

Tameside Council

Strategic Housing and Economic Land Availability Assessment 2024 - 2039

April 2024



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Executive Summary

Tameside's 2024 Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an up-to-date picture of the supply of land for housing and economic development for the period 1 April 2024 to 31 March 2039. The assessment has been prepared in accordance with national planning policy and guidance and will be used to inform the preparation of the emerging local plan - Homes, Spaces, Places.

This assessment provides a review of the sites identified in the 2022/23 version of the SHELAA and takes account of completions on all sites at 31 March 2024. In addition, it includes new sites with planning permission and reviews the small site windfall allowance to complete the overall residential land supply picture for the next 15 years. It also includes new sites which have been submitted to the council, where this is considered appropriate.

Of the 1,305 sites assessed, 330 have been deemed to possess residential development potential and the capacity to deliver a combined total of 7,910 gross additional dwellings. Taking into account projected gross losses of 62 dwellings and the annual small sites windfall allowance of 451 net additional dwellings, the potential supply is **8,299 net additional dwelling** for the 15-year period. This provides an adequate supply for delivery of the borough's adopted housing requirement of 7,773 net additional dwellings for the years 2024 to 2039 as set out within Places for Everyone.

The SHELAA also sets out Tameside's five-year supply of deliverable housing sites against the target set in Places for Everyone and concludes that Tameside has a housing land supply equivalent to **4.8 years** for the five-year period 1 April 2024 to 31 March 2029.

The flexibility demonstrated in the housing land supply over the long term allows for the possibility that some sites may not come forward for development as envisaged. It therefore enables a degree of choice and ability to address viability challenges, whilst also ensuring the Green Belt boundary can endure beyond the current plan period and is consistent with national planning policy. This is why in numerical terms the baseline land supply, supplemented by allocations, is greater than the target as set out within Places for Everyone. This is not a sign that excess land has been identified but is in fact necessary to demonstrate that the targets set can be met.

It is important to clarify that identification of land in this assessment does not imply that either planning permission will be granted or that a site will be allocated in the local plan.

Development yields on non-permitted sites within the assessment are arrived at through applying a high level policy appraisal. However, yields may differ following

detailed assessment of future planning applications made in the normal way, including consultation with residents as appropriate.

All land and future development proposals remain subject to the plan making, development management and democratic process of the Council with the full knowledge and involvement of elected ward members.

For **office** development eight sites have been identified with a potential to yield a gross supply of **17,817 square metres of floor space**. For **industry and warehousing** development 33 sites have been identified with the potential to yield a gross supply of **284,324 square metres of floor space**. This is derived from a combination of allocated sites, extant planning permissions and vacant employment land identified through the Council's annual monitoring.

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1. Introduction

- 1.1. Paragraph 60 of the National Planning Policy Framework 2023¹ (NPPF) states that to “...support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”
- 1.2. For strategic plan making authorities to have a clear understanding of the land available in their area, paragraph 69 of the NPPF advises they prepare a strategic housing land availability assessment (SHLAA) to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 69 also states that “Planning policies should identify a supply of:
 - a) specific, deliverable sites for five years following the intended day of adoption, and
 - b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.”
- 1.3. Paragraph 85 of the NPPF states that “Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.” Paragraph 86 of the NPPF explains that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, set criteria, or identify strategic sites to meet anticipated needs over the plan period and seek to address potential barriers to investment. In addition, paragraph 87 of the NPPF advises that “Planning policies and decisions should recognise and address the specific locational requirements of different sectors.”
- 1.4. Planning Practice Guidance² advises that “Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate.” In line with this guidance, and to provide a comprehensive picture of the land supply in Tameside, the Strategic Housing and Economic Land Availability Assessment (SHELAA) combines residential, industry, warehousing and office land availability for the 15-year period 1 April 2024 to 31 March 2039.

¹ The December 2023 iteration of the National Planning Policy Framework informs the 2024 SHELAA methodology.

² DLUHC and MHCLG (2019). Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722

1.5 The purpose of the SHELAA is to:

- Identify sites and broad locations with potential for housing and economic development;
- Assess their development potential;
- Assess their suitability for development and the likelihood of development coming forward (i.e. their ‘availability’ and ‘achievability’);
- Identify the five-year housing land supply position;
- Inform and makes use of sites identified in the Tameside Brownfield Land Register³;
- Provide the land supply information required to monitor the effectiveness of policy within Places for Everyone (PfE)⁴; and
- Inform Tameside’s emerging Local Plan - Homes, Spaces, Places.

