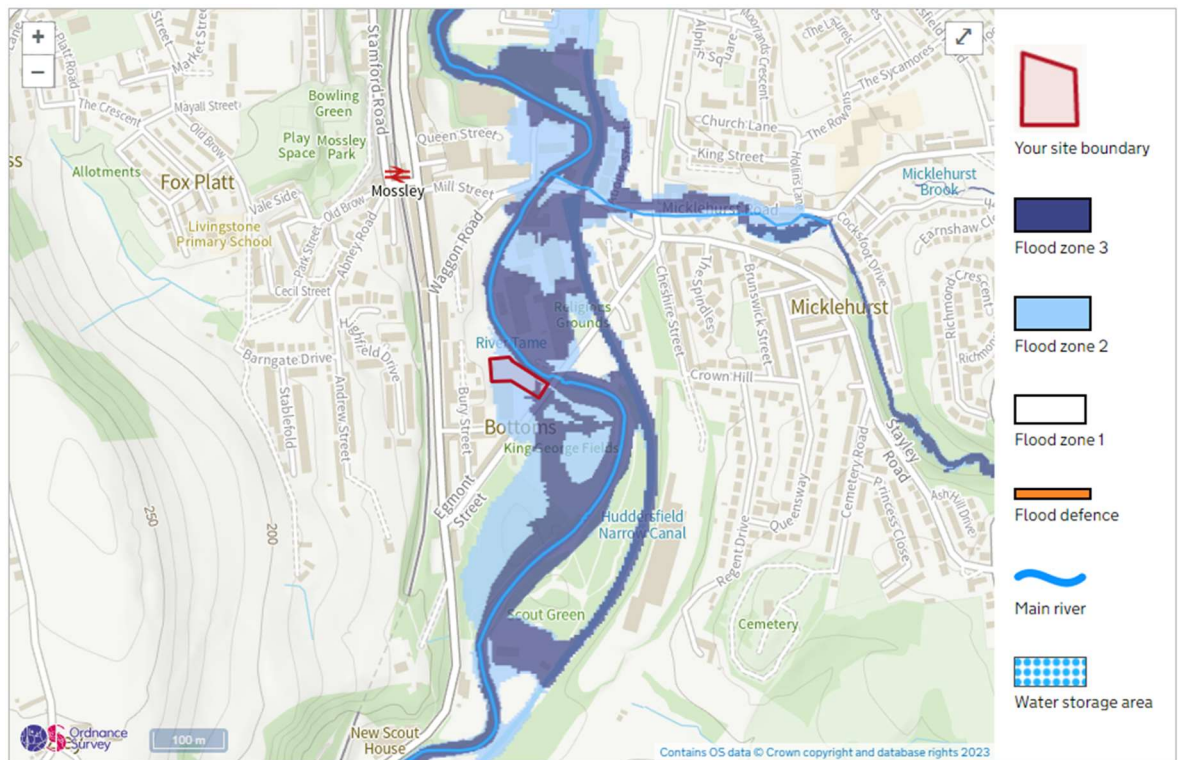
Figure 2.2 – Local Plan Designations



SOURCE: TAMESIDE LOCAL PLAN (ADOPTED IN 2007)

2.9 It is not with a conservation area and there are no listed buildings within near the Site. The Site is within Flood Zones 2 and 3.

Figure 2.3 – Flood Zone Map



SOURCE: GOV.CO.UK

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- 2.10 There are no statutory or non-statutory designated sites of nature conservation interest within or adjacent to the application site. There are trees and shrubs within the Site and adjacent to the Site, none of which are covered by Tree Preservation Orders.

### **Site and Planning History**

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#### **Site History**

- 2.11 It is our understanding that from the mid to late nineteenth century the Albert Cotton Mill stood on the Site with its associated chimney and tanks. The mill was extended in the early twentieth century and an additional tank added. The mill ceased trading in 1932 and was demolished in the late 1940s. It is our understanding that the Site has not been developed since.
- 2.12 Historic satellite imagery shows that the Site was in use for vehicle and HGV parking for several years, from at least 2000 up to 2018. Since 2018 it has laid vacant.

#### **Planning History**

- 2.13 The Site has a limited Planning History, with just one application recorded on the Council's Planning Portal, as summarised in Table 2.1 below.

**Table 2.1 Summary of relevant applications**

<b>Application ref.</b>	<b>Site</b>	<b>Description</b>	<b>Status</b>
09/00154/FUL	Land Adjacent The Wheel House, Egmont Street, Mossley, Tameside	Erection of 3no. floodlights - RETROSPECTIVE	Approved on 18 <sup>th</sup> April 2009

### **Pre-Application Discussions**

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- 2.14 In advance of submitting the planning application, the applicant has engaged in formal pre-application discussions with Tameside Council (ref. 23/00016/PREAPP), with feedback received from Planning Officers on the principle of development, design, affordable housing, arboriculture, contaminated land, ecology, environmental health, highways, and flood risk. The proposals have evolved in response to the feedback received. This included a reduction in the scale and massing of the proposed apartment blocks. Further discussion as to how the scheme has evolved is provided in the accompanying Design and Access Statement.
- 2.15 A Statement of Community Involvement has been prepared by Jigsaw Homes which provides further details on the consultation process that has been completed with local residents and key stakeholders.

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### 3. PROPOSED DEVELOPMENT

3.1 This planning application seeks full planning permission for the following:

“Construction of affordable homes with associated car parking, landscaping, and infrastructure”

3.2 The key components of the development proposal can be summarised as follows:

- Site-wide remediation and ground stability works
- Construction of 36no. Affordable Homes for social rent provided as 1-bedroom apartments across two apartment blocks
- Construction materials that complement existing residential properties in Mossley
- Use of sustainable construction methods and materials, including air source heat pumps, providing low carbon and energy efficient buildings
- Creation of a new access from Egmont Street
- 36no. car parking spaces
  - Of which 2 will be disabled spaces, and
  - 6 will be provided with Electric Vehicle Charging Points
- 36no. secure cycle storage spaces
- Private communal amenity space for all residents
- Tree lined access road and additional tree and hedgerow planting across the Site
- Discreet refuse and recycling storage areas

#### Development Layout and Design

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3.3 The proposals consist of two apartment blocks which are accessed off an internal access road which runs from Egmont Street.

#### Block 1

3.4 It is proposed to provide two apartment blocks of three-storeys in height with a pitched roof. Block 1 is located in the centre of the Site and comprises 12no. apartments. There will be one entrance into

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the building, facing north. There will be four apartments on each floor accessed off a central hallway and stairwell. Adjacent to the building will be communal amenity space for residents as well as cycle parking.

### **Block 2**

- 3.5 Block 2 is located to the west of the Site and is oriented on a north-south axis. It is also three storeys in height and has a pitched roof. Block 2 will comprise 24no. 1-bed apartments, with eight on each floor. There will be two entrances and stair cores. Similar to Block 1, there will be 4 apartments off each hallway on each floor. Communal amenity space is provided to the rear of the building, with cycle storage to the north.

