
Haughton Green

SUPPLEMENTARY PLANNING DOCUMENT



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1. Introduction

PURPOSE OF THE DOCUMENT

1.1 The purpose of this Supplementary Planning Document (SPD) is to provide:

- Design and character guidance for the Meadow Lane and Haughton Green area within the defined SPD boundary (figure 1.0);
- Developer guidance with regards to the site of the former Old Rectory off Meadow Lane; and
- Guidance to ensure the delivery of high quality design, while retaining existing character and guide sustainable development.

1.2 The SPD is designed to raise awareness of the need for good design and its value in terms of character and environmental quality. The SPD boundary, shown in figure 1.0, has been defined following consultation with stakeholders and local residents, as well as being informed by previous studies such as a draft character appraisal for the area.

1.3 The SPD once adopted will be an important material consideration in the determination of planning applications. Developers, designers, homeowners and prospective applicants who use the SPD and follow the guidance can expect to minimise potential delays in the determination of their planning application. Proposals which fail to align with the principles set out within the SPD may be refused planning permission.

1.4 The adopted SPD supplements a range of planning policy as detailed within appendix 2 alongside existing Unitary Development Plan (UDP) policies, more specifically supporting policy:

- C1 Townscape and Urban Form

“In considering proposals for built development, the Council will expect the distinct settlement pattern, open space features, topography, townscape and landscape character of specific areas of the Borough to be understood, and the nature of the surrounding fabric to be respected. The relationship between buildings and their setting should be given particular attention in the design of any proposal for development.”

1.5 The Council has also produced a number of other SPDs which complement that for Haughton Green which should be considered alongside it during the development design process.



Figure 1.0 Houghton Green Supplementary Planning Document Boundary

2. Background

2.1 Houghton Green is located within Denton to the south of Tameside and approximately 2 miles south west of Hyde on the northern bank of a large loop of the River Tame. Meadow Lane, running north south, falling in gradient toward the river is part of the hamlet of Houghton Green, within the township of Haughton which is itself part of Denton. The area is located to the north of the Tame Valley which is a key strategic green corridor for Greater Manchester.

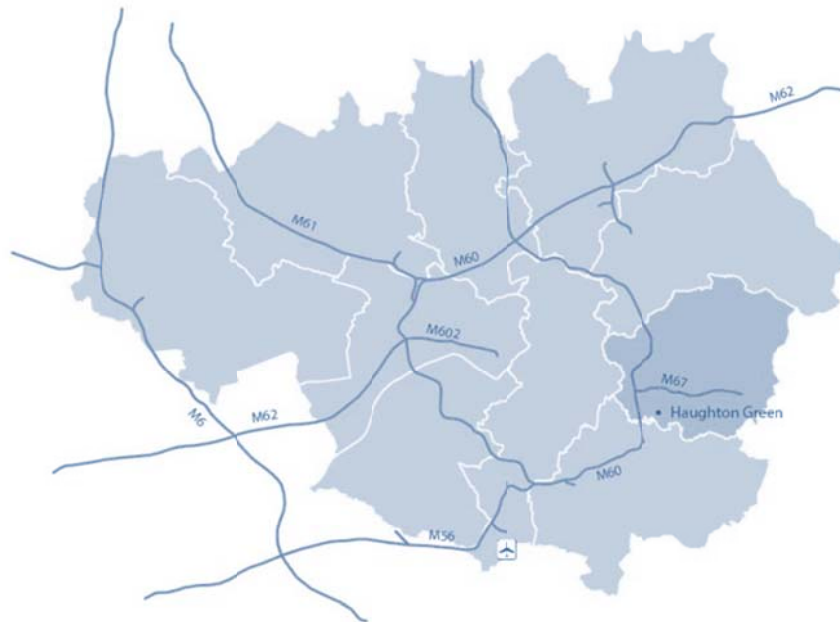


Figure 1.2 Houghton Green Location Context

2.2 The study area is largely residential with areas of high heritage, recreation and amenity value. The area contains a diverse stock of housing and numerous links to nearby recreation routes in the Tame Valley. Distinctive architectural character is provided by a number of listed buildings and the area benefits further from a range of environmental designations recognising the contribution which this area of the borough makes toward the natural environment.

2.3 The area around Meadow Lane was first assessed for potential Conservation Area designation in 2009 in response to concerns regarding the proposed demolition of the Old Rectory Hotel. Historic England assessed the aforementioned building for statutory listing but found it to be of insufficient quality to merit this degree of protection. An assessment of the wider area reached similar conclusions in respect of proposed Conservation Area status also. Permission for a new care home and demolition of the Old Rectory Hotel was granted planning consent in June 2009 (application reference 08/01266/FUL).

2.4 A further assessment of the wider area in relation to proposed Conservation Area designation, which largely mirrors the boundary established for this SPD, was undertaken in June 2013 and reached similar conclusions as those previously.

2.5 Through the previous considerations for potential Conservation Area designation the quality of the historic environment had over the course of time found to have been compromised by the erosion of character and loss of traditional details. This was due to several key historic buildings being no longer in existence; inappropriate alterations which harmed the significance of those that remain, and the encroachment of modern development.

2.6 Although not considered appropriate for Conservation Area designation it is recognised the area of Haughton Green has distinctive characteristics, which are vulnerable to further inappropriate development and change. In order to help address this, the SPD will help to ensure that future proposals are considered sensitively and make a positive contribution to local character, design and context.

BASELINE ANALYSIS

2.7 To inform this SPD two public consultation events have been undertaken to help identify issues and opportunities for the area with the following outcomes:

2.8 Stage 1

Strengths, Weaknesses, Opportunities and Threats Workshop

A workshop was undertaken with a number of local residents and Ward Councillor's on 4 March 2015. This workshop generated an understanding of local interest in the area's distinctive character, issues and threats and the 'pros' and 'cons' of various planning controls and interventions. It was considered the production of an SPD would represent the most appropriate planning tool to address concerns and provide clear guidance in relation to local character and contextual design.

2.9 Stage 2

Baseline and Community Consultation leading to the development of the SPD

A baseline analysis of the area was undertaken to inform the development of the Haughton Green SPD through an accompanied site visit walk-around with community stakeholders on 16 February 2016, the owners agent of the former Old Rectory site on 26 February 2016 and a further public consultation event held with the local community on 16 March 2016 who identified the following:

2.10 Issues

- Highways problems are an existing issue, in terms of congestion and parking.
- Meadow Lane is particularly narrow and therefore access and movement is somewhat restricted.
- On street parking restricts movement and causes potential safety issues.
- Changes in levels raised concerns of overlooking from developments, proximity and enclosure.
- The Village Green is poorly addressed by the surrounding uses and highway.
- High levels of parking along Haughton Green Road and the northern part of Meadow Lane have a detrimental impact on movement and safety.
- The loss of trees has previously had a negative impact on the areas character.

2.11 Opportunities

- The area is a gateway to the Tame Valley and recreation corridors.
- Haughton Green has a rich heritage with listed buildings, Local Nature Reserve, protected green space and a Heritage Trail.
- There is a strong sense of place and character.
- Trees should be retained as the tree canopy gives a woodland feel.
- A sense of enclosure exists along Meadow Lane.
- The Old Rectory Site presents a development opportunity for the area.



Figure 1.3 Houghton Green Opportunities and Constraints

HISTORIC CONTEXT

2.12 Historically the urban growth of Haughton Green began in the early 18th Century. As can be seen in the historic maps provided within figure 1.4, the urban structure of the core of Haughton Green has largely remained the same; however the character has changed from a rural valley, to a working area with mills and finally a residential community within Denton.

2.13 The SPD area is concluded to the south by Ivy Cottages and Haughton Dale House located toward the River Tame valley floor, which provides a natural boundary. This along with the tight urban form of Meadow Lane creates a rural context for the southern extent of the SPD area. The linear form of the SPD area is defined by the narrow corridor of Meadow Lane running north-south and Haughton Green Road east-west, concluding at the Village Green. These corridors have remained the axes for growth in Haughton Green over the course of time.

2.14 St Mary's Church, Haughton Dale House, Haughton Terrace, and Ivy Cottages were established urban features of the area at an early stage in its history and remain so today.

2.15 The hatting industry was the main driver of change in the area, along with mining during the 18th and 19th centuries before its decline. The domestic-based hatting industry created a distinct architectural typology for the area. In particular, three types of building to support the industry emerged (bowing workshops and planking/finishing shops), although little remains of these industrial buildings, important community buildings such as the Jolly Hatters public house opposite the Village Green remains an important asset today.