1.5. The assessment provides the evidence base used to either monitor or inform policies in these development plans and to support the delivery of land to meet identified needs. However, this assessment is not Council policy and does not allocate land for development; its purpose is to identify a future supply of land, which is suitable, available and achievable for housing and economic development uses over a 15-year period⁵. The allocation of land has been adopted through PfE and will be further considered through the Homes, Spaces, Places local plan process.

1.6. **It is important to clarify that identification of land in this assessment does not imply that either planning permission will be granted or that a site will be allocated in the local plan.** Development yields on non-permitted sites within the assessment are arrived at through applying a high-level policy appraisal. However, yields may differ following detailed assessment of future planning applications made in the normal way, including consultation with residents as appropriate. All land and future development proposals remain subject to the plan making and development management and democratic process of the Council with the full knowledge and involvement of elected ward members. The assessment also does not preclude land from being developed for uses other than that identified in this assessment. Nor does it preclude the possibility of development being granted on discounted or other sites that have not been included in this assessment.

³ <https://www.tameside.gov.uk/planning/brownfieldregister>

⁴ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

⁵ DLUHC and MHCLG (July 2019) Planning Practice Guidance, Housing and economic land availability assessment, paragraph 001 Reference ID: 3-001-20190722

2. Scope of the Assessment

- 2.1. This report builds on previous iterations of the Tameside SHELAA and the Council's annual housing and employment land monitoring data.
- 2.2. The SHELAA considers the potential development of sites for housing and economic uses including offices, industrial and warehousing. It also considers the potential for a mix of uses on individual sites, particularly those within town centres.
- 2.3. The baseline date for this assessment is 1 April 2024. It identifies sites for inclusion within:
 - the short-term five-year land supply covering the period 1 April 2024 and 31 March 2029;
 - the medium-term 1 April 2029 and 31 March 2034; and
 - the longer-term supply between 1 April 2034 and 31 March 2039.
- 2.4. The SHELAA also sets out the methodology used to calculate the borough's five-year housing land supply position within Section five of this report. This work has been undertaken in line with requirements set out in the National Planning Policy Framework and Planning Practice Guidance.