### **Apartments**

- 3.6 There is a standardised layout for each apartment which is orientated to ensure appropriate access is provided off each hallway.
- 3.7 Each apartment provides just over 45sqm of net internal floorspace. Each room is accessed off an L-shaped hallway. There is a single bedroom, a bathroom with bath/shower, an open plan kitchen-dining-living space, and built in storage within the hallway.

### **Dwelling Mix**

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- 3.8 The proposal comprises a total of 36 residential units, all of which will be provided as 1-bed affordable apartments for rent, that will make a material positive contribution to meeting the need for affordable housing in the Borough.

### **Character and Appearance**

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- 3.9 The apartment blocks will be three-storeys in height with pitched rooves. Each block will have a central accessway, hallway and stair core, with two gables on either side. Windows will have sills and lintels.
- 3.10 The exterior walls will be formed of Darlstone Buff Brick, with grey tiles on the roof. Windows and doors will have black frames and the gutters will also be black.

### **Access, Parking, and Servicing**

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- 3.11 The Site will be provided with a new dedicated access off Egmont Road, this will lead onto the internal access road which will be flanked by footpaths and tree planting on either side then later changing to a shared surface.

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- 3.12 Car parking will be provided with space for up to 36no. vehicles, one per apartment. Two of these care parking spaces will be for disabled access and six will be provided with EV Charging Points.
- 3.13 Cycle parking will be provided across three secure shelters, each containing 12 cycle spaces. These are conveniently located across the Site.
- 3.14 Refuse and recycling bins will be housed in two stores near each apartment block. Occupants will carry the refuse and recycling from their apartment to the external stores for collection in accordance with the Council's Refuse Collection schedule.
- 3.15 There is suitable access for refuse, emergency, and servicing vehicles to enter the site, turn and exit the Site safely in a forward gear.

### **Amenity and Open Space**

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- 3.16 Adjacent to each apartment block is private communal amenity space for use by residents.
- 3.17 There are additional areas of amenity greenspace within the Site.

### **Trees and Landscaping**

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- 3.18 Trees will be provided either side of the internal access road and at other locations across the Site. Hedgerows will be planted across the Site and grassed areas will also be provided.

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## 4. PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section identifies the principle planning policy considerations which have informed the development proposals, and which provide the context for the consideration of this planning application, as well as other material considerations. The current development plan consists of:

- Tameside's Unitary Development Plan (adopted November 2004)
- Greater Manchester Joint Waste Development Plan (GMJWDP) (adopted February 2012)
- Greater Manchester Joint Minerals Development Plan (GMJMDP) (adopted February 2013)

4.2 The Proposal doesn't constitute waste or minerals development, so the GWJWDP and GMJMDP are not considered to be relevant to this application.

4.3 Other material considerations include:

- National Planning Policy Framework (2023)
- National Planning Practice Guidance
- Tameside's Employment Land Supplementary Planning Document (adopted January 2009)
- Tameside's Trees and Landscaping on Development Sites Supplementary Planning Document (adopted March 2007)
- Tameside's Sustainable Design and Construction Guide Supplementary Planning Document (adopted January 2010)
- Tameside's Residential Design Supplementary Planning Document
- Places for Everyone

### **National Planning Policy**

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4.4 The National Planning Policy Framework (NPPF) provides the planning policies for England and how these should be applied and is a material planning consideration in the determination of any planning application. The relevant sections or paragraphs of the NPPF are referenced in Sections 5 and 6.

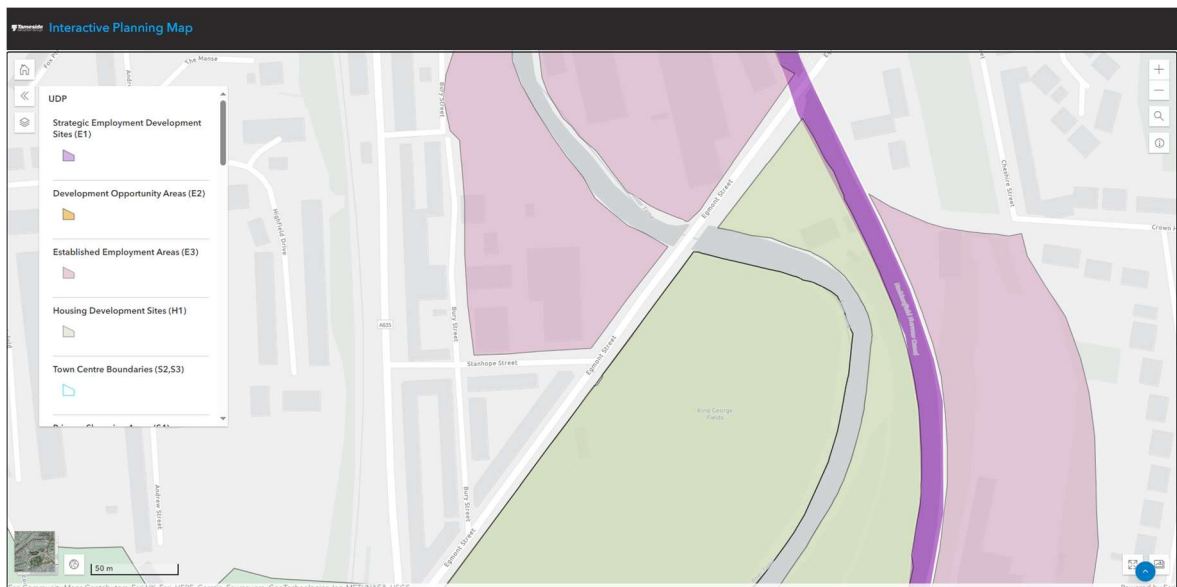
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## Tameside Local Plan

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- 4.5 The Tameside Unitary Development Plan (UDP) sets out the spatial strategy and the vision for the Borough for the period to 2007 and was formally adopted in November 2004. The UDP is saved as a Development Plan Document beyond its expiry date of 27<sup>th</sup> September 2007.
- 4.6 As the UDP is more than five years old, in accordance with the NPPF, it is considered to be out of date. Therefore, relevant policies will need to be assessed against the NPPF to determine the weighting to be applied to each policy in decision making.
- 4.7 Under the UDP, the Site is within an 'Established Employment Area' designation, which is demarcated by the light purple colour in the extract of the Local Plan Policy Map in Figure 4.1.