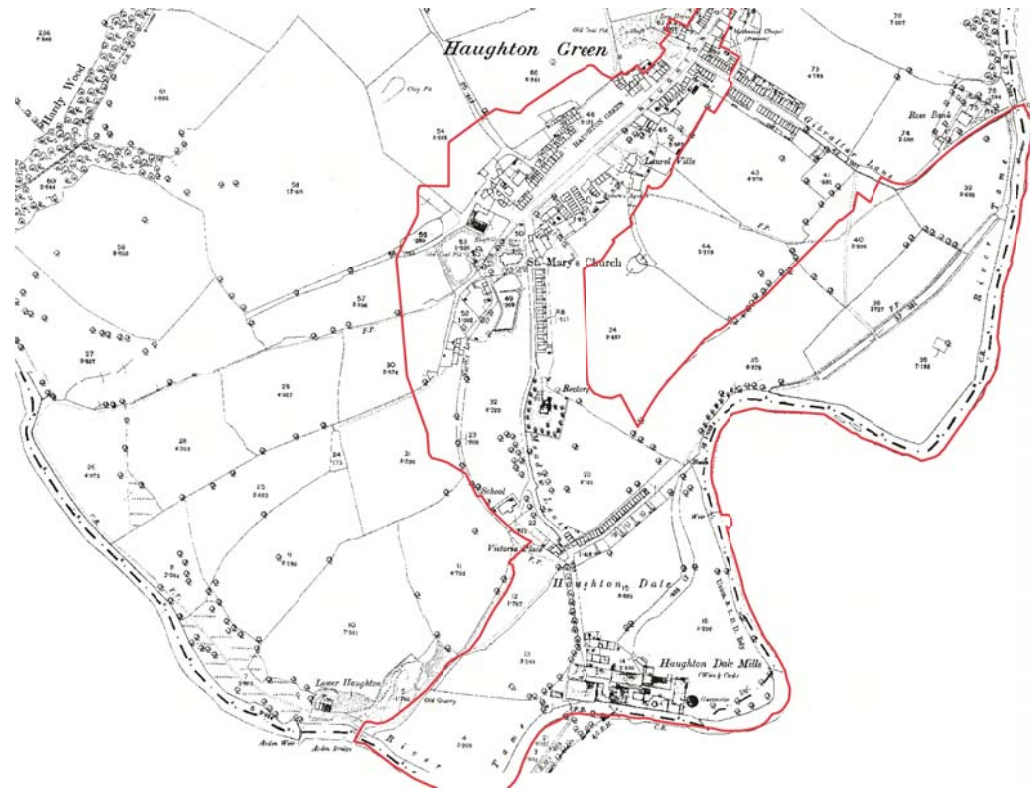
2.16 Mapping of the area up to 1934 shows an urbanism of Haughton Green including the development and subsequent demolition of James Walton's 'Iron School' in 1905, replaced by St Mary's school on the northern edge of the Village Green and further residential growth.

2.17 The historic development plans show an urban area that has changed little in terms of core layout and form over the course of a century. The development and architectural typologies within the area have however changed, resulting in a mixed palette of styles, materials and design responses. Nevertheless a distinctive core character has been retained within the locale through the retention of key buildings a tight urban grain and constrained Meadow Lane alongside areas of landscape value.

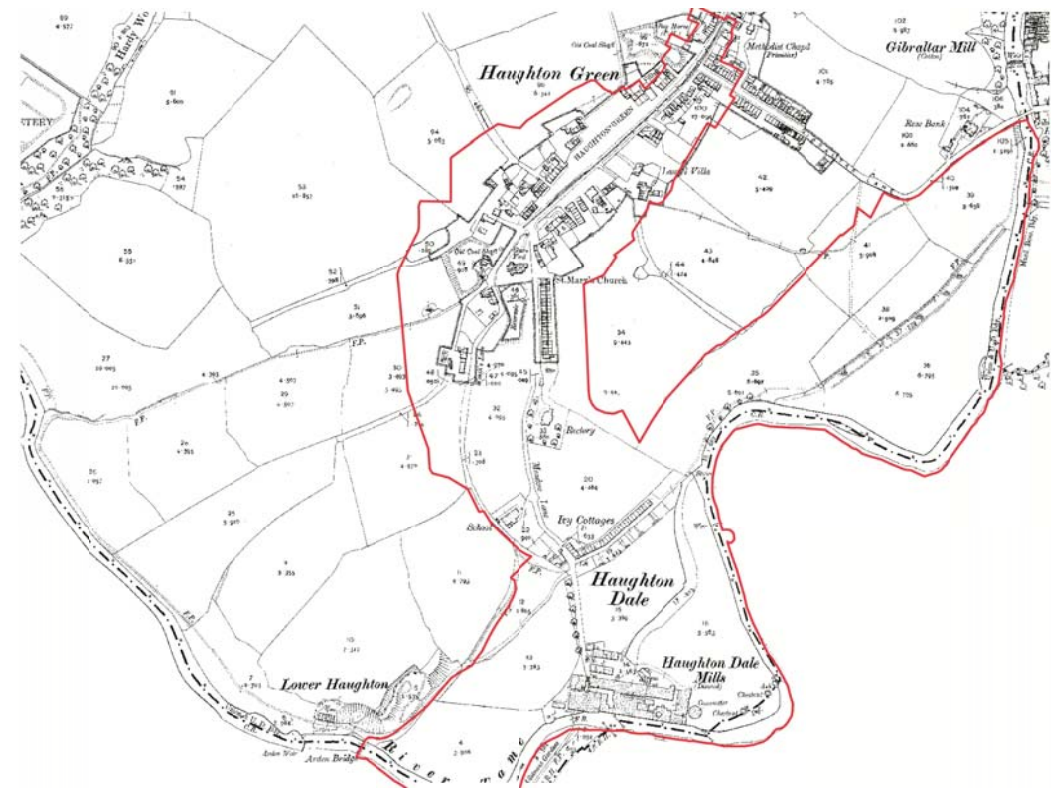
2.18 The rich historic development of Haughton Green has created specific areas of heritage interest. These have been recognised in policy through the designation of protected green spaces, listed buildings, tree preservation orders and other natural designations. These designations seek to protect development detracting from the character and setting of Haughton Green. The purpose of this SPD is not to alter these existing designations but to provide complementary policies to further enhance the character of the area and guide future development proposals.



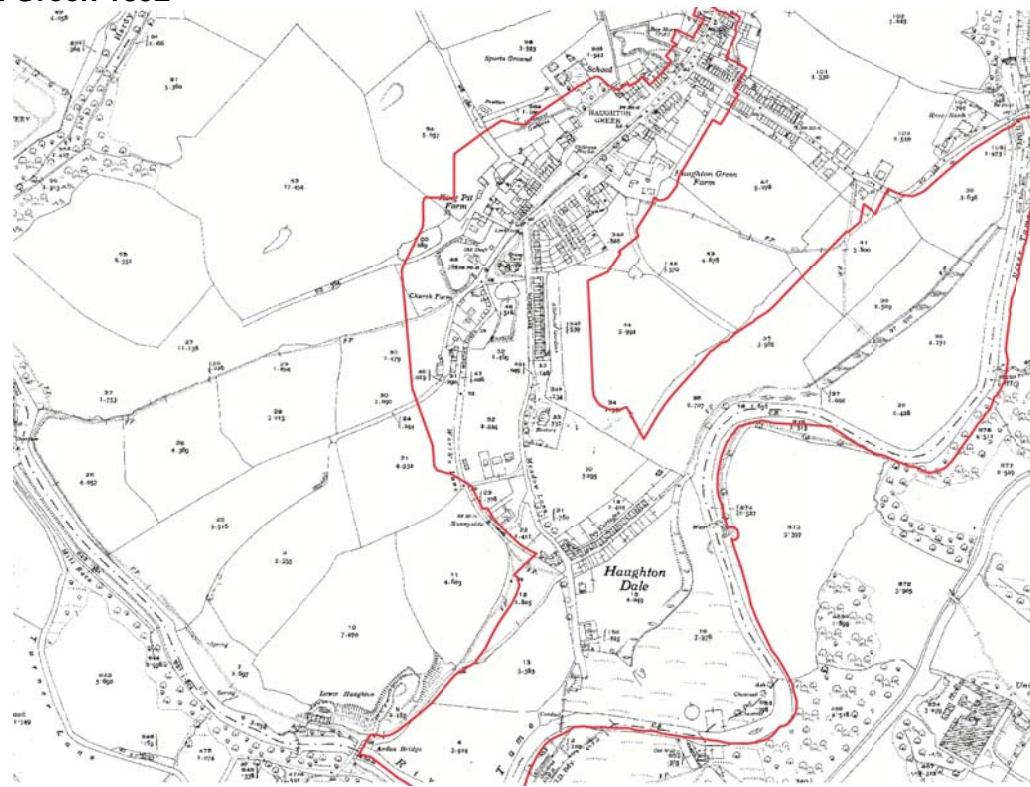
Listed buildings and structures in Haughton Green: St Mary's Church, Haughton Dale House and Lychgate.