3. Methodology

3.1. The SHELAA follows the methodology flowchart set out in Planning Practice Guidance as follows:

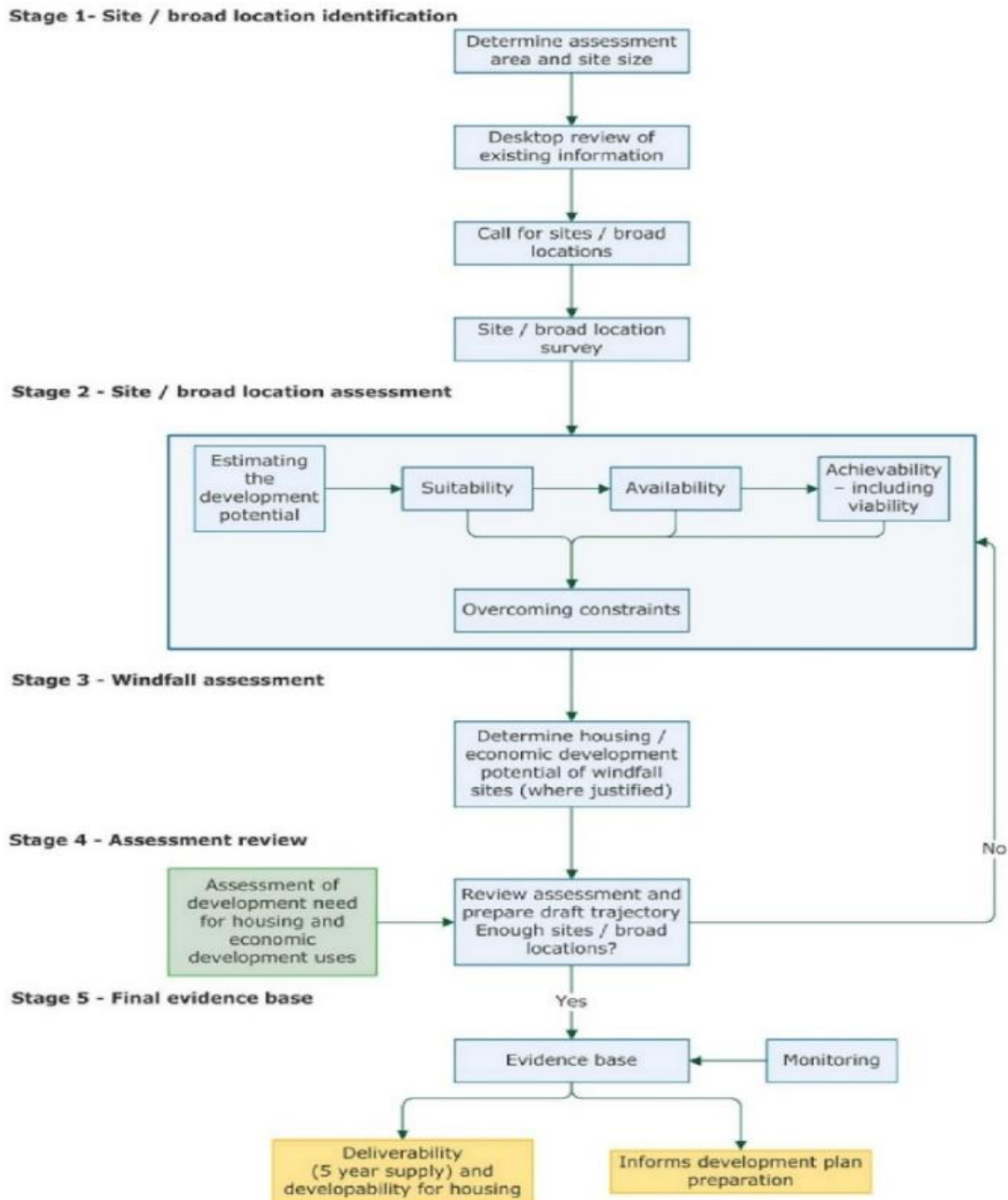


Figure 1: Planning Practice Guidance methodology⁶

⁶ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 005 Reference ID: 3-005-20190722.

- 3.2. The relationship between the Council’s SHELAA methodology and Government Planning Practice Guidance⁷ (PPG) is set out in the following sections.

Stage 1: Site and Broad Location Identification

Geographic area of assessment

- 3.3. The PPG advises that the assessment needs to be undertaken and regularly reviewed, working with other local planning authorities in the relevant housing market area or functional economic market area, in line with the duty to cooperate and need to maintain statements of common ground⁸. The 2021 Greater Manchester Strategic Housing Market Assessment states that “Although Greater Manchester has important and valuable relationships with neighbouring districts and further afield, we can reasonably define the Greater Manchester area as a single HMA for strategic planning purposes⁹.”
- 3.4. The PPG states that the area selected for an assessment should be the plan making area and that this could be the local planning authority area, two or more local authority areas, or areas covered by a spatial development strategy¹⁰. At a Greater Manchester level there is agreement that each of the nine¹¹ PFE GM local planning authorities should review their land availability assessments regularly in line with the NPPF and the national methodology set out in the PPG. These assessments will be used to monitor and inform local authority development plans; with district data also collected by the Greater Manchester Combined Authority used to monitor PFE. For clarification this assessment only covers the land supply in the Tameside local authority area.

Who should plan makers work with?

- 3.5. This assessment has also been informed through consultation, and joint working with the following:
- Market intelligence and knowledge of particular sites;
 - Discussions with developers, agents and land promoters;
 - Discussions with the Council’s Development Management Officers; and
 - Internal discussions with other Council services including Investment, Development and Housing, Estates, Highways and Education.

⁷ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁸ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and Economic Land Availability Assessment, paragraph: 007 Reference ID: 3-007-20190722.

⁹ GMCA (April 2021). Greater Manchester Strategic Housing Market Assessment, page 14.

¹⁰ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 006 Reference ID: 3-006-20190722.

¹¹ PFE LPAs: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Trafford, Tameside and Wigan.

Should the assessment be constrained by the need for development?

- 3.6. The PPG advises that the ‘assessment should identify all sites and broad locations (regardless of the amount of development needed) in order to provide an audit of available land¹². Given this broad scope the assessment seeks to identify all land opportunities that exist within the borough that may be suitable for the scale of development identified in Places for Everyone.

What site and broad location size should be considered for the assessment?