Figure 4.1 – Local Plan Designations



- 4.8 The following UDP Policies are most relevant to this planning application.
- Policy 1.3 – Creating a Cleaner and Greener Environment
  - Policy 1.4 – Providing More Choice and Quality of Homes
  - Policy 1.5 – Following the Principles of Sustainable Development
  - Policy 1.6 – Securing Urban Regeneration
  - Policy 1.10 – Protecting and Enhancing the Natural Environment
  - Policy 1.12 – Ensuring an Accessible, Safe, and Healthy Environment

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- Policy E3 – Established Employment Areas
  - Policy H1 – Housing Land Provision
  - Policy H2 – Unallocated Sites
  - Policy H4 – Type, Size and Affordability of Dwellings
  - Policy H5 – Open Space Provision
  - Policy H7 – Mixed Use and Density
  - Policy H10 – Detailed Design of Housing Developments
  - Policy OL8 – Informal Recreation and Countryside Access
  - Policy T1 – Highway Improvement and Traffic Management
  - Policy T7 – Cycling
  - Policy T8 – Walking
  - Policy T10 – Parking
  - Policy T14 – Transport Assessments
  - Policy C1 – Townscape and Urban Form
  - Policy N1b – National Nature Conservation Sites
  - Policy N4 – Trees and Woodland
  - Policy N5 – Trees within Development Sites
  - Policy N6 – Protection and Enhancement of Waterside Areas
  - Policy N7 – Protected Species
  - Policy NW11 – Contaminated Land
  - Policy MW12 – Control of Pollution
  - Policy MW14 – Air Quality
  - Policy U3 – Water Services for Developments



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- Policy U4 – Flood Prevention
  - Policy U5 – Energy Efficiency

### **Places for Everyone**

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- 4.9 Tameside MBC is one of nine Local Planning Authorities that has been involved in the preparation of Places for Everyone, a spatial planning framework for the Greater Manchester area.
- 4.10 Places for Everyone is currently undergoing Examination in Public and is at an advanced stage within the examination process. The Plan Inspector has completed their review and stated the Main Modifications that they believe are required to make the plan sound. A Consultation on the Main Modifications opened on 11<sup>th</sup> October and runs until 6<sup>th</sup> December 2023.
- 4.11 There are no proposed designations with Places for Everyone that cover the Site. However, the King George Fields opposite the Site are included within the River Tame Greater Manchester Landscape Character Area.

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## 5. PRINCIPLE OF DEVELOPMENT

### Loss of Employment Land

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- 5.1 The Site is located within a designated 'established employment area' under UDP Policy E3. Proposals for residential or mixed-use development in an established employment area will not be permitted unless, after assessment of the following factors, it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use:
- a) The quantity and type of employment sites and premises available in the area, and
  - b) Evidence of demand for employment sites and premises in the area, and
  - c) The suitability of the site for further employment use in terms of size, physical characteristics, access, traffic impact, and sensitivity of surrounding land uses, and
  - d) The opportunity which may be presented for new forms of employment as part of a mixed-use scheme.
- 5.2 The explanatory text to Policy E3 states that *in recognition of the priority given to urban regeneration and brownfield development this policy does allow for the merits of residential or mixed-use schemes to be considered on established employment sites which are either vacant or occupied by buildings. **Circumstances might occur, for instance, in which local demand for industrial premises is low and buildings or sites could remain vacant for a long period of time...***[my emphasis]. It is exactly this set of circumstances that has occurred.
- 5.3 To aid the assessment of the Site against the above criteria, an Employment Use Viability Report has been prepared by Roger Hannah, Chartered Surveyors and Commercial Property Managers.

### Availability and Demand

- 5.4 The Site has been allocated for Employment Uses in the Tameside Local Plan since at least 2004 when the UDP was adopted, a period of nearly 20 years. The last known development on the Site was a Mill that was demolished in the early 1940s. In which case, the Site has lain vacant for a substantial period of approximately 80 years. It's allocation within the Local Plan demonstrates the Site to have been available and deliverable.
- 5.5 Policy E3 and the accompanying Employment Land SPD, require the applicant to provide 12 months of marketing evidence in circumstances when a proposed development will result in the loss of allocated commercial floorspace or land.

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- 5.6 The Site has not recently been listed on the open market. As a result, no marketing evidence is provided within the evidence base for this application. However, it should be noted that the Applicant has received initial interest from parties, none of which have decided to bring the Site forward. The Applicant has also previously attempted to obtain grant funding which would have enabled the site to be remediated and prepared for development, but the bid was unsuccessful.
- 5.7 In any case, there is no definitive requirement in National Policy or Guidance to provide at least 12 months of marketing evidence in these circumstances. The Council is currently unable to demonstrate a five-year housing land supply and so Policy E3 is out of date and carries limited weight when determining this application (NPPF Para 11(d) and Footnote 8) – a position confirmed in a recent appeal decision<sup>1</sup>. As a result, this conflict with Policy E3 would result in minimal harm.
- 5.8 An Employment Land Study ('ELS') was prepared by CBRE on behalf of Tameside Council and published in December 2009. This was to inform an Employment Land Review ('ELR') in 2012. The 2012 ELR is not available on the Council's website, so it is unclear whether this was completed.
- 5.9 The 2012 ELS states that "*Tameside has a long heritage of industrial employment dating back to the industrial revolution. As many Boroughs have moved towards more financial / service-based industries, Tameside has continued to be underpinned by industrial employment.*" It continues, stating that "*demand for industrial property has been limited in the Borough due to a number of factors. It remains very much a local market providing accommodation for smaller operators, with the majority of transactions taking place being less than 3,000sqft. This is linked to the nature of the majority of businesses within the Borough with circa 83% employing 10 employees or less. However, there is also a lack of good quality accommodation that is able to meet general requirements in the market place or indeed cater for potential requirements. For example, there is a distinct lack of industrial units of circa 20,000sqft which means that the Borough cannot attract businesses requiring this amount of floorspace.*" [my emphasis]
- 5.10 The 2012 ELS also states that "*Mossley currently provides 23.8 hectares (58.8acres) of employment land. Mossley would not be considered a prime industrial location for external industries to locate due to its distance from the regional motorway network. The industrial property available in Mossley tends to be Grade B or Grade C...the accommodation caters for a local need and there appears to be reasonably strong demand from local businesses...whilst this accommodation is of low quality, it is fundamental for the sustainability of the local economy.*"
- 5.11 Within Mossley there are several sites within designated / allocated employment sites which are vacant or not in use. This includes several vacant plots at the Audley Street Works, and vacant

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<sup>1</sup> Appeal ref: APP/D2320/W/22/3309262 – Former DXC Technology Site, Euxton Lane, Chorley, PR7 6FE

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buildings at Queen Street (see EUVA Section 4), all of which are listed on the Council's 2022 Brownfield Land Register ('BLR').

