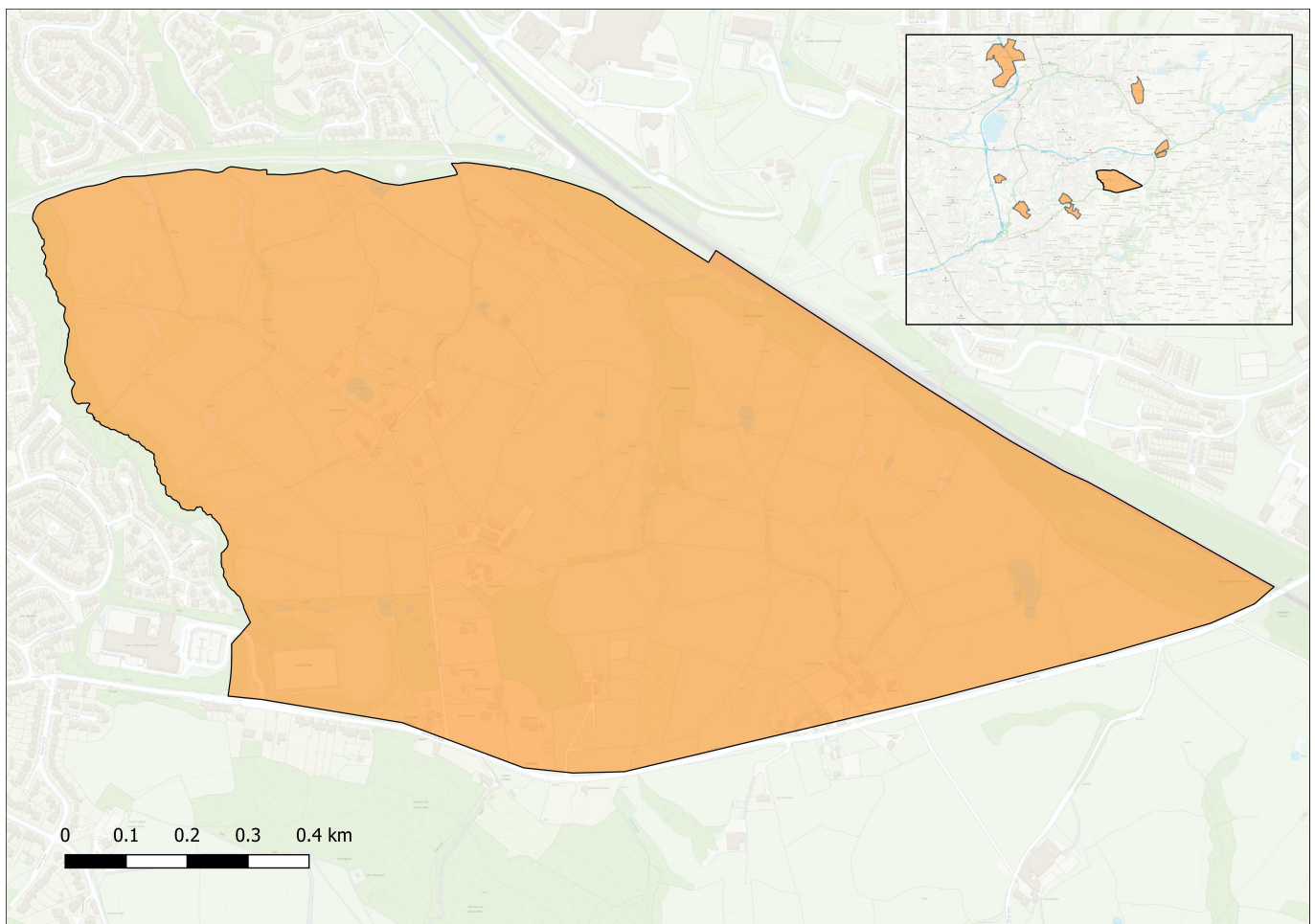


### 28.4.3 EG3 Godley Green (Tameside)

The area known as Godley Green located south east of Hyde, with the Glossop railway line to the east and the A560 to the south, will be developed as a 'Garden Village'. Around 2,350 new homes will be constructed, alongside supporting infrastructure and facilities. The scheme will be characterised by very high quality layout and design, which successfully integrates into the existing landscape including the green infrastructure corridors of Godley Brook and Werneth Brook.



The development of the site will need to:

1. Deliver a development that fulfils the Government's Garden Village criteria, providing a broad mix of housing, including starter homes but with a significant amount of higher value executive homes in order to diversify the housing mix not just within the Hyde and Longdendale area but Tameside as a whole;
2. Ensure that the layout, design and architecture are of outstanding quality – integrated into the landscape and with walkable neighbourhoods;
3. Achieve excellent design and sustainability through masterplanning and the use of design codes;

4. Deliver higher density development around Hattersley railway station to the north east of the site;
5. Provide a large amount of green and blue infrastructure through the site including the protection and enhancement of Werneth Brook and Brookfold Wood;
6. Retain and enhance the key landscape features such as mature trees and hedgerows that fall outside of the larger areas of green infrastructure;
7. Deliver significant levels of tree planting, including street trees, within the site;
8. Deliver improvements, including cycle parking facilities and enhanced pedestrian access, to Hattersley and Hyde Godley stations;
9. Provide good quality highway infrastructure to allow access and egress to the site, including key road junctions and off-site highway improvements;
10. Deliver a small local centre within the site, including local retail and new health facilities;
11. Provide the appropriate level of on-site primary and contributions towards secondary school places;
12. Existing dwellings and their gardens need to be sensitively designed into the overall scheme;
13. Create walkable neighbourhoods within the scheme which will provide enhanced walking and cycling infrastructure and which will connect into the existing rights of way, including the Greenway to the north of the site and to Hattersley railway station, local schools and facilities;
14. Provide on-site parks, sports provision and play equipment; and
15. Incorporate Sustainable Urban Drainage systems within the site, for example, through the use of green roofs, permeable surfaces, swales and detention basins.

Prior to submission of any planning application, the landowners/developers will be expected to work with the Local Planning Authority to develop a Supplementary Planning Document (SPD) for the site which will include the preparation of masterplan (including a phasing plan) and design code to guide future planning applications and development in order to deliver the Garden Village vision. This shall at least be informed by a Landscape Visual Impact Assessment, Tree Survey, Ecological Appraisal, Drainage Assessment and Transport Assessment.

### **Reasoned Justification**

This site offers one of a small number of opportunities in Tameside and across Greater Manchester to deliver a large-scale, sustainable Garden Village set within a framework of outstanding landscape and design quality.