- 3.7. The PPG states that plan makers will need to assess a range of different site sizes from infill opportunities within existing settlements to opportunities for large-scale developments such as urban extensions.

- 3.8. The PPG¹³ also suggests the consideration of all sites and broad locations capable of delivering a minimum of:

- For housing – minimum of five or more dwellings; and
- For economic development – 0.25 hectares or 500 square metres of floor space.

- 3.9. However, the PPG allows plan makers, where appropriate, to consider alternative site size thresholds¹⁴. Therefore, this assessment uses the approach to thresholds set out below.

- 3.10. For the purposes of this assessment the Council has applied the following two-tier approach to identify housing sites for inclusion in the supply:

Short term 0-5 years:

- No minimum yield threshold will be applied to sites with either an extant full planning permission or that are consented and under construction;
- An allocated site in an adopted development plan, or a site which is identified in the Brownfield Land Register or a major outline permission where there is clear evidence that housing completions will begin on site within 5-years; and
- A minimum yield threshold of nine dwellings, i.e. minor residential development, will be applied to sites with extant outline permission.

Medium to long term 6-15 years:

- A threshold of 10 dwellings or more, i.e. major residential development, will be applied to sites with an extant outline permission

¹² DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 008 Reference ID: 3-008-20190722.

¹³ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 009 Reference ID: 3-009-20190722

¹⁴ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 009 Reference ID: 3-009-20190722.

unless the Council has clear evidence that housing completions will begin on site within the short term 0-5 years.

- A minimum threshold of five dwellings or more will be applied to all sites that do not have an extant planning permission.

3.11. The exclusion of small sites (1 to 4 dwellings) from the medium- and long-term supply is accounted for by a small sites' windfall allowance. The small sites windfall allowance is based on historic delivery rates on small sites. Further details of how this is calculated set out later in this document (See Stage 3: Windfall Assessment).

3.12. The SHELAA aims to promote the efficient use of land by optimising development potential for sites within the areas identified within Table 1 in line with proposals in:

- The NPPF Chapter 11 - Making effective use of land; and
- PfE Policy JP-H4 – Density of New Housing.

3.13. For office, industrial and warehousing development the following thresholds have been applied:

- A standard threshold of ≥ 500 sq.m of gross floor space; and
- A lower threshold of ≥ 0.1 hectares and above for office, industrial and warehousing sites within identified town centre boundaries as defined by the 2004 Tameside (UDP) proposals map. The Council believes that these smaller sites may present opportunities for high yield/high density development.

3.14. The threshold used to determine which office, industrial and warehousing sites are included for assessment was amended for the 2023 SHELAA. The transition of the SHELAA to a 500 square metres (gross floor space) standard threshold takes into account both the advice in the PPG¹⁵ and the use of gross square metres, rather than land-based targets, for office and Industry and warehousing in the adopted Places for Everyone.

Identification of sites and broad locations

3.15. To be comprehensive the assessment will actively identify and review a wide range of sites including those which could be improved, intensified or changed. Policy constraints which would restrict development potential will be considered for each site as part of the assessment. It should be noted that whilst the scope of the assessment will not exclude sites, the assessment itself will identify and subsequently discount sites that are unlikely, in practice, to ever be developed for residential or economic purposes.

¹⁵ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 009 Reference ID: 3-009-20190722

Types of sites and sources of data used

- 3.16. In line with the PPG¹⁶ the SHELAA includes an assessment of all relevant available data sources and determines whether a site is deliverable and developable as part of a desktop review. To be considered deliverable in the short term, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years in line with the criteria set out in the NPPF Glossary definition of ‘Deliverable’¹⁷. For a site to be considered developable in the medium (6-10 years) and long terms (11-15+ years), sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged as defined in the NPPF Glossary¹⁸.