Houghton Green 1892



Houghton Green 1909



Houghton Green 1934



Houghton Green 2016

Figure 1.4 Historic Context and urban growth of Houghton Green

3. Policies

3.1 The following policies supplement existing UDP policies and offer guidance that is specific to the Haughton Green SPD area.

HAU1 – LAND USE

Policy HAU1 – Land Use

Residential proposals where appropriate should enhance local context and serve to reinforce the primarily residential character of Haughton Green.

Commercial and retail uses where appropriate should respect existing residential character and principally be focused along Haughton Green Road toward the local shopping centre.

3.2 Reasoned Justification

3.3 Consideration of land use is important to ensure the complementary siting of proposals and the amenity of existing development; to make sure air quality, noise and privacy; are not compromised. The existing residential character of the area has created a strong sense of place where complementary community, retail and recreation facilities provide a focus for activity.

3.4 The predominant land use within the SPD area is residential with a small local centre of shops and ancillary services located along Haughton Green Road. Residential properties are predominately semi-detached or detached other than distinct terraces such as Ivy Cottages and Haughton Terrace. Properties are predominantly set back from road frontages behind front gardens, although there are properties which open directly onto the street such as terraces at the junction between Meadow Lane and Haughton Green Road which help to define key spaces.

3.5 This policy supplements UDP policies E5, H2, S5, S6 and C1.



Figure 1.5 Planning Policy and Environmental Designations (Please note that environmental designations in particular can change from time to time and as such, applicants are advised to discuss their proposals with a Development Management Officer at their earliest convenience).

HAU2 – LANDMARKS AND GATEWAYS

Policy HAU2 – Landmarks and Gateways

New developments should maximise the existence and quality of long and short views into and out of sites to ensure visual links which connect to the wider Haughton Green area including views of key buildings, spaces and the river valley.

New development and improvement works at key gateways (figure 1.6) should respect and strengthen local identity, respond to their prominent location, be orientated to aid legibility through structural wayfinding and enhance the setting of listed buildings at:

1. Haughton Green Road / Meadow Lane,
2. Meadow Lane / Ivy Cottages,
3. Haughton Green Road / Greendale Grove

3.6 Reasoned Justification

3.7 Key views and vistas are an important aspect of the visual identity of every area and help people to orientate themselves as they move around. A number of key landmarks within the area are located at strategically important locations providing definition in particular to the Meadow Lane corridor. Such definition is provided by St Mary's Church and Lychgate (Grade II listed) and its setting which mark an important gateway and visual signpost into Meadow Lane from Haughton Green Road.

3.8 King Pit Cottages and Haughton Terrace also serve to enhance the urban setting of the northern extent of Meadow Lane presenting a uniform façade. Haughton Dale House (Grade II listed) and Ivy Cottages, landmarks to the southern extent of Meadow Lane, contribute toward a distinctively tight but ad hoc urban form which changes at this key transition point, to a more rural character associated with Haughton Dale beyond. It will be particularly important therefore that developments and other works in and around these gateways and entry points protect and enhance the setting of listed buildings and respond to key views and vistas associated with the wider landscape.

3.9 This policy supplements UDP Policies, E6, H10, S9, OL10, OL15, C1 and C6.



Views from Key Gateways at: Haughton Green Road / Meadow Lane and Meadow Lane / Ivy Cottages of Haughton Dale and the Village Green.



Figure 1.6 Landmarks and Gateways

HAU3 – CHARACTER

Policy HAU3 – Character

Developments required to prepare a design and access statement as part of their planning submission should demonstrate how their proposal will protect and enhance the character of Haughton Green having regard to the analysis within this SPD and of the defined character areas (shown in figure 1.7) identified as:

1. Haughton Green Road
2. Worth's Lane / Meadow Lane
3. Haughton Dale

3.10 Reasoned Justification

3.11 A well-considered Design and Access Statement will help to explain the process that has led to the design of the proposed development and why it is the most appropriate solution for a particular scheme or site in question having regard to the specific character of that defined area of Haughton Green.

3.12 There are a wide range of architectural typologies throughout Haughton Green, representing different periods of growth. The area comprises a mix of residential 'estates' with a distinct set of characteristics. Each is predominantly made up of a single housing typology, e/g bungalows, detached, semi-detached houses and surround the historic ribbon of development along Haughton Green Road and Meadow Lane comprising of terraced housing. This pattern of development has produced three main character areas as shown in figure 1.7.

3.13 Haughton Green Road:

- The area around the Village Green lay at the heart of the historic settlement. Haughton Green Road is identifiable in the earliest maps of Haughton and was the only significant route into the pre-industrial village. It was not until the development of the land west of the village in the late 20th century that a through-route was created, with Mancunian Road linking Haughton Green Road to Two Trees Lane in a wide arc. The Churchyard with its distinctive and listed Lychgate still act as a visual terminus at the western end of Haughton Green Road, marking the historic extent of the village.
- Although the Village Green continues to play an important role as a public open space, the late 20th century housing at Key Court effectively turns its back on this asset, which as a result would benefit from animation.
- Although several buildings on Haughton Green Road are of 19th century origin, their appearance would benefit from sensitive reinstatement of original roof coverings, traditional windows, doors and shop fronts, to restore historic detail and architectural features.
- Haughton Green Road is now a key transport corridor and spine road and the Village Green is shown as a Protected Green Space on the Councils Proposals Map. Traditional terraced residential blocks address the north of Haughton Green Road

while more modern semi-detached and detached residential blocks face onto the street from the south.

3.14 **Worth's Lane/ Meadow Lane:**

- Two routes historically connected Haughton Green with Haughton Dale and remain visible in the townscape. Both originate at the listed St Mary's Church and the junction with Haughton Green Road. Worth's Lane curves gently around the western boundary of the church and terminates at the junction with Mayfield Avenue, the route narrowing south of the churchyard at Church Farm (formerly Worth's Farm), into a distinctive dog-leg footpath identifiable in early maps of the area.
- Historically, the lane continued a little further south of Mayfield Avenue to the site of James Walton's Iron School (constructed 1858, now demolished), where a network of footpaths connected it with Lower Haughton to the south west and Meadow Lane to the south east at Haughton Dale House.
- Apart from the cluster of farm buildings at Church Farm, most of which have not survived, Worth's Lane remained an undeveloped agricultural thoroughfare for most of its existence. Construction during the post-war period has altered the character of the lane through the addition of suburban housing. Like Worth's Lane, Meadow Lane remained largely undeveloped until well into the 20th century. Haughton Terrace and the listed St Mary's Church are the significant buildings constructed before 1900 to remain in existence today with additional post-war housing making up the majority of further built form.
- Topography has influenced the character and built form of this Character Area. Meadow Lane follows a north-south route east of the church, cutting a steep channel down the sloping valley sides towards Haughton Dale. Development on the eastern side of the lane takes advantage of the contours of the land, sweeping in broad curves at the site of the former Old Rectory, Daleview and Hillside View overlook Haughton Dale in a series of "terraces". The layout of these roads perpendicular to Meadow Lane helps to soften any visual impact. On the western side of Meadow Lane, south of Mayfield, the rising ground and mature tree cover greatly aids in contributing to a sense of seclusion and enclosure as the lane descends into the valley.
- Worth's Lane/Meadow Lane is the historic heart of the area with listed buildings and characterful streets leading to the rural edge. Ivy Cottages, Haughton Terrace and St Marys Church are key buildings that define the character of the space

3.15 **Haughton Dale**

- From Ivy Cottages south, Haughton Dale retains a strong natural character and forms an important open space to the south of the SPD area. Meadow Lane flattens as it reaches the valley floor, the tree cover thinning to offer longer views south towards the site of former Haughton Dale Mills and glimpses out over the Local Nature Reserve. A small car park is located on the site of the entrance to the Mills, the factory complex responsible for the growth of the village having been cleared, leaving elements of the man-made water channels or goits that drew water from the Tame to power it.
- Built development in the Dale was always limited and has largely remained so, being confined to the foot of the rising ground where Ivy Cottages are located and alongside the lower reaches of Meadow Lane. A historic route to the cluster of cottages at Lower Haughton survives in the landscape. As an attractive green space relatively

untouched by the dense built development that characterises the northern sections of the Study Area, the value of Haughton Dale lies primarily in its natural and recreational amenity value.

