Welcome to our exhibition

Tameside Council is preparing an outline planning application for the former Littlemoss High School site, in Droylsden. The application will be submitted in order to establish the principle of residential development on the site, in order to provide new homes for the area, as well as generate funds to protect vital council services.

If this outline planning application is approved, the Council will then find a preferred developer to buy the site and bring forward a ‘reserved matters’ planning application, which will cover the details of the development, later on.

The purpose of this exhibition is to inform you of the initial plans for the former Littlemoss site, show you how Tameside Council arrived at this point, and provide you the opportunity to meet the project team and give feedback on the initial proposals.

We hope you find this event of interest. If you have any questions please speak to a member of the project team.

Remarkable Engagement

As part of its commitment to community consultation, Tameside Council has instructed a specialist consultation agency, Remarkable Engagement, to support and manage the community consultation process. Remarkable Engagement will record the feedback received, and prepare a Statement of Community Involvement documenting the consultation and its outcomes, which will be submitted alongside the application for outline planning permission.
Housing in Tameside

Why here?

Tameside was one of the largest beneficiaries of the national Building Schools for the Future programme, which saw the development of five new, state-of-the-art schools within the local authority. These new schools replaced older, less practical buildings, which have now either been demolished, or lie vacant and unoccupied.

The Council is now looking at bringing disused school sites back into productive use, in order to pay for the initial financial investment in the Building Schools for the Future programme, and help protect vital council services.

Why housing?

Tameside has a real need for new housing to cope with population growth, and to help make it easier to buy a new home. To provide for this need, the Council must oversee the development of several thousand more houses before 2026 and therefore has looked at using council-owned land, such as the former school sites, to assist in meeting this target.

In 2015 the Council ran a consultation with local residents to seek their views on the budget setting process for the next two years. 1,019 people completed the budget simulator, with 79% supporting the sale of council-owned land to provide new homes across Tameside.

The Council has listened to this, and is currently considering where, across the borough, it can use council-owned land to help meet this widespread need.

Types of housing

Tameside Council envisage that the new homes being developed will be houses with a range of different bedroom numbers and for sale only. It is understood that there is a growing need for this type of development across Tameside and many people, particularly young families, are finding it hard to get onto the property ladder.
The site

After the former Littlemoss High School building was closed in 2009, the existing structures were demolished. To the east of the site lies green space which backs onto a selection of residential properties, whilst further green space surrounds the northern and western boundaries. Residential properties sit nearby the site as well as the Littlemoss Business Park.

The site, which is now vacant, is a brownfield site within the Green Belt. Development on it will have to be justified against local planning policies and the National Planning Policy Framework. This will be addressed in the application for outline planning permission to be submitted following this consultation.
The proposal

Tameside Council is aiming to submit an outline planning application for the Littlemoss site. If approved, this will establish the principle of development and the road access to the site. It will then need a further ‘reserved matters’ application from a developer, who will be carefully chosen by the Council, to settle the final details of the proposal before any construction can begin.

Housing

Tameside Council’s proposal includes plans for up to 60 houses to be developed on the former Littlemoss High School site. It is envisaged that these will be family homes for purchase which are needed throughout Tameside.

As Tameside Council is only looking to submit an outline application, the design and appearance of the proposed houses will not be considered at this stage. That said, the Council will look to guide potential developers in designing homes that are both in-keeping with and respectful of the local area. We have provided a selection of images in this exhibition that showcase existing homes across Tameside that we believe are indicative of the types of buildings we wish to see developed.

Landscaping

The proposals will include a degree of landscaping. Tameside Council’s vision is that this will provide a well-kept attractive setting for the residential development and act as a scenic buffer around the site.

Traffic and Highways

A Traffic Impact Assessment will be carried out and submitted as part of the planning application. This will highlight any potential traffic-related issues regarding the proposal and suggest mitigation measures if necessary.

The proposal includes parking for new homes and is close to existing public transport links, meaning the development will be very accessible.
Initial site proposal
Site plan
Next steps

Following this exhibition Tameside Council will review all feedback offered throughout this consultation and, where possible, incorporate it into the final proposal. It is expected that an outline application will be submitted in the coming weeks.

We want your views!

Please use the forms provided to give your feedback on the proposal you have seen today. If you have any questions please do not hesitate to speak to any of the project team in attendance and they will endeavour to help you in your enquiries.

Tameside Council is committed to consulting the local community regarding its proposals and, as such, will consider all comments provided.

An independently prepared Statement of Community Involvement will be submitted alongside the outline planning application. It will contain an account of the whole public consultation and analysis of the feedback collected, in order to ensure transparency.

Get in touch

If you have any questions or would like to be kept updated, you can contact us via any of the methods below:

Email: tameside@consultationonline.co.uk
Freephone: 0800 298 7040
Web: www.tameside.consultationonline.co.uk