Type of site and data sources reviewed

- 3.17. Desktop review of existing information consisted of:
- Sites with extant planning permission or consented and under construction at 31 March 2024 for the uses covered by this assessment;
 - Sites allocated in the UDP for housing and economic development (or mixed-use allocation);
 - Sites allocated in the Places for Everyone Joint Development Plan;
 - Sites with a planning application that is pending determination;
 - Sites with expired permission for residential and / or employment uses, but where it is considered that there is still development potential and are not excluded due to their size or yield being below the thresholds above in paragraphs 3.10 and 3.15;
 - Vacant and derelict previously developed land (brownfield) and buildings identified through the Council’s historic National Land Use Database (NLUD) records;
 - Other underused land and buildings;
 - Land in Council ownership and other surplus public sector land;
 - Ordnance Survey maps;
 - Ariel photography;
 - Greenfield land; and
 - Land in existing housing areas where there is potential for redevelopment and redesign.
- 3.18. In addition to the desktop survey work outlined above the Council has reviewed additional resources, such as:

¹⁶ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 011 Reference ID: 3-011-20190722

¹⁷ DLUHC and MHCLG (Dec 2023). National Planning Policy Framework, Annex 2: Glossary - Deliverable

¹⁸ DLUHC and MHCLG (Dec 2023). National Planning Policy Framework, Annex 2: Glossary – Developable

- Previous iterations of the SHLAA and SHELAA;
- The Council's Brownfield Land Register;
- The Council's 2017/18 Open Space Review;
- The Council's annual housing and employment monitoring data;
- Information from site visits where considered necessary;
- The Council's approved asset disposal list; and
- Council Development Briefs.

3.19. All information submitted or attained through the above data sources and processes has been utilised in the production of this SHELAA. All sites covered by the assessment have been mapped on the Council's Geographical Information System (GIS) and these are published on the Council's on-line SHELAA map¹⁹.

Call for Sites and broad locations

3.20. The SHELAA will be updated on an annual basis and presents an ongoing opportunity for stakeholder engagement. Therefore, stakeholders are encouraged to contact the Council's Planning Policy Team²⁰ and complete a land availability pro-forma with up-to-date information on sites that are either currently identified within the SHELAA or to suggest any additional sites not currently included²¹. Information submitted will be used to inform the annual update of the SHELAA.

Site and broad location surveys

3.21. The PPG suggests that site surveys should be proportionate in their detail to the level required for a robust appraisal with more detail required where sites are realistic candidates for development²².

3.22. In line with the PPG a range of characteristics have been recorded during the site survey. This information is included on the summary for each site on the SHELAA online map²³.

¹⁹ SHELAA Online map:

<https://tmbc.maps.arcgis.com/apps/instant/basic/index.html?appid=779f9ed93310471897c9af09e1fd6a67>

²⁰ planpolicy@tameside.gov.uk

²¹ <https://www.tameside.gov.uk/planning/ldf/evidence/shlaa>

²² DLUHC and MHCLG (2019) Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 014 Reference ID: 3-014-20190722.

²³ SHELAA Online map:

<https://tmbc.maps.arcgis.com/apps/instant/basic/index.html?appid=779f9ed93310471897c9af09e1fd6a67>

Stage 2: Site/Broad Location Assessment – Estimating the Development Potential

Calculating the development potential

- 3.23. The development potential (yield) of each site can be estimated using existing or emerging plan policy including locally determined policies on density. The PPG also advises that plan makers seek to make the most effective use of land in line with policies in the NPPF²⁴. To estimate the potential housing yield for each non-consented site Places for Everyone Policy JP-H4: Density of New Housing, has been applied as a starting point to determine a site's minimum yield.
- 3.24. Locations judged accessible by non-car modes of transport have been considered for higher density development. The methodology considers frequent rail services at stations, proximity to Metrolink and town centres.
- 3.25. Transport for Greater Manchester's 'Greater Manchester Accessibility Levels' (GMAL) dataset, used in Table 1 below, represents the accessibility from locations to the public transport network, taking into account walk access time and service availability.
- 3.26. Additional mapping is included in Appendix 2 setting out the density zones described in Table 1 below.

Location Type (use highest density that applies when a site falls within more than one location)	Minimum net residential density (dwellings per hectare): Within the location	Minimum net residential density (dwellings per hectare): Within 400 metres	Minimum net residential density (dwellings per hectare): Within 800 metres
Designated Centres:			
Designated Town Centres	120	70	50
Other Designated Centres	70	50	35
Public transport stops:			
Other rail stations and Metrolink stops in large, designated centres	N/A	120	70
Other rail stations with a frequent service and all other Metrolink stops	N/A	70	50

²⁴ MHCLG (Dec 2023), National Planning Policy Framework Section 11. Making effective use of land.