- The character area can be best described as the rural edge of Denton with protected countryside, green belt, recreational routes and extensive views.

3.16 Consideration of the defined character areas will help the Council to determine applications and minimise potential delays in the development management process. Where there is insufficient evidence to demonstrate that the proposal would protect and enhance the area then it may be refused planning permission. It is recognised that it may not be possible for an applicant to provide details on all matters, particularly for outline applications where a number of issues are likely to still be reserved.

3.17 This policy supplements UDP policies: E6, H10, S9, OL10, OL15, C1 and C6

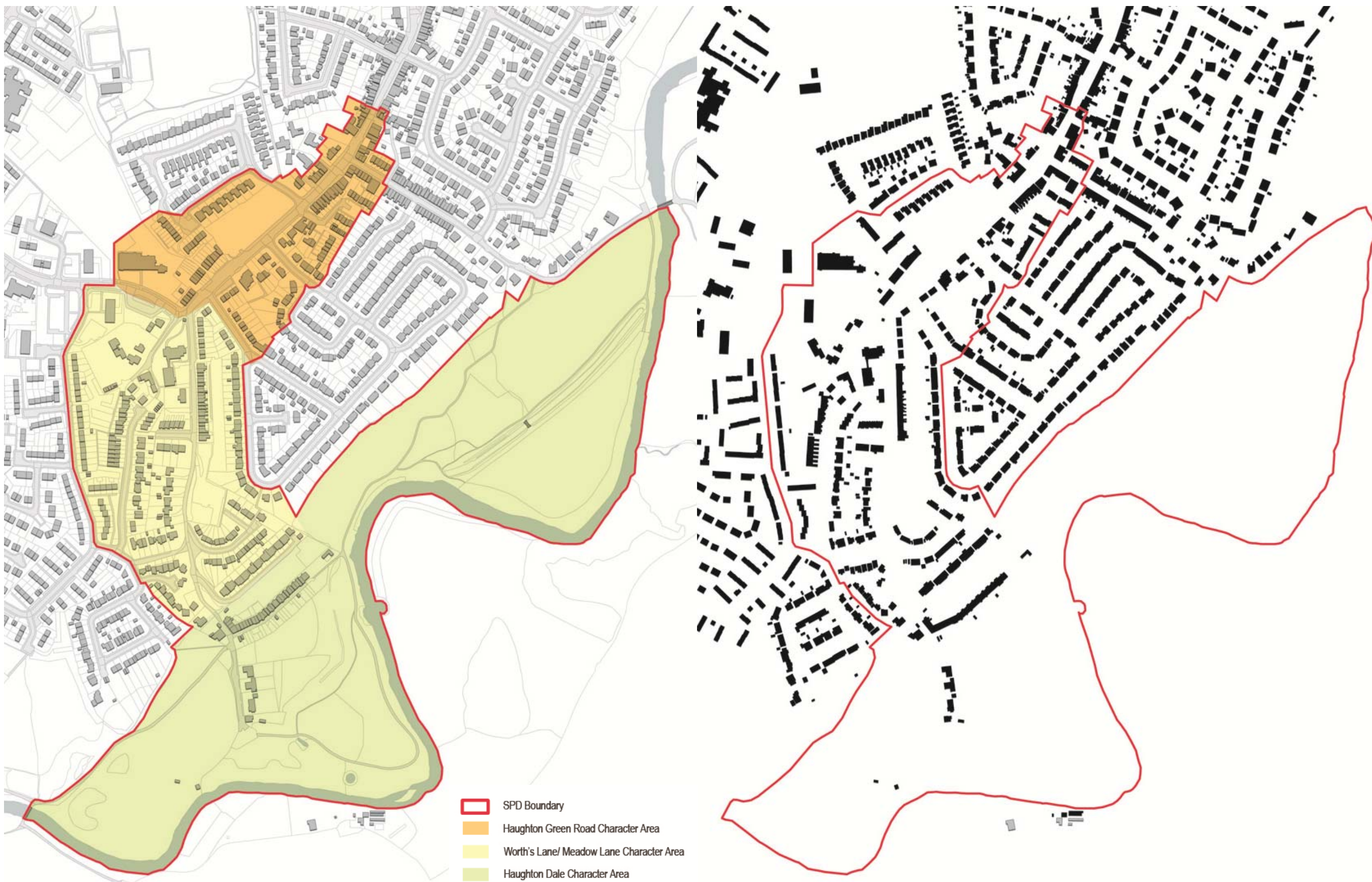


Figure 1.7 Three defined Haughton Green Character Areas
Figure 1.8 Haughton Green Urban Grain

HAU4 – MASSING, DENSITY AND HEIGHT

Policy HAU4 – Massing, Density and Height

Developments in Haughton Green should retain and enhance the character of the area by ensuring:

- Densities of residential proposals are no greater than those typifying the SPD area which is broadly 30 units per hectare, unless it can be demonstrated that an increased density would enhance the character of the area.
- Existing massing is retained and enhanced through uniform clustering of development with regular spacing between built form consistent with the surrounding urban grain.
- Proposals apply a dual pitched roof profile.
- Proposals are no greater than 2 stories in height unless it can be demonstrated that an increased scale would enhance the character of the area.
- Proposals respect and enhance the setting of listed buildings and structures through careful consideration of scale and mass.

3.18 Reasoned Justification

3.19 Haughton Green contains buildings that are predominantly domestic in character and scale and is dominated by two storey residential properties set in a low to medium density pattern exhibiting clustering and regular breaks (figures 1.8 and 1.9).

3.20 Medium densities of terraced houses are concentrated along Haughton Green Road and the upper portion of Meadow Lane. This mix of densities and the changing topography along Meadow Lane towards the River Tame, Haughton Dale and the valley floor creates a distinctive character.

3.21 It will be important therefore that new developments and alterations to existing properties retain and enhance local character. Significant increases in the density of development are therefore unlikely to be acceptable in most circumstances and proposals will need to show regular form and breaks which are consistent with their surroundings.

3.22 This supplements UDP policy: E6, H7, H10, S9, OL10, OL15, C1 and C6.



Massing and Density: Existing built form typified by historic terraced properties and newer detached and semi-detached residential dwellings with regular form, breaks and being no greater than two stories in height.