- 5.12 Data obtained from CoStar2 on 23<sup>rd</sup> March 2023 ('CoStar Data') (Appendix 1) demonstrates that the quality of commercial accommodation within 4-miles of the Site (the 'search area') continues to be Grade B or Grade C, this is backed up by the Council's Employment Land Study which classifies all employment land or floorspace in Mossley as of either medium or poor quality, and that the total level of commercial floorspace within the search area has not materially changed since 2013. Planning data for Mossley shows that the only new build commercial floorspace to have come forward in Mossley since 2013 was just 164sqm of B1/B2/B8 floorspace on Land Off Bury Street, Mossley (ref: 19/00021/FUL).
- 5.13 So whilst there may be a "reasonably strong" demand from local businesses, the lack of new floorspace entering the market and that certain sites and buildings have lain vacant for several years, strongly indicates the level of demand has not increased for some time.
- 5.14 To inform the Greater Manchester Spatial Framework ('Places for Everyone') a Note on Employment Land Needs for Greater Manchester was prepared by Nicol Economics, this was then updated in March 2021. In the absence of other evidence, the 2021 Employment Land Needs Note ('ELNN') by Nicol Economics is the most up to date assessment of Employment Land Needs in Tameside.
- 5.15 The 2021 ELNN includes illustrative estimates of future commercial floorspace needs, based on past completions. These estimates cover a 16-year period from 2021 to 2037. Tameside has an estimated average need of 2,900sqm (31,215sqft) of office floorspace, and 10,200sqm (109,791sqft) of Industrial and Warehousing floorspace per annum.
- 5.16 Across Tameside as a whole, the amount of available floorspace peaked in 2013 at 2,263,355sqft, and then overall trending downwards to 376,549 in 2021. This has then increased again to 492,698sqft to date in 2023, but is still significantly reduced from 2020 (740,631sqft).
- 5.17 The opposite is true for Mossley and the surrounding areas. In 2013 there was a total of c. 213,800sqft of commercial floorspace available within the Search Area. This dropped significantly to c. 80,600sqft in 2014, before hitting a low of c. 38,400sqft in 2016. However, since then the overall trend has been for available floorspace to increase year on year, with c. 60,200sqft available in 2017; c. 140,000sqft in 2020; and c. 246,000sqft available to date in 2023. The EUVA also identified land and buildings that are currently available in Mossley that have stood vacant for several years (EUVA

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Section 4). In addition, the Council have acknowledged themselves when determining other similar applications that there is not an unmet need for employment uses in the Borough<sup>2</sup>.

- 5.18 To conclude on availability and demand matters, the Site has been vacant for approximately 80 years, 20 years of which it has been allocated for employment uses. During this period, it has not come forward to employment uses. There is limited availability in Mossley itself and it has historically and continues to be at a level which can meet demand. There also continues to be good availability in the local area to accommodate any increase in demand levels.

#### **Site Viability**

- 5.19 As previously discussed (para 5.19), the Site can accommodate just 8,600sqft of commercial floorspace across two buildings. In line with the historic transactional data in the 2009 ELS, the Site may be suitable to provide three or more smaller industrial or warehouse style units for local businesses and operators.
- 5.20 Roger Hannah has completed a viability exercise based on the Indicative Employment Site Plan prepared by Neil Pike Architects. Considering the abnormal costs required to appropriate remediate and prepare the Site for development, even when adopting a nil land value, the scheme is unviable.
- 5.21 The cost of office development is significantly higher than the cost of warehousing/stores that has been adopted in the EUVA. BCIS data indicates that the cost of general office development is £209.77 per sq ft (£2,258 per sq m) in comparison to £80.36 per sq ft (£865 per sq m) for warehousing/stores. To cover the significantly higher construction costs, office use would need to achieve rental values very significantly more than other employment uses.

#### **Site Suitability for Employment Uses**

- 5.22 Tameside's Employment Land Study states that Mossley is not a suitable location for industrial use as it is too far from the Motorway to attract regional or national occupiers. It also states that there is a limited market for office floorspace in Mossley, with occupiers preferring to focus on locations such as Stalybridge, Ashton-under-Lyne, and Oldham. Nationally, there is also a reduced demand for office floorspace due to the recent rise in working from home, catalysed by the COVID-19 Pandemic.
- 5.23 The Site has some suitability for employment uses. This includes its proximity to good public transport connections, that it's within a designated employment area, and that the local road network could likely accommodate smaller commercial vehicles. However, it is of an irregular shape, has significant technical constraints, and requires significant remediation and slope stability work.

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<sup>2</sup> Application ref: 20/01116/FUL

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5.24 However, regardless of the Site's suitability or credentials for employment uses, it is evidenced that it would be entirely unviable to provide new employment floorspace within the Site, whether as part of a dedicated employment scheme or a mixed-use scheme.

5.25 As the Site is not suitable or viable for employment uses, the Council should support alternative uses on the Site, where the proposed use would contribute to meeting an unmet need (NPPF Para 122(b)).

#### **Housing Requirements and Delivery**

5.26 All Local Planning Authorities are required to maintain a five-year supply of housing land (NPPF Para 74). Tameside's current housing requirement and supply is set out in their 2022 SHLAA<sup>4</sup> which concludes that the Council have a 3.3-year supply of deliverable housing sites against an annual target of 691, resulting in an annual shortfall of 1,174 dwellings. As a result, the tilted balance in favour of sustainable development applies (NPPF Para 11) and the Council must be open to additional sites coming forward for residential uses.

5.27 The Site is available immediately and is deliverable within five years, meaning it would make a positive contribution towards meeting the Council's five-year housing supply target.

5.28 In addition, the Council scored 91% in the latest Housing Delivery Test, this shows that there is also a lack of housing delivery within the Borough.

#### **Scheme Benefits**

5.29 The proposed scheme will provide the following benefits:

- Bring a vacant brownfield site back into a viable use, reducing the need to develop green field or green belt land
- Increase housing supply and delivery in a sustainable location
- Provide 36no. affordable homes for Tameside residents
- Result in environmental improvements through the remediation of a contaminated Site, provision of a biodiversity net gain, and provision of highly efficient homes
- Local economic boost during the construction and operational phases, with job opportunities for local workers during construction

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<sup>4</sup> Strategic Housing and Economic Land Availability Assessment

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### **Conclusion on Loss of Employment Land**

- 5.30 Although no recent marketing evidence has been provided for the Site, Policy E3 is out of date, and it is not a requirement of the NPPF to provide such evidence. In addition, the Site has been vacant for decades, despite have been allocated for employment uses for nearly 20 years.
- 5.31 The existing stock and floorspace available within Mossley is able to meet most of the need over the last 10 years, with only a small amount of new commercial floorspace coming forward. There are also several sites and buildings within Mossley that have lain vacant for several years which could be developed or repurposed. There is also a good level of commercial floorspace available within approximately 4-miles of Mossley to accommodate any increase in demand. The Site is, therefore, surplus to requirements to meet market demand.
- 5.32 The Site is not viable to redevelop for commercial uses or as part of a mixed-use scheme. As a result, the Council must support alternative uses for the Site where proposals meet an identified need (NPPF Para 122(b)). The proposals will make a material positive contribution towards the supply of affordable housing at a time when the Council is unable to meet its housing supply or delivery targets of market or affordable housing.
- 5.33 It is evident that the many benefits that the proposed residential development will bring clearly outweigh the essentially nil potential of the Site in its present form for further employment use.