Areas within GMAL 6 and above or its equivalent	50	35	35
All other locations: minimum net residential density of 35 dwellings per hectare	35		

Table 1: Places for Everyone – Policy JP-H4: Density of New Housing²⁵

- 3.27. Whilst the SHELAA has identified higher density development sites in the most sustainable locations, future development will still be required to comply with nationally described space standards²⁶ and ‘accessible and adaptable’ standard in Part M4(2) of the Building Regulations²⁷, where practicable, in line with PfE Policy JP-H3 Type, Size and Design of New Housing.
- 3.28. However, it is also important to consider neighbouring uses and the existing density and type of development to estimate site yield. Therefore, the densities set out in Tables 1 are a minimum and act as a guide to applying professional judgment and not a rule for estimating the yield of sites that fall within the identified location types.
- 3.29. The estimated development potential (yield) of all residential sites within the assessment is given as a net figure. Should a site include the loss or demolition of any existing dwelling/s, either because of planning permission or were considered necessary to make the site developable, this loss will be factored into the site’s estimated net development figure.
- 3.30. For office, industry and warehousing uses covered by this assessment, estimated development potential should be made having regard to:
- National policy in respect of the sequential approach²⁸ to main town centre uses;
 - Extant planning permissions;
 - Emerging development proposals;
 - Site size and location having regard to similar schemes in the locality;
 - Standard plot ratios as set out in ‘Setting Employment Land Targets for the NW of England’²⁹. Typically, these are 35% for industry/warehousing and 40% to represent out of centre low density office proposals; and

²⁵ Table 1 is based on the applicable categories defined by PfE Policy JP-H4: Density of New Housing

²⁶ <https://www.gov.uk/government/news/permitted-development-homes-to-meet-space-standards>

²⁷ <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>

²⁸ MHCLG (Dec 2023), National Planning Policy Framework, paragraph 91.

²⁹ Roger Tym & Partners (April 2010), 4NW Setting Employment Land Targets for Northwest England, Final Report, pages 30-32.

- Office sites within town centres have been assessed on a site-by-site basis and typically use a higher density.

Assessing the availability of sites for development

3.31. For a housing site to be considered ‘deliverable’ in the short term (0-5 years)³⁰ it should be available for development now, offer a suitable location for development now, and be achievable with a realistic prospect that dwellings will be delivered on the site within five years³¹. A site can be considered to be available for development when there is confidence there are no legal or ownership problems, for example land controlled by a developer/ landowner who has expressed an intention to develop maybe considered available³². In assessing the availability of sites for development the Council has examined land ownership constraints that may be associated with bringing forward sites. This is based on:

- Sites with an extant planning permission, unless there is clear evidence that schemes will not be implemented within five years;
- Examining whether a site is in active use and how likely it is for that use to cease and the site to be redeveloped;
- The likely disposal date of any Council land and other public sector land;
- Ownership information from planning application forms, with the assumption that if a site is within the ownership of the applicant at the time of submission there is a reasonable probability that there are no ownership issues to prevent the site being developed;
- Knowledge of whether a site is owned by a developer, has known developer interest, or is advertised for sale;
- Sites put forward for development by site owners through call for sites exercises or consultation on potential site allocations as part of the PfE process;
- The delivery record of developers / landowners for bringing sites forward; and
- Whether the planning background of a site has a history of unimplemented permissions.
- Identification of site in the Brownfield Land Register³³

³⁰ MHCLG (Dec 2023), National Planning Policy Framework, paragraph 69.

³¹ MHCLG (Dec 2023), National Planning Policy Framework, Appendix 2 - Glossary.

³² MHCLG (2019), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 019 Reference ID: 3-019-20190722.

³³ DLUHC and MHCLG (2019), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 001 Reference ID: 3-001-20190722

Assessing the achievability of sites for development

- 3.32. The PPG advises³⁴ that a site is achievable for development where there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time. This is essentially a judgement around the economic viability of a site, and the capacity of the developer to complete, let or sell the development, over a certain period.
- 3.33. In assessing whether each site is achievable, consideration has been given to existing land use, adjacent uses, and the level of potential market demand. A number of other factors also inform this assessment, including:
- Whether a site is actively under construction (or similar schemes are);
 - Whether a site is in a regeneration area where there are financial arrangements in place to enable development to be completed (for example Homes England funding, the Department for Leveling Up, Housing and Communities and One Public Estate’s Brownfield Land Release Fund and/ or the Greater Manchester Housing Investment Fund);
 - The known intentions of a developer/landowner relating to bringing a site forward; and
 - Obvious costs that would impact on a scheme’s viability (for example a site that had previously been used for industrial process or landfill that will need to be remediated).
- 3.34. In those circumstances where development of a site may be considered unacceptable in planning terms; an assessment will be required to consider what actions are necessary to overcome them, thus making development achievable. Paragraph 55 of the revised NPPF advises that ‘local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.’ Planning obligations are legal obligations entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking by a person with an interest in the land without the local planning authority. Planning obligations are often referred to as ‘section 106’ or ‘s106’ as well as ‘developer contributions’ when considered alongside highways contributions and the Community Infrastructure Levy³⁵.
- 3.35. Developers may be asked to provide contributions towards infrastructure and/or education by the local planning authority, but they must be informed by evidence and a proportionate assessment of viability. Paragraph 56 of the