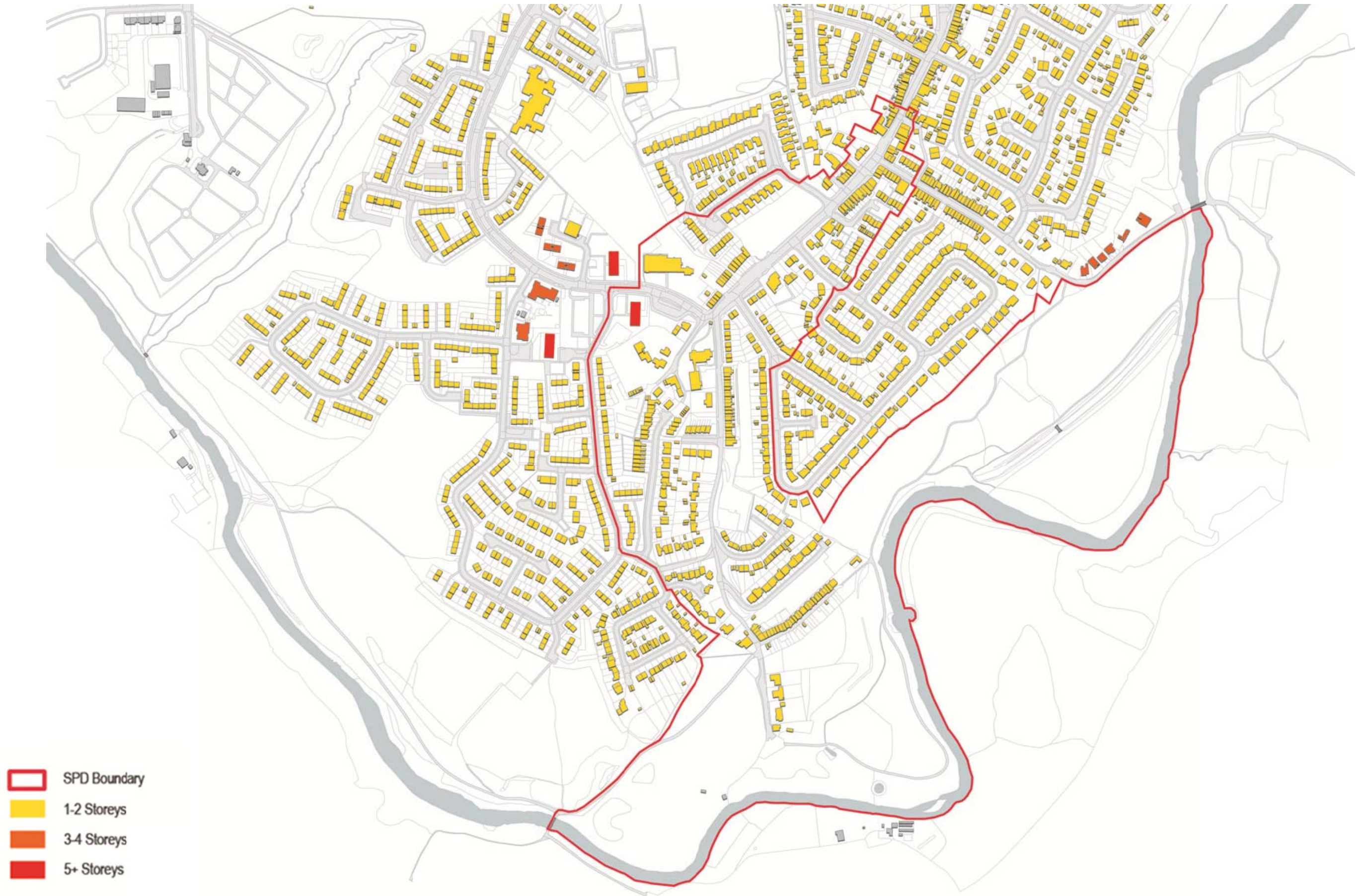


Figure 1.9 Building Heights

HAU5 – FRONTAGES AND EDGES

Policy HAU5 – Frontages and Edges

Proposals should be orientated to face primary frontages, ensuring that corners and junctions are addressed using appropriate treatment to facades that avoid blank, inactive elevations.

Proposals should ensure that neighbouring development is not compromised by overlooking and impact on privacy. Particular attention should be given to the topography of Meadow Lane when considering privacy in line with the Council's Residential Design Guide SPD.

Proposals overlooking Meadow Lane or the Village Green should ensure appropriate framing with habitable windows or primary elevations looking onto these spaces.

Historic boundary details should be retained such as the stone walls framing Meadow Lane, along Haughton Terrace and low walls of stone, brick or formalised soft landscaping which typify local vernacular.

Proposals should make use of robust boundary treatments which harmonise with local vernacular and materials applied to the primary elevations of proposed developments.

3.23 Reasoned Justification

3.24 The quality and consistency of building frontages, boundary treatments and their relationship to the highway are important elements defining local character. Generally streets are well defined with residential properties facing primary frontages however there are occasions where residential properties back onto key assets such as the Village Green which has resulted in the space suffering from inactive frontages. In addition, modern development on Laureate Way and Ardenfield backs onto Meadow Lane, albeit above the level of the road. However this can create issues of shadowing and unnatural enclosure within the corridor.



Boundary treatments: Existing traditional treatments of characterful stone and brick walling along with formalised hedging typify local vernacular.

3.25 A wide range of boundary treatments are applied across the study area, with many modern additions which do not contribute positively to the areas character, primarily due to their varied appearance and condition. Brick walls with iron detailing and timber fencing is common in the more modern estates, whilst the more historic and centrally located

developments feature brick but more predominantly stone walls. The stone retaining wall running the length of Meadow Lane is an attractive asset.

3.26 Although not all changes to boundaries are able to be controlled through the planning system, the Council encourages residents and developers to maintain, construct or replace boundary treatments and frontages in a way which protects and contributes positively toward the character of Haughton Green.

3.27 This supplements UDP policy: E6, H10, S9, OL10, OL15, C1, C6, N3, N4 and N5.

HAU6 – MATERIALS AND DETAILING

Policy HAU6 – Materials and detailing

Developments should use high quality materials and detailing which take a lead from local vernacular. Departures from this approach may be considered appropriate where it can be demonstrated materials selected serve to protect and enhance the character and appearance of the area or where a particular design is proposed that justifies a bespoke material palette.

A cautionary approach should be taken to pastiche designs which if not successfully detailed and executed can detract from the character of an area.

For key frontages, the character of existing facades should be retained and enhanced wherever possible through the use of appropriate traditional detailing and features such as sash windows, solid wood doors, stone lintels and door arches at:

1. Houghton Terrace,
2. Ivy Cottages,
3. King Pit Cottages.

Alterations to existing properties which seek to protect and enhance the character of Houghton Green through their use of materials and detailing will be encouraged.

The use of sympathetic materials and detailing should be carefully considered when developments are proposed within or adjacent to listed buildings which are of great importance.

3.28 Reasoned Justification

3.29 The quality and consistency of building materials makes an important contribution to the character of Houghton Green, as do detailed design features applied to key buildings and frontages. The starting point for new developments and alterations to existing buildings is that they should use high quality materials which take a lead from local vernacular. However it is recognised that approaches which use different materials and design features may be appropriate in certain locations where they enhance local character and appearance. While the Council will not dictate architectural styles, a cautionary approach should be taken to pastiche designs which can detract from the character of an area.



Traditional high quality materials: Red brick with blue detailing along with grey slate roofs and sandstone set walkways, boundary treatments, sills and headers represent historic local vernacular.

3.30 While Haughton Green exhibits a broad range of materials the area is predominantly defined by a mixture of red brick with limited elements of render and occasional blue brick detailing. Historical developments such as Haughton Terraces include sash windows with stone lintels and brick arch detailing which add significantly to the character of the street scene, where interventions over the course of time to historical frontages including inconsistent window treatment and pastiche additions has detracted to some degree from this. Although the replacement of such existing features in many cases will not require planning permission, the Council encourages residents and developers to take an approach which protects and contributes positively toward the character of Haughton Green and have regard to this policy to enhance local character.

3.31 This supplements UDP policy: E6, H10, S9, OL10, C1 and C6.

HAU7 – VEHICULAR ACCESS AND PARKING

Policy HAU7 – Vehicular Access and Parking

Any direct access created to Meadow Lane should be carefully considered to ensure clear sight lines are provided whilst retaining existing stone walls which enclose the lane.

Proposed developments should apply parking solutions that remove cars from primary frontages, do not create large areas of surface car parking or result in unacceptable on-street parking.

The use of private drives to access clusters of generally no greater than 5 residential properties is encouraged to create a sense of place and defined character which is not dictated by the highway.

The use of high quality surface materials should be applied to private driveways and surface parking to reduce their visual dominance and successfully integrate them within the public realm.

3.32 Reasoned Justification

3.33 The visual impact of car parking can significantly detract from the quality of an areas character, particularly given the predominantly ‘green’ appearance associated with Meadow Lane. Additionally the constrained nature of a number of streets, in particular Meadow Lane with its stone wall and numerous protected trees, means resultant parking outside of the confines of site boundaries proves problematic both in terms of its visual impact and the conflict created between users.

3.34 Parking is currently an issue within specific areas of Haughton Green with excessive on-street parking frequently occurring in several locations which can add to general congestion and access / egress issues. The parking requirements of a development must be considered at the inception stage of the project, to ensure it is integrated into the overall design of the scheme. Parking should not be an afterthought of the design process. This results in a ‘what can we fit where’ approach leading to vehicle cluttering of the public realm and a poor quality layout.

3.35 This supplements UDP policy: E6, H10, S9, OL10, T1, T10 and C1.



Highway Constraints: On street parking to Haughton Green Road accessing local shops and services and residential parking and congestion associated with the physical constraints and narrowness along Meadow Lane.