### **Sustainable Location**

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- 5.34 There are several services and facilities within approximately 1km of the Site. This includes, but is not limited to, a chemist, a dentists, bars, pubs and restaurants, newsagents, and a post office. There are also places of worship and other community facilities.
- 5.35 Opposite the Site is Egmont Street Playing Fields which provides football pitches, on the edge of which are children's play facilities. The Site is also adjacent to a Public Footpath running along the River Tame which would be suitable for leisure or recreational walks. Other sports facilities within and around Mossley include Micklehurst Cricket Club, Mossley Bowling Green, and Stamford Golf Club. There is also Mossley Park with play facilities and skate park. All of these provide opportunities for future residents to live active and healthy lifestyles.
- 5.36 The Site is therefore in a highly sustainable location for a residential use, with all the infrastructure required to support the proposed development in situ, including community infrastructure, pedestrian, and cycle infrastructure, public transport connectivity, as well as local services and facilities.

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## **Conclusion on Principle of Development**

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- 5.37 The Site has been allocated for Employment Uses in the Tameside Local Plan since at least 2004 (UDP Policy E3). The last known development on the Site was a Mill that was demolished in the early 1940s. In which case, the Site has lain vacant for a substantial period of approximately 80 years.
- 5.38 The fact the Site has lain vacant for such a long period of time (approximately 80 years), including at least 20 years as an allocated Employment Site, indicates a lack of market interest in the Site for employment uses over an extended period.
- 5.39 The loss of this designated employment site would not make a material impact on the overall supply of employment land across the Borough, and there is sufficient land and commercial floorspace available in Mossley and the local areas to meet and increase in local demand.
- 5.40 The Council are unable to demonstrate a five-year housing land supply, as a result, Policy E3 is out of date (NPPF footnote 8) and carries little weight in the decision-making process. As a result,
- 5.41 The Site no longer has potential for employment use as it is either unsuitable and/or unviable, as such, alternative uses should be supported where they meet a local need (NPPF Para 122(b)).
- 5.42 The Site is in a sustainable location for residential development and would make positive contribution to the Council's current undersupply and under delivery of housing. Therefore, the slight conflict with Policy E3 is significantly outweighed by the planning benefits that the proposals can bring.
- 5.43 Therefore, the principle of a residential use within the Site is acceptable.



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## 6. MATERIAL CONSIDERATIONS AND TECHNICAL MATTERS

6.1 The following material considerations and technical matters are considered most relevant to the Site and proposed development.

- Affordable Housing Provision
- Ground Conditions
- Flood Risk
- Arboriculture and Ecology
- Transport, Highways, and Parking
- Noise and Air Quality
- Design and Setting
- Sustainability and Energy
- Open Space and Recreation

### **Affordable Housing Provision**

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6.2 The proposed scheme is 100% affordable dwellings, significantly exceeding national policy (10%, NPPF para 65) and making a positive material contribution towards Tameside's housing provision (UDP Policy H4) of 466 affordable homes per year<sup>5</sup>.

6.3 All dwellings will be for social/affordable rent. The scheme will be managed and maintained by Jigsaw Homes, a national registered provider of affordable housing who currently manage over 35,000 homes. Jigsaw Homes are a trusted partner of Tameside Council.

6.4 The provision of 36no. affordable homes will also make a positive contribution towards the Council's chronic shortfall in affordable housing provision of 828 dwellings per annum<sup>6</sup>.

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<sup>5</sup> Tameside Housing Needs Assessment, section 5.0

<sup>6</sup> Tameside Housing Needs Assessment 2020, para 5.2

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- 6.5 An Affordable Home Statement has been prepared by Jigsaw Homes and has been submitted in support of this Planning Application.

## **Ground Conditions**

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### **Contamination**

- 6.6 The Site was previously in a commercial / industrial use and for many years has been used for vehicle parking. As a result, it has a higher risk of ground contamination. A Phase I Geo-Environmental Desk Study ('Phase I Study') has been completed by Earth Environmental & Geotechnical Ltd to assess the likelihood of there being contaminants present within the Site that could be harmful to human health (UDP Policy MW11). The Phase I Study has made the following conclusions:

- The overall risk from soil contamination to residential end users and construction workers is moderate
- The risk to controlled waters is moderate
- The risk from made ground gas to end users is moderate
- The flood risk from groundwater is low
- Asbestos fragments were discovered within the Site
- Invasive plant species have been noted on the Site

- 6.7 Any contaminants must be removed, and appropriate remediation carried out to ensure it is suitable for residential use (NPPF Para 183). As a result, the following recommendations have been provided:

- An intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs, and pavement construction for the proposed new structures and surrounding area. This should include the testing of soil samples
- Ground gas and groundwater monitoring standpipes should also be installed to facilitate future monitoring of the ground gas regime and to allow sampling of groundwater for contamination testing
- Invasive species will need to be managed or removed (as per the recommendations in the PEA, the invasive species found will be eradicated)
- A flood risk assessment is required (as discussed earlier this Planning Statement, an FRA has been completed which concludes, subject to appropriate mitigation, the Proposals will not result in an increased risk of flooding within the Site or elsewhere)

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### **Ground Stability**

- 6.8 The western boundary of the Site is adjacent to an embankment that extends up to Bury Street. It is greater than a 1:3 gradient. To safely accommodate the proposed development, a cut and fill exercise will be undertaken to ensure it is no greater than a 1:3 gradient. Earth will be removed from a section of the Site to create a level platform to build the apartment blocks. The blocks will be flanked by retaining walls. These measures will enhance the overall stability to provide a safe living environment for future residents. VDG have prepared a Slope Stability Assessment and set of Proposed Ground Levels drawings, all submitted in support of this application, that provide further detail on the proposed cut and fill exercise.
- 6.9 The proposed site stability works will ensure the Site is more stable and suitable and safe for its proposed residential use (NPPF Para 184).

### **Conclusion on Ground Conditions**

- 6.10 The proposed ground remediation and stability works will ensure the Site is safe and suitable for future occupants and enable a more efficient and effective redevelopment of the Site in accordance with NPPF Para 184 and UDP Policy MW11.