³⁴ DLUHC and MHCLG (2019), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 020 Reference ID: 3-020-20190722.

³⁵ DLUHC and MHCLG (2019), Planning Practice Guidance: Planning Obligations, Paragraph: 001 Reference ID: 23b-001-20190315.

NPPF recommends that planning conditions should be kept ‘to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.’ Therefore, planning obligations, in the form of section 106 agreements and section 278 agreements should only be used where it is not possible to address unacceptable impacts through a planning condition³⁶.

- 3.36. On 8 April 2015 the Council revoked its Developer Contributions SPD in line with the requirements of the Community Infrastructure Levy Regulations 2010 (CIL). Therefore, the Council’s approach to developer contributions is to use section 106 agreements. Through this mechanism the Council seeks financial contributions towards infrastructure to make the development acceptable in planning terms. This process allows developers to enter negotiations with the Council if the cumulative effect of policy requirements and obligations would compromise development viability.

Assessing the suitability of sites for development

- 3.37. For a site to be considered suitable for development it should be in an appropriate location for development when considered against relevant constraints and their potential to be mitigated. In assessing the suitability of a site for housing and economic development, each site has been assessed against³⁷:
- National policy;
 - The adopted development plans, taking into account how up to date plan policies are;
 - Identified constraints and whether they can be overcome;
 - Potential impacts including, but not limited to, the effect upon landscapes; including nature and heritage conservation;
 - The range of housing and economic needs and other uses;
 - Likely market attractiveness for the type of development proposed;
 - Contribution to regeneration; and
 - Sites in existing development plans or with planning permission.
- 3.38. Information collected at this stage includes details relating to ground conditions, hazardous installation zones, potential flood risk, Green Belt, recreation areas, and environmental designations (such as Sites of Special Scientific Interest and Greater Manchester Sites of Biological Importance).
- 3.39. All sites that have extant planning permission or that are allocated (in the saved UDP or Places for Everyone) for housing and employment uses are

³⁶ DLUHC and MHCLG (2019), Planning Practice Guidance: Planning Obligations, Paragraph: 003 Reference ID: 23b-003-20190901.

³⁷ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 018 Reference ID: 3-018-20190722.

considered to be suitable³⁸, given that an assessment of suitability informed part of the decision to grant planning permission or allocate the site.

- 3.40. There are no known sites with extant planning permission in the 2024 SHELAA where circumstances have changed, which would alter their suitability for the development approved.
- 3.41. The suitability of potential housing and economic sites which are either not allocated in the UDP or Places for Everyone or that do not have an extant planning permission have been assessed with regard to the NPPF, PPG, policies in PfE, saved policies in the UDP, adopted Supplementary Planning Documents and other relevant strategies.
- 3.42. In determining the suitability of such sites, the following key judgements have been made:
- Whether development of a site would encourage the reuse of previously developed (brownfield) land;
 - Whether a greenfield site is subject to planning policy protection, for example: Tameside UDP Policies OL4 Protected Green Space and OL6 Outdoor Sport, Recreation and Play Space Developments;
 - Whether development of a greenfield site, which is not the subject to planning policy protection, could be considered upon its own merits; and
 - All sites within the adopted Green Belt are not considered suitable for development given the very strong protection afforded to them in national policy, this is with the exception of sites with extant planning permission.
- 3.43. Land within established employment areas will generally be considered unsuitable for housing development unless justification for the loss could be provided when tested against saved UDP policy E3, the Employment Land SPD, other relevant saved UDP policies and PfE policies. This is only a general assessment, and some employment sites identified as suitable for housing may prove not to be when assessed in detail (i.e. when more evidence is available through a planning application), and vice versa.