HAU8 – PUBLIC REALM, HAUGHTON GREEN ROAD

Policy HAU 8 – Public Realm, Haughton Green Road

Any public realm improvements should include the following elements:

- Enhanced low maintenance structured planting, and defined boundary treatments to create a focus to the Village Green.
- Widened and raised pedestrian crossing points across Haughton Green Road to create pedestrian priority access.
- Formalised parking along the southern boundary of the Village Green to enable views into and from it, soften this frontage and frame the established street trees which should be retained.
- Any on street parking bays should be integrated into the footway rather than the road in terms of their materials and layout.

3.36 Reasoned Justification

3.37 Haughton Green Road provides a key vehicular route through the SPD area (east-west) with Meadow Lane providing access for residents and to the Local Nature Reserve (north-south).



Figure 1.10 Potential Indicative Public Realm Improvements

3.38 Haughton Green Road in particular serves as a primary route through the SPD area linking to Denton and beyond and as a focal point for local shopping and access to the Village Green for informal recreation which lie either side of it. While both place and movement functions are of importance for Haughton Green there are obvious areas of conflict, with the

function of the road generally dominating the space and hindering what should be a more people friendly environment.

3.39 Retaining both place and movement functions, a greater balance between them could be achieved. Key to this would be improving the quality of the streets public realm to enhance the pedestrian environment whilst maintaining vehicular movement. There would be benefit to reintegrating the Village Green with the wider area and better connecting this key public space with the nearby Haughton Dale. It should be noted that it is not the intention of this policy to set out public realm improvements which the Council will directly fund or deliver itself, rather the above principles should be followed when potentially considering any such interventions.

3.40 This supplements UDP policy: OL4, OL6, OL10, T1, T7, T8, T10 and C1.

HAU9 – PUBLIC REALM, MEADOW LANE

Policy HAU9 – Public Realm, Meadow Lane

Any public realm improvements should include the following elements:

- Develop a 'Quiet Lane' initiative for Meadow Lane.
- Retain the rural character of the Lane.
- Retain the sense of enclosure provided by existing stone walling and tree cover.
- Reduce traffic speeds through the introduction of non-traditional traffic calming which is in keeping with the rural character of the Lane paying special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users.

3.41 Reasoned Justification

3.42 The constrained nature of Meadow Lane due to its narrow profile and character, reinforced by stone walls and no footpath means multiple users typically share the same roadspace. The increasingly rural character of Meadow Lane moving south toward Haughton Dale typifies its rural character. Allied with this, Meadow Lane provides vehicular access to residential properties and parking associated with the Local Nature Reserve beyond, creating conflict between multiple users. While these functions are important, the Lane can be potentially uninviting and intimidating to non-car users, hindering what should be a multi user friendly environment.

3.43 Quiet Lanes can take advantage of various forms of traffic calming to create more of a balance between users, although traditional traffic calming measures such as speed cushions, humps and high visibility signs are typically not appropriate, being more readily associated with urban areas and would not be reflective of, or serve to enhance the rural character of Meadow Lane.

3.44 The southern extent of Meadow Lane in particular provides access to a number of leisure footpaths which are well signposted. This helps define the character of the space and enhance rural connectivity. Public realm improvements therefore should serve to reinforce this rural character. It should be noted that it is not the intention of this policy to set out public realm improvements which the Council will directly fund or deliver itself, rather the above principles should be followed when potentially considering any such interventions.

3.45 This supplements UDP policy: OL8, OL10, OL15 T1, T7, T8, T10 and C1



Meadow Lane: The constrained nature of Meadow Lane at its northern extent and its unmade naturalised condition at its southern most extent. Quiet Lane status applied to Alt Hill Lane elsewhere in Tameside (centre) through the application of non traditional traffic calming.

HAU10 – FOOTPATHS AND CYCLE INFRASTRUCTURE

Policy HAU10 – Footpaths and Cycle Infrastructure

Existing footpaths and cycle infrastructure should be retained and enhanced, in particular the following principles should be applied:

- Developments should not hinder movement along and should respect the character of the locally defined Heritage Trail.
- Cycle infrastructure should be provided within major developments sites where practicable.
- Cycle parking should be provided in line with Residential Design SPD.
- Appropriately considered wayfinding which doesn't add to street clutter should be considered to aid legibility while being respectful of that which is associated with the existing heritage trail.
- Opportunities to enhance natural surveillance of existing linkages should be secured.
- Surfaces provided to newly created links should be suitable for intended end users and their future management and maintenance responsibilities be clear.

3.46 Reasoned Justification

3.47 The pedestrian permeability and physical connection of green and open spaces through a network of paths and the Haughton Green Heritage Trail significantly contributes toward the rural and historic character associated with Haughton Green and Haughton Dale. The Heritage Trail in particular, financed by Irwell Valley Housing Association and implemented by local residents provides a guided route through Haughton Green and a wealth of information on the areas rich heritage.

3.48 The starting point for new developments should therefore be to protect existing links and maximise opportunities to enhance or create new ones to existing green infrastructure assets such as informal recreational greenspace, the wider countryside including the river valley and a number of marked recreational routes beyond.

3.49 This supplements UDP policy: OL8, OL10, OL15, T1, T7, T8, and C1



Pedestrian and Cycle Infrastructure: A range of recreational routes exist, enabling access to open spaces beyond.

HAU11 – OPEN SPACE

Policy HAU11 – Open Space

The following public open spaces are considered to form essential parts of the character of Haughton Green. Built development is unlikely to be appropriate due to existing policy designations, where justified however development should contribute positively toward enhancing the character of these spaces:

1. Village Green
2. Haughton Dale

3.50 Reasoned Justification

3.51 Formal open space valued by the local community is provided by the Village Green off Haughton Green Road. To some degree the Green is poorly defined as buildings back onto it and on street parking obscures its frontage. The space could be more positively defined and activated which is shown as a Protected Green Space on the Council's proposals map to further enhance it as an important focal point for the local community.

3.52 Further informal natural open space is provided along the River Tame and Haughton Dale with expansive views over open countryside to the south of the SPD area which can be accessed via a network of footpaths from Meadow Lane. This area is largely contained within the Green Belt and provides excellent levels of green amenity, along with numerous designations reflecting its ecological, biodiversity and rural importance.

3.53 These two spaces and Meadow Lane which provides the physical link between them (figure 1.12) are key elements defining the character of Haughton Green and make an important positive contribution by providing a sense of rurality and important local amenities which support the community. It is therefore essential that any development proposals, where justified, enhance this character and sense of place of these locations.

3.54 This supplements UDP policy: OL1, OL4, OL8, OL10, OL15, C1, N2 and N6.



Village Green and Haughton Dale: A range of formal and informal recreational opportunities are available throughout Haughton Green which typify its semi-rural character.

