

Places for Everyone (PfE) Joint Development Plan Submission 2022

Statement of Common Ground

Policy JP Allocation 31 – Godley Green Garden Village

January 2023

1. Purpose

- 1.1. The purpose of this Statement of Common Ground (SoCG) is to inform the appointed Inspectors and other parties about agreed main modifications and areas of disagreement between Tameside Council on behalf of the nine PfE districts (the Council) and Network Rail (NR) regarding the proposed JP Allocation 31 (JPA31) Godley Green Garden Village, within the Publication Draft Places for Everyone Joint Plan (2021-2037) for strategic, residential led development.

2. The Site Details

- 2.1. The details for JPA 31 Godley Green Garden Village site are as follows:
- Name – Godley Green Garden Village
 - Reference Number – JPA31
 - Area – 124ha
 - Type of Development – Residential led, mixed use development including community and retail facilities.
 - Quantum of Development by 2037 – 1,116 units¹
 - Quantum of Development post 2037 – 1,234 units

3. Site Representors

- 3.1. The representors for the proposed allocation acting for the owners, promoters and/or potential developers are:

¹ Quantum of development delivered by the end of the plan period is dependent upon the end of plan period date and reference to 2022 updates to housing land supply and phasing figures as set out in examination document GMCA 11.1 Table AP5C: Table 7.1.

- Gerald Eve on behalf of Tameside MBC, as land promoter; and
- Lichfields on behalf of Barratt Developments

4. Policy Requirements

- 4.1. For the purposes of this SoCG, policy criterion 16 of JPA31 Godley Green Garden Village, is considered most relevant. This states that development of this site will be required to:

‘Provide, in the early phase of development, a pedestrian, cycle, equine (multiuser and accessible to all) bridge connecting to Hattersley and be designed and located to encourage use of public transport services at Hattersley train station’.

- 4.2. Paragraph 11.285 of the plan, providing the site’s reasoned justification states:

‘The site is in close proximity to both rail and motorway connections, with Hattersley train station located adjacent and Godley train station to the north. There is potential to enhance the existing sustainable travel opportunities, through the provision of tram-train services along the Glossop line and new bridge access to Hattersley is required, connecting to the surrounding community’.

5. Main Modifications

- 5.1. The Council and NR consider Policy JPA31 to be sound and do not consider that main modifications are required. However, should modifications be required during the course of the examination both parties will work proactively to agree these.

6. Significant Areas of Disagreement

- 6.1. There are no significant areas of disagreement between the Council and NR relating to the proposed allocation of Godley Green Garden Village.

- 6.2. Network Rail owns and operates Great Britain's railway network and has statutory and regulatory obligations in respect of it. Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Both NR and the Council have and will continue to engage constructively during the preparation of this plan and any associated planning application process.
- 6.3. NR have already confirmed broad support for the proposed allocation, as set out in its previous consultation response dated 14 March 2019.
- 6.4. NR does not object to the proposed allocation and is supportive, in principle, of the bridge connection between the site and Hattersley and it is considered that a suitable bridge can be designed and delivered.
- 6.5. NR however do consider it necessary that given the strategic importance of the railway in relation to the sustainable location of the new Garden Village, and the potential for uplift on passenger numbers arising from the new development, any new bridge either directly or indirectly should facilitate step-free access to/from the station including platforms and be fully funded by the development.

7. Declaration

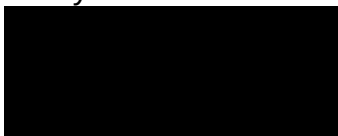
- 7.1. As previously requested by the Planning Inspectors examining Places for Everyone (Examination document [IN2](#)), this SoCG provides a summary of those matters which are not currently agreed between NR and the Council, notwithstanding any future agreement which may be reached between the two parties.

Signed for Tameside Council on behalf of the nine PfE districts

Name: Julian Jackson

Position: Director of Place

Date: 16 January 2023

Signature: 

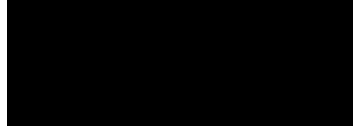
Signed on behalf of Network Rail

Name: Jill Stephenson

Position: Principal Development Manager NWC

Date: 12th January 2023

Signature:

A solid black rectangular box used to redact the signature of Jill Stephenson.