### **Archaeology**

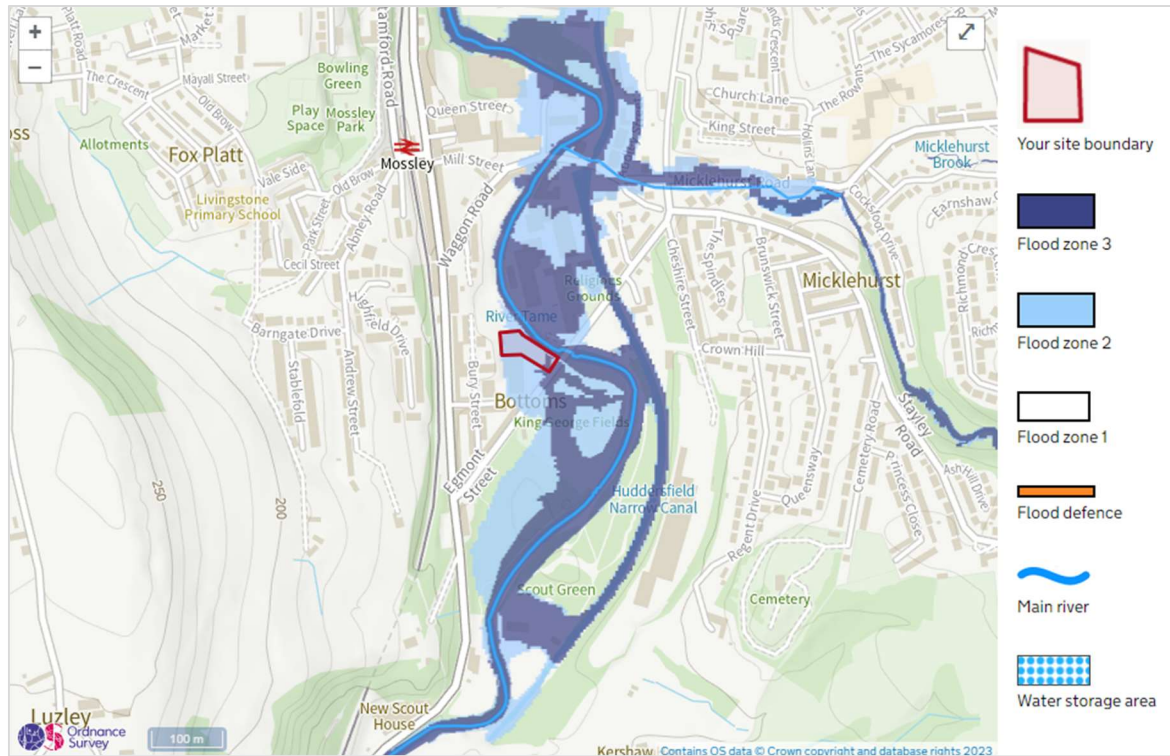
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- 6.11 An Archaeological Desk Based Assessment ('Archaeological DBA') for the Site was completed by Brindle & Green to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development (NPPF Para 194).
- 6.12 The Archaeological DBA establishes the following:
- A potential for low value medieval and post-medieval remains
  - Medium value modern remains
- 6.13 The magnitude of change to these potential remains is anticipated to be moderate. As such, the resulting significance of impact to these potential remains ranges from slight-moderate.
- 6.14 It is recommended that a field evaluation, including trial trenching, be carried out within the Site to further assess its likelihood of containing remains of significance (UDP Policy C10).
- 6.15 The Applicant wishes to open dialogue with the Council to agree an appropriate scope for any further archaeological surveys on the Site.

## Flood Risk and Drainage

- 6.16 The Site is within Flood Zone 2 and 3 and therefore has an increased risk of flooding (Figure 6.1).

Figure 6.1 - Extract from Environment Agency Flood Map



SOURCE: GOV.CO.UK

- 6.17 The proposed residential use is 'more vulnerable' to flooding (NPPF Table 2) but is appropriate in Flood Zone 2 (NPPF Table 3). A Sequential Test has been completed by Vision Design Group (VDG) (NPPF Para 162, UDP Policy U4) which demonstrates that there are no SHLAA sites within Mossley that are reasonably available. In addition, following VDGs review of similar sites which have been identified for residential uses within Flood Zones 2&3, flooding has been acceptable of 300mm above the flood zone. As a result, the Sequential Test has been passed and the Exception Test is not required.
- 6.18 A site and proposal specific flood risk assessment has been prepared (NPPF Para 167, UDP Policy U4). It has been assessed that if suitable flood resilience and resistance measures are implemented and an appropriate drainage strategy implemented, then the proposed development will be suitably protected from Flood Risk.
- 6.19 The Site has been assessed for its suitability for Sustainable Drainage Systems (SuDS) (Flood Risk Assessment, Para 7.7) and a Sustainable Drainage Strategy has been prepared by VDG and has been submitted in support of this Planning Application.

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- 6.20 Consultation with United Utilities on the capacity of the fresh water and sewerage networks will be carried out during the determination of the application (UDP Policy U4).
- 6.21 The Proposals are, therefore, in accordance with the UDP Policies U3 and U4 and the relevant policies of the NPPF.

## **Arboriculture and Ecology**

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### **Arboriculture**

- 6.22 All the existing trees and tree groups with the Site have been assessed for their quality, the results of which are detailed in the Arboricultural Survey (AS) completed by Arbtech, which has been submitted in support of this application. Arbtech has also produced an Arboricultural Impact Assessment (AIA) plan, Tree Protection Plan (TPP), and Arboricultural Method Statement (AMS).
- 6.23 As detailed in the AS and AIA, there will be the partial loss of one tree group, and the loss of one tree and one tree group to accommodate the proposals. None of the trees to be lost are of a high amenity value or quality and none are subject to a Tree Preservation Order (TPO) (see the Arboricultural Survey for further information). The individual tree to be lost is a category B tree, as is the partial group to be lost. The tree group to be fully lost is classed as category C. All other trees and tree groups within the Site will be retained, including a large group along the north-east boundary adjacent to the River Tame (see Arboricultural Impact Assessment).
- 6.24 Mitigation planting for these losses will be provided across the Site and areas of additional hedgerow will be planted around the Site boundary and within the car park area. Any new planting will comprise native species. Trees will be provided on either side of the access road, along the northern border, and within the car parking area. All of which will make positive contributions to the overall aesthetic and amenity value of the scheme. Those trees that are retained will be appropriately protected during the construction and operational phases of the development. Details on the proposed protection measures to be implemented are shown in the submitted Tree Protection Plan and Arboricultural Method Statement.
- 6.25 The proposed tree and hedgerow planting and additional hedgerow planting will more than compensate for the loss of the low-quality trees and tree groups which are to be lost (UDP Policies N4 and N5).

### **Ecology**

- 6.26 A Preliminary Ecological Appraisal (PEA) has been carried out by Tyrer Ecological Consultants Ltd which fully assesses the Site and proposed development for its potential impacts on protected species, and local and national nature conservation sites. The resultant report has been submitted in support of this planning application.

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6.27 The Site is not within either a local or national nature conservation site. It is, however, approximately 0.1km from the Huddersfield Canal Site of Special Scientific Interest (SSSI) meaning it is within the Impact Risk Zone of the SSSI. It is also within two kilometres of the Castle Clough & Cowbury Dale Local Nature Reserve (LNR), and the Knot Holl LNR (PEA Figure 6.2). By carrying out the mitigation measures recommended in the PEA, the proposals will not result in a material impact on the SSSI or LNRs (UDP Policy N1b and N2).