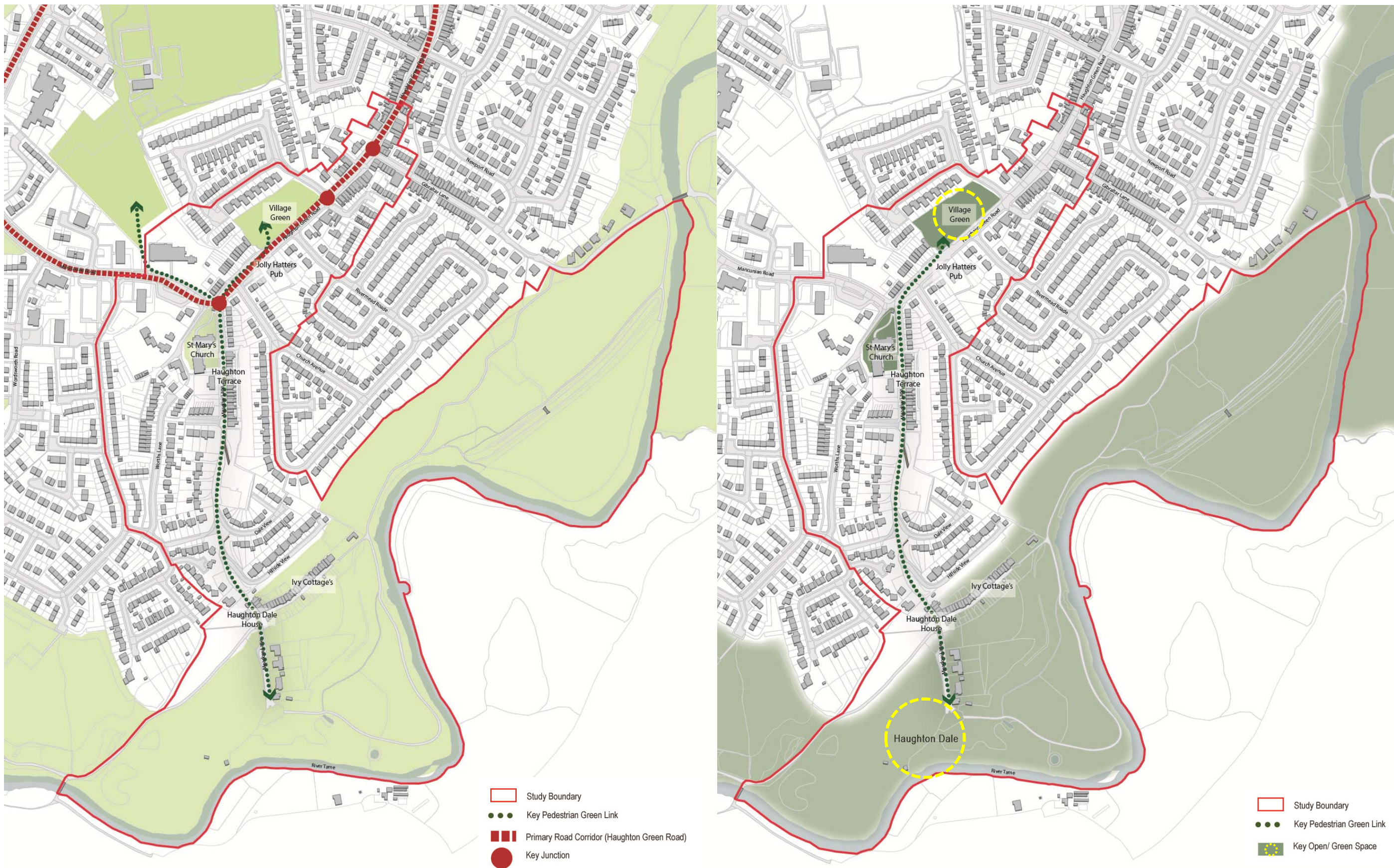


Figure 1.11 Access
Figure 1.12 Open Space

HAU12 – TREES, SOFT LANDSCAPING AND BIODIVERSITY

Policy HAU12 – Trees, Soft Landscaping and biodiversity

Existing trees and landscaping should be given appropriate consideration in accordance with the Trees and Landscaping on Development Sites SPD.

Trees forming embankments such as along Meadow Lane should be retained as such and not be subdivided into individual plots through development proposals.

Where individual trees of merit are retained within development schemes and included within gardens, plots should be of a sufficient size to minimise the potential for future conflict.

High quality trees and soft landscaping should be a part of any development proposal, where planting schemes should make use of native species which harmonise with and enhance those found within the surrounding rural fringe.

The ownership, function and future maintenance responsibility of trees and soft landscaping should be clear.

Developers should ensure that proposals maximise the potential for biodiversity improvements through the design or layout of schemes and by including biodiversity features such nesting or roosting boxes. As a guide a minimum average of one built in nesting or roosting site per residential unit should be provided across a development site.

3.55 Reasoned Justification

3.56 High quality soft landscaping is a prominent aspect of Haughton Green’s character, supporting a feeling of rurality and its generally attractive appearance. In particular there is a significant presence of large mature trees reflected in the extensive use of Tree Preservation Orders to protect both individual and groups of trees.

3.57 Prospective applicants or those considering undertaking tree works should always seek advice if they are unclear as to whether a tree is subject to a Preservation Order or not. The plans contained within this SPD should be treated as indicative only and details sought as to the exact trees covered by Orders, which can be subject to change. Applicants should also make themselves aware of the Council’s Trees and Landscaping on Development Sites SPD in developing their proposals.



Trees and Soft Landscaping: Existing trees and soft landscaping integrate the urban edge of Haughton Green with Haughton Dale, many provide high amenity value and are the subject of either individual or group Tree Preservation Order.

3.58 Trees set along Meadow Lane in particular help to retain a rural character along this corridor, have high amenity value and link the Village Green with Haughton Dale, where the density of crown cover typically increases moving down Meadow Lane before opening into Haughton Dale at the valley floor. Moreover the rural fringe location of Haughton Green supports a range of habitats and species reflected in particular through the extent of environmental designations which contribute positively toward the areas character.

3.59 Additionally the Village Green is lined by a row of mature trees to its Haughton Green Road frontage which helps to define this space and add to its character. Landscaping in the wider area is varied, being incorporated into a range of boundary treatments adding to a generally green feeling which should be retained and enhanced.

3.60 This supplements UDP policy: OL10, OL15, C1, N3, N4 and N5.

HAU13 – OLD RECTORY SITE DEVELOPMENT PRINCIPLES

Policy HAU13 – former Old Rectory site Development Principles

Any development proposals for the site should align with / acknowledge the following:

Land Use

- The site is considered suitable for residential development, where proposals should serve to reinforce and enhance the surrounding residential character.
- Parts of the site fall within the Coal Authority defined Development High Risk Area and therefore any proposals which come forward should be supported by a Coal Mining Risk Assessment.

Proximity

- Development should be centrally located to avoid encroachment on the privacy of surrounding residents & impacting on the setting of Meadow Lane through aligning with the minimum privacy distances within the Residential Design SPD paying attention to changes in topography.

Scale and Massing

- Proposals should be no greater than 2 storeys in height unless it can be demonstrated that an increased scale would enhance the character of the area.
- The density of proposals should be no greater than those surrounding the site which are typically 30 units per hectare, unless it can be demonstrated that an increased density would enhance the character of the area.
- Proposals should ensure regular breaks and development clustering consistent with the surrounding urban grain.
- High points of properties such as gable ends should where practicable be located towards the centre of the site to reduce the visual impact on surrounding properties.

Design

- Proposals should represent high quality design drawing on local vernacular.
- Proposals should utilise dual pitched roof profiles.
- Proposals should incorporate active frontages, passive surveillance and not turn their backs on Meadow Lane.
- Proposals should respect the local vernacular in the choice of their material palette.

Trees, soft landscaping and biodiversity

- Embankments of trees which frame Meadow Lane should not be divided into individual development plots.
- Where individual trees of merit which are retained within development schemes and included within gardens, plots should be of a sufficient size to minimise the potential for future conflict.
- Proposals should be informed by the locations of trees covered by Preservation Orders and follow guidance within the Trees and Landscaping on Development Sites SPD.
- High quality soft landscaping should be integral to any development scheme, comprise of native species and ownership, function and future maintenance responsibilities be clear.
- Proposals should maximise the potential for biodiversity improvements through the design or layout of schemes by including biodiversity features such nesting or roosting boxes

Access, Parking and Highways

- Proposals should have clearly defined parking.
- Parking solutions should be applied that remove cars from frontages and do not create large areas of surface car parking.
- Parking provision should align with the standards outlined within the Residential Design Guide SPD.
- Primary access should be taken from Meadow Lane while respecting the character of the lane and potential future designation as a Quiet Lane.
- The use of private driveways to access clusters of generally no greater than 5 properties is encouraged.

3.61 Reasoned Justification

3.62 The site of the former Old Rectory Hotel is the only available brownfield development opportunity within the Haughton Green SPD boundary. Due to changes in topography the site is positioned at the same level as surrounding properties to Haughton Terrace but above Meadow Lane and a number of properties to Dale View. The site is currently cleared following the demolition of the Old Rectory Hotel. One single point of access exists off Meadow Lane to the north-western tip of the site formerly serving the former Old Rectory Hotel.



Figure 1.13 Site of the Former Old Rectory

3.63 The Meadow Lane frontage is defined by mature trees, many of which are the subject of a group Tree Preservation Order (TPO), with further trees located along the southern and eastern boundaries, some of which are subject to individual TPO's. The site abuts the rear gardens of residential properties on Dale View and Rivermead Road to the south and east and the gable end of Haughton Terrace to the north.

3.64 A number of planning applications have been associated with the site over several years. Principally proposals concerned the demolition of the former hotel and redevelopment into a purpose built care home, being initially refused but latterly approved (references 08/00366/FUL and 08/01266/FUL) in 2009. It is considered a start has been made on the approved consent and the permission is extant.

3.65 A number of issues and opportunities exist on the site which provide clear drivers for its future development. Its shape, access arrangements and existing natural habitat including protected trees, embankment and stone retaining wall to Meadow Lane create clear physical challenges and opportunities for any development proposals.



Past and present views of the former Old Rectory Site

3.66 Challenges:

- Access to the site is constrained with one established entrance and egress point off Meadow Lane. The junction is narrow with poor sight lines and visibility resulting in poor accessibility particularly for larger vehicles and exiting in a northerly direction.
- The site is bordered on numerous sides by dwellings and is backed onto from properties on Dale View, Rivermead Road and Haughton Terrace. This proximity is compounded by the site sitting above a number of properties, particularly to Dale View.
- Both groups of and individual trees are subject to Tree Preservation Orders which provide environmental benefit and value. Appropriate consideration will be required of root protection areas, the embankment and existing stone walls.
- The site narrows to its northern extent which constrains it in terms of access and development potential.

3.67 Opportunities

- Enhancement to the existing high quality natural habitat on the sites borders could be provided to maintain the rural character of the site.
- The enclosed nature of the site and its position within a distinctive area of Haughton Green provides an opportunity to create a clearly defined and characterful design response which creates a sense of place as part of the transition from the central Village Green to Haughton Dale along Meadow Lane.

3.68 This supplements UDP policy: H2, H10, OL10, T1, T7, T8, T10, C1, N3, N4 and N5.



Figure 1.14 Former Old Rectory Site Analysis
 Figure 1.15 Former Old Rectory Site Indicative Developable Area

4. Implementation, Monitoring and Review

4.1 Implementation

4.2 The provisions of this SPD will be implemented primarily through the development control process, in terms of determining planning applications for development.

4.3 Pre-application discussions are something which the Council encourages as set out within its Statement of Community Involvement, allowing the Council to work positively with prospective applicants at the earliest stage of them preparing a planning application. Typically this approach can help to identify relevant policies, challenges and design solutions which lead to better quality outcomes and quicker decisions.

4.4 The community of Haughton Green is interested in new development proposals within the area. The extent of community involvement which the Council and prospective applicants should undertake is set out within the Council's Statement of Community Involvement and depends upon the type and scale of application being considered. Prospective applicants are encouraged to engage in a meaningful way with the community.

4.5 On the 13 March 2017 the Council formally designated a neighbourhood forum and neighbourhood area covering the wider Denton South area. Full details of the designation including the contact details for the Forum secretary are available via links on the Council's web page at: <http://www.tameside.gov.uk/neighbourhoodplanning>.

4.6 Monitoring

4.7 The effectiveness of this SPD will be assessed in the Authority's Monitoring Report through its assessment of local plan policy on which it is based.

4.8 It should be noted the Council is no longer required to submit its monitoring report to the Secretary of State for Communities and Local Government as the Government's approach to monitoring procedures have become more flexible through the Localism Act 2011.

4.9 Review

4.10 The above monitoring processes will help to identify if there is a specific need for the SPD to be reviewed. If such a need is identified then the SPD will be updated as resources permit.

Appendix 1

GLOSSARY

Active Frontage

Created by building elevations having doors and windows which enable visual and physical connection between the surrounding street and activity in the building.

Bespoke

Specifically made or designed for a site or place.

Building Line

The line formed by uniform frontages of buildings along a street.

Character

The specific identity of an area created by its architecture, spaces, uses, materials and landscape.

Context

The area surrounding a development site typically broken into two elements, immediate and wider context.

Curtilage

Typically a private area of land and/or buildings belonging to the building, such as gardens, garages or out-buildings.

Detailing

Specific elements of architecture such as doors, windows, guttering, vents, meter boxes, lighting, handles, lintels, sills, brick bond or materials.

Habitable Rooms

Primary living spaces such as lounges, dining rooms, kitchens and bedrooms.

Local Vernacular

The architectural style and materials of the buildings surrounding a site.

Massing

The combined effect of the arrangement, volume and shape of a building or group of buildings.

Natural Surveillance

The ability to visually observe public areas and spaces from a building or the presence of activity and movement within public spaces.

Over Development

Trying to seek more development on a site than it can realistically accommodate. This may be highlighted by an inappropriate scale or mass, small units, limited amenity space, limited space between plots or insufficient, disaggregated or mass parking.

Pastiche

A design or architectural interpretation that imitates the style or character of the past.

Permeability

The combined effectiveness of streets, spaces and routes to transport users through an area or site.

Scale

The impression of a building when seen in relation to its surroundings.

Traffic Calming

Traffic management measures used to help reduce the speeds of vehicles. Measures can include speed humps, curved roads, shared surfaces or single carriageway sections.

Urban Design

The art of making places. Urban Design involves the design of buildings, groups of buildings, spaces and landscapes in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development.

Urban Grain

The pattern created by the arrangement and size of buildings and their plots. Is also referred to as street pattern.

Street Scene

The appearance and character of street environment, created by the architectural style of the buildings, landscaping, public realm, car parking, transport using the street and uses located on the street.

Appendix 2

PLANNING POLICY

The following details the planning policies this SPD supports and aligns with, together with details of other guidance documents that provide further information to prospective applicants.

Tameside Unitary Development Plan

The Unitary Development Plan (adopted 2004) policies C1 to C12 set out the Councils Policy in relation to conservation and enhancement of the built environment. Policy C1 is the primary policy upon which this SPD expands.

Policy C1 Townscape and Urban Form

In considering proposals for built development, the Council will expect the distinct settlement pattern, open space features, topography, townscape and landscape character of specific areas of the Borough to be understood, and the nature of surrounding fabric to be respected. The relationship between buildings and their setting should be given particular attention in the design of any proposal for development.

Urban design frameworks will be produced for particular areas and corridors in the Borough, as supplementary planning guidance, setting out fundamental principles which should be followed and from which detailed design may be interpreted.

The Council will establish a strategy to secure the retention and enhancement of landmark buildings which form a distinctive element of the local skyline or townscape and which represent a unique part of the heritage of the area. Re-use and conversion of such buildings which become redundant will be permitted, subject to other relevant policies.

Other UDP policies relevant to development may include:

Employment and the Local Economy: E5, E6

Housing and Community Facilities: H2, H7, H10

Town Centres, Retailing and Leisure: S5, S6, S7, S9

Countryside, Open Land, Sport and Recreation: OL1, OL2, OL4, OL6, OL8, OL10 and OL15

Transportation and Access: T1, T6, T7, T8, T10

Conservation and Enhancement of the Built Environment: C1, C5, C6, C8, C12

Nature Conservation, Trees and Woodland: N1 to N7

Mineral Working, Waste Management and Pollution Control: MW10 to MW12, MW14, MW15

Utilities and Energy: U4

The Council has also produced a number of other SPD's on a range of matters, of which most pertinent to consider in relation to Haughton Green would be:

Trees and Landscaping on Development Sites SPD (2007)

Guidance to assist developers in preparing high quality and attractive landscape schemes, which will help to ensure that all matters to do with trees and soft landscaping are fully integrated into the planning and design process.

Residential Design SPD (2010)

Guidance to ensure new residential developments and extension of the highest possible design quality by encouraging developers to adopt a design led approach to new residential development to create imaginative, safe, attractive and functional schemes that respond appropriately to their surroundings.

National Planning Policy Framework

The National Planning Policy Framework also contains a range of policies under which the Unitary Development Plan for Tameside and any Supplementary Planning Document sit.

Core planning principles

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles (of relevance) are that planning should:

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

60. Planning policies and decisions should not attempt to impose architectural styles, or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic social and environmental benefits).

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new developments should be looked on more favourably.

Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

131. In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Appendix 3

RELATED ADVICE AND GUIDANCE

Application Requirements

Guidance notes on the requirements can be viewed on the Council website: www.tameside.gov.uk/planning/consultation/localistplanningapplications

Old Rectory Site

Gas Distribution – Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus within the site, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact plantprotection@nationalgrid.com

Coal - It should be noted that parts of the Old Rectory Development fall within the defined Development High Risk Area and therefore any proposals which come forward for this site will be required to be supported by a Coal Mining Risk Assessment

Non-Statutory Local Initiatives

The Haughton Green Heritage Trail

The Heritage Trail, financed by Irwell Valley Housing Association and implemented by local residents, provides a guided route through the Haughton Green area providing information on locally significant historic buildings and provides an insight to the areas past. This initiative has provided visitor information, guided walks for local residents and visitors and celebrated heritage assets in the area alongside being an educational resource.

<http://haughtongreenheritagetrail.co.uk>

Local Streetscape Improvements

Resident groups are working with the Council to enhance streetscape features including lamp posts and information boards. A recent initiative has resulted in the installation of a number of new heritage lampposts and heritage trail board.

ACKNOWLEDGEMENTS

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