6.28 The PEA recommends the following (PEA Section 8.0):

- A scheme of eradication is to be undertaken by a suitably licensed invasive species contractor to eradicate the Himalayan balsam and Japanese knotweed discovered within the Site.
- A Construction Environmental Management Plan (CEMP) is prepared to ensure any risks of impacting on nearby waterways, and potentially water vole or otter, are minimised (UDP Policies N1b and N6)
- A further survey of tree T1, as it has low bat roosting suitability, to determine whether it is used by roosting bats (UDP Policy N7)
- That any vegetation works are carried out outside of the breeding bird season of March-August inclusive, or that they are supervised by a professional Ecologist to check for nesting birds within 48hrs or less prior to works commencing (UDP Policy N7).
- A program of Reasonable Avoidance Measures (RAMS) are implemented to minimise the risk of injuring or killing small terrestrial mammals, common amphibians, and/or reptiles during both the construction and operational phases of development (UDP Policy N6)
- Enhancement measures for invertebrates should be included in the scheme design (UDP Policy N6)
- The biodiversity value of the Site should be enhanced through the proposed landscaping and planting scheme (UDP Policies 1.10 and N3)

#### **Conclusion on Arboriculture and Ecology Matters**

6.29 Following the implementation of all recommended mitigation measures, the Proposals will appropriately protect and enhance ecology and biodiversity within and around the Site, in accordance with UDP Policies 1.10, N1b, N2, N3, N4, N5, N6, and N7.

#### **Transport, Highways, and Parking**

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6.30 A Transport Statement has been prepared by SCP and has been submitted in support of this Planning Application (NPPF para 113, and UDP Policy T14).

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### **Sustainable Location**

- 6.31 The Site is in a sustainable location. It has good levels of access to public transport, including multiple regular bus routes and a regular train service, and a wide range of local services, community facilities, and amenities. There are good pedestrian and cycle connections from the Site (UDP Policies T7 and T8). As a result, future residents will not be reliant on the use of a private vehicle and would be encouraged to use sustainable modes of transport (Transport Statement Section 4.0) (NPPF para 112(a), and UDP Policy H10(b)).

### **Access**

- 6.32 The Site will be accessed via a new access point to the north of Egmont Street, which has suitable levels of visibility in both directions (Transport Statement para 3.4). It provides a two-way access road suitable for use by domestic vehicles, emergency services, and delivery and servicing vehicles, with turning heads within the main car park area (Transport Statement para 3.7 and Appendix D). This will ensure that all relevant vehicles accessing the Site can enter, turn, and exit safely in a forward gear (NPPF para 112(c)). Two-metre-wide footpaths will be provided on either side of the access road, leading to a shared surface towards the west of the Site. This will ensure safe access for all necessary vehicles, pedestrians, and cyclists (UDP Policy H10(b)).

### **Parking**

- 6.33 The scheme will provide 1 car parking space and 1 cycle space per dwelling (UDP Policy 7) (Transport Statement para 3.8 and Appendix B). Two of the parking spaces will be disabled bays and six will be provided with Electric Vehicle Charging Points (NPPF paras 112(c) and (e)). The levels of parking provided are in accordance with the Council's adopted parking standards set out in the Residential Design SPD (UDP Policy T10).

### **Trip Generation and Impact on the Highway Network**

- 6.34 It has been assessed that the proposal will generate one additional two-way vehicle movement every 6-7 minutes in both the AM and PM peak hours, compared to the existing situation (Transport Statement Section 5.0). The effect of which will be barely perceptible during the peak hours and less so outside of the peak hours. This will not result in a material intensification of the local highway network and as such the traffic impact of the scheme is acceptable (UDP Policy H10(b)).

### **Conclusion on Transport and Highways Matters**

- 6.35 Having regard to the analysis presented in the Transport Statement the Proposals are in accordance with the NPPF, UDP Policies T1, T7, T8, T10, T14, and H10(b) and Tameside's Residential Design SPD. Therefore, there is no highway related reason to withhold planning permission (NPPF Para 111).

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## **Noise and Air Quality**

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### **Noise Quality**

- 6.36 The Site is adjacent to industrial and commercial uses which could be sources of noise pollution which could negatively affect the amenity of future residents. 'Agent of change' principles require the incoming development or use must provide suitable mitigation to ensure the proposed development will provide appropriate living standards for future occupants (NPPF para 187).
- 6.37 A Noise Impact Assessment has been completed by dBx Acoustics Ltd which concludes that with minor mitigation measures, the proposed development will provide appropriate living standards and levels of amenity for future occupants. dBx Acoustics resultant report has been submitted in support of this planning application.
- 6.38 The noise levels measured on Site will require the bedrooms to have attenuated ventilation (e.g. trickle ventilators), but there are no acoustic requirements for the living rooms, which can be naturally ventilated via partially opened windows. External amenity areas across the Site will be within World Health Organisation (WHO) Guidelines.
- 6.39 The proposed residential use will not be a cause of high or unacceptable levels of noise pollution and so will not materially impact on the neighbouring commercial uses (UDP Policy MW12).

### **Air Quality**

- 6.40 The Site is not within a designated Air Quality Management Area under the Local Plan. Therefore, air quality mitigation measures are not required as part of the proposed development (UDP Policy MW14).

### **Conclusion of Noise and Air Quality Matters**

- 6.41 Therefore, the proposed development accords with the relevant sections of the NPPF and UDP Policies MW12, MW14, and H10(d).

## **Design and Setting**

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- 6.42 A Design and Access Statement has been prepared by Neil Pike Architects which provides further detail on the proposals and how the submitted design and layout has been achieved.

### **Character and Density**

- 6.43 The proposals respect the character and appearance of the surrounding area. This is achieved using similar materials (stone exterior with tiled roof) and incorporating domestic architectural features such as gables, a pitched roof, and the use of sills and lintels around fenestrations (NPPF para 130, and UDP Policy H10(a)).



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6.44 The proposed scheme is between commercial sites but also adjacent to residential properties. The scale and massing of the blocks are still of a domestic scale (i.e., similar to rows of three storey townhouses) but also remain in keeping with the scale of the neighbouring commercial buildings (UDP Policy C1). The scale and massing of the proposed buildings also reflect that of mill buildings within Mossley (which are typically two-to-three-storeys in height), as a nod to the mill that occupied the Site in the early 1900s.

6.45 The proposals make for an efficient and effective use of land (NPPF para 120). Each one-bed apartment has at least 45sqm net internal area is provided with a parking space and cycle parking, yet the scheme still delivers a density of 83 dwellings per hectare. A density which is wholly acceptable due to the sustainable location of the Site and its public transport connections (UDP Policy H7).

### **Design**

6.46 Good design is a key aspect of sustainable development (NPPF para 126). The proposals provide generously sized one-bed apartments which comfortably exceed the national minimum standards<sup>7</sup>. All habitable rooms will receive appropriate levels of daylight and sunlight. This will provide comfortable living standards for future occupants. The layout is easy to navigate and will be appropriately lit and the hard landscaping areas will be designed to ensure safe and level access for all (UDP Policy H10(a) and (b)).

### **Landscaping**

6.47 The proposals will include hard and soft landscaping to private and public areas of the Site, these are shown on the Proposed Site Plan included in this submission.

6.48 Secure fencing is provided around the Site boundary and to the private communal areas for residents. Refuse storage areas will be enclosed with fencing to ensure a more discreet management of bins. The access road will be tree lined and additional trees and hedgerows will be planted across the Site, not only improving the overall aesthetics of the Site but also benefiting local wildlife and overall biodiversity (NPPF para 131, and UDP Policy H10(c)).

### **Amenity**

6.49 Although there are residential dwellings to the west of the Site, they are elevated above the Site and set back from the cliff edge, as a result they will not overlook the proposed dwellings.

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<sup>7</sup> Nationally Described Spaced Standards (2015)

6.50 The layout of the proposed scheme will ensure that all dwellings maintain appropriate levels of privacy, daylight and sunlight (UDP Policy H10(c)).

**Crime Impact and Secure by Design**

6.51 A Crime Impact Statement (CIS) has been prepared by Greater Manchester Police’s Design for Security department. The CIS concludes that the proposed scheme is considered acceptable, subject to some matters being addressed (UDP Policy 1.12 and H10). The matters raised are provided in the below table alongside how this has been responded to in the scheme’s design.

Matter Raised	Design Response
<p>Robust enclosure of the private amenity spaces to the sides/rear of buildings (including retention of the existing dense vegetation to the steep bank at the rear of Block 2 to deter unauthorised access from Bury Street), as well as clear definition along the River Tame to deter access to/from the private track</p>	<p>All private amenity spaces will receive robust boundary treatments, including 1.8m high timber fencing, to ensure they are securely enclosed.</p> <p>A 1.8m high green steel mesh fence is proposed along the boundary between the Site and the River Tame, preventing access from the private track along the River.</p> <p>Full details of the proposed boundary treatments are provided on the Proposed Site Plan and Design and Access Statements submitted in support of the application. In any case, boundary treatments can be managed by a suitably worded planning condition requiring the provision of a Boundary Treatment Plan for approval by the Council.</p>
<p>Defensible space to car park elevations to funnel pedestrian movement away from immediately adjacent residential windows. Maximise surveillance over the parking spaces to the east of Block 1 and the site entrance</p>	<p>Areas of planting are proposed in front of all ground floor windows which overlook the car park. This will naturally funnel pedestrians towards the entrance doors of each apartment block.</p> <p>The parking spaces to the east of Block 1 will have high levels of passive surveillance from windows in the flats of Block 2.</p>

Robust control of access into the buildings, including a secure system for the delivery of post	A secure access system will be installed in each Block which includes a secure system for the delivery of post. This will be detailed at Building Regulations stage.
Consideration of symbolic barrier to site entrance	The Applicant has considered that a symbolic entrance barrier would not be suitable for this Site and proposals.

6.56 The Proposals provide a safe and secure development in accordance with Policies 1.12 and H10(b) and H10(e).

#### **Conclusion on Design and Setting**

6.57 The proposals are of a high-quality design which respects the character, urban form, and appearance of the surrounding area. A high standard of living accommodation is provided in generously sized apartments, with every resident having access to a parking space and safe and secure cycle storage. The Site is accessible to all and provides a safe and secure environment for residents and visitors. Therefore, the scheme is in accordance with the relevant parts of the NPPF and UDP Policies 1.12, H7, H10, and C1.

#### **Sustainability and Energy**

6.58 An Energy Statement, prepared by Energy Counsel, has been submitted in support of this Planning Application. The Energy Statement concludes that, through a fabric first approach and the provision of high efficiency air source heat pumps, the proposed development can provide a 59% carbon emissions improvement and a 20% primary energy improvement over Building Regulations Approved Document Part L1 (2021). The Proposals, therefore, accord with UDP Policy U5.

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## 7. SUSTAINABLE DEVELOPMENT AND SCHEME BENEFITS

7.1 The NPPF states that the purpose of planning is to help achieve sustainable development. Paragraph 7 notes that the NPPF, as a whole, sets out the Government's view of what constitutes sustainable development, while paragraph 8 identifies three dimensions to sustainable development, comprising economic, social and environmental roles. It is our opinion that the three roles are mutually dependent and should not be taken in isolation.

7.2 The following section provides an assessment of the subject site and proposed development against these criteria, demonstrating how the scheme will bring a range of economic, social, and environmental benefits to the local area and to Tameside.

**Table 7.1 Scheme Benefits**

<b>NPPF Sustainable Development Dimensions</b>	<b>Benefits of the Proposed Development</b>
<b>Economic</b>	<ul style="list-style-type: none"><li>• Job opportunities for local people during the construction phase</li><li>• Economic boost to the local economy during the construction phase</li><li>• Local economic improvement from additional residents using local services, businesses, and facilities</li></ul>
<b>Social</b>	<ul style="list-style-type: none"><li>• Provision of 36no. affordable dwellings to the benefit of local residents in need of housing</li><li>• Visual improvement to the local area because of clearing and redeveloping a site that has become an eyesore</li></ul>
<b>Environmental</b>	<ul style="list-style-type: none"><li>• Remediation of a contaminated site</li><li>• Biodiversity net gain achieved through carefully selected trees and other planting</li></ul>

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## 8. PLANNING BALANCE AND CONCLUSION

- 8.1 This planning application has been prepared on behalf of Bridgewater Land & Development for the construction of 36no. affordable apartments on Land north of Egmont Street in Mossley.
- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.3 Paragraph 11 of the NPPF applies the presumption in favour of sustainable development and requires decision makers to consider whether relevant development plan policies are up to date. Tameside are currently unable to demonstrate a five-year housing land supply.
- 8.4 The Site is within Flood Zone 2. It has been demonstrated that the proposed use and development is suitable for this location and will not result in an increased risk of flooding. As such, there are no policies within the NPPF that provide a clear reason for refusing the development (NPPF Footnote 7).
- 8.5 The Proposed Development will provide significant positive economic, social, and environmental, as demonstrated in Section 6. In particular:
- Bringing a vacant, degraded, and contaminated brownfield site back into a viable use
  - Increasing the supply and delivery of housing supply in a sustainable location
  - Provision of 36no. affordable homes for Tameside residents
  - Environmental improvements through the remediation of a contaminated Site, provision of a biodiversity net gain, and the provision of highly efficient low carbon homes
  - Local economic boost during the construction and operational phases, with job opportunities for local workers during construction
- 8.6 It has been demonstrated through the additional reports and material submitted in support of this planning application that any material impacts that would arise are appropriately mitigated. The proposals clearly provide significant benefits that demonstrably outweigh any material impacts (NPPF Para 11(d)(ii)).
- 8.7 Therefore, the relevant policies within Tameside's Local Plan are out-of-date (NPPF Footnote 8) and the tilted balance in favour of sustainable development is engaged.

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8.8 The proposed development accords with National and Local Planning Policy and there are no technical constraints or barriers that would prevent the development from coming forward. As a result, the proposed development constitutes sustainable development, and it is respectfully requested that planning permission be granted for the proposed development.

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## **A1. APPENDIX 1 – COSTAR DATA**

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