Constraints that impact on the suitability, availability and achievability

- 3.44. Where constraints have been identified, the assessment should consider what action would be needed to overcome them³⁹. The PPG is clear that actions might include the following:

³⁸ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment; Paragraph: 018 Reference ID: 3-018-20190722.

³⁹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment; Paragraph: 021 Reference ID: 3-021-20190722.

- Policies in the NPPF and the adopted / emerging development plan;
 - Dealing with fragmented land ownership and ransom strip tenancies;
or
 - Operational requirements of landowners.
- 3.45. The Council is actively working with a range of investment partners including Homes England, the Greater Manchester Combined Authority and the GM Housing Investment Fund, Greater Manchester Pension Fund and registered housing providers as well as institutional investors to overcome constraints that may prevent sites coming forward.
- 3.46. Planning policy has been updated through the adoption of PfE and further updates to policy are being considered through the Council's emerging Local Plan – Homes, Spaces, Places to remove some constraints to the delivery of new housing, for example through providing a more up-to-date evidence base or through the allocation of new residential and employment sites.

Timescales and rate of development

- 3.47. The Council will use the information it has gathered on suitability, availability, achievability and constraints to assess the development timescales (including historic data on lead in times and build out rates) to inform delivery rates for the development of each site within the assessment. It is also assumed that sites with extant full residential planning permission are deliverable within the first five-year period. However, major development sites with high yields of 100+ dwellings may take a number of years to complete, and delivery may extend beyond the 0–5-year period (See Table 6: Estimated Build Out Rates). Where there is evidence that development on a particular site will not be achievable within the short term (0-5 years) the site has been moved into the medium term (6-10 years). In addition, for those sites with extant outline planning permission, officers have made a judgment as to whether they can be included in the five-year supply from 1 April 2024 onwards where a landowner/developer has given a clear indication that development will commence in the next five years.
- 3.48. As there is no specific guidance contained within the NPPF relating to non-residential uses the same policy rationale has been applied to the employment sites considered in this assessment.
- 3.49. The Council has reviewed all residential sites with extant full permission and has only identified sites in the short term that are considered to be deliverable. Therefore, yields remain as permitted through development management decisions, however, a small number of sites have been moved to a later period of the housing supply based on up-to-date information e.g. where development had stalled on site.

- 3.50. For all other residential sites, a judgment has been made as to the timescale during which development could come forward. This has been informed by planning policy and sustainability objectives. Considerations included:
- Regeneration and funding priorities within the borough;
 - Whether the site is currently occupied;
 - Whether there are emerging proposals or known developer interest in the site;
 - Competing demands for the site;
 - Likely financial viability of the development;
 - The need for any site assembly;
 - Council data on lead in times and build out rates;
 - The need for infrastructure provision before development could take place; and
 - Market conditions.
- 3.51. With regard to the above considerations each site included within the residential supply has subsequently been placed into one of the following three timescales, based on officer judgement as to when a site is likely to be developed using the evidence available at the time of the study and in line with the definitions of ‘deliverable’ and ‘developable’ in the NPPF:
- Within the 0–5-year period - 1 April 2024 to 31 March 2029; or
 - Within the 6–10-year period – 1 April 2029 to 31 March 2034; or
 - Within the 11–15-year period – 1 April 2034 to 31 March 2039.
- 3.52. This document represents the land supply position at 1 April 2024 and it is set by the circumstances existing at that time. However, the Council recognises that events may occur that lead to the development of a site occurring either sooner, or later, than predicted.

Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan

- 3.53. Places for Everyone allocates two sites for residential development and one for economic development within Tameside. This 2024 update to the SHELAA is therefore crucial to promote the most efficient use of land to meet the need for homes and other land uses in line with Section 11 of the NPPF. The SHELAA supports the strategy set out in PfE, which states that: ‘There is a strong focus in this Plan on directing new housing towards previously developed sites within the existing urban area. This will help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development⁴⁰.’

⁴⁰ (GMCA September 2023) Places for Everyone Plan Composite Version, Modifications Version 2023; Paragraph 7.8.

Discounted Residential Sites

- 3.54. The 2024 SHELAA covers all potential residential development sites that the Council was aware of at the time of the assessment. Discounted sites are those that have been assessed but are not considered suitable for development at this time, including:
- Those that would need a significant change in planning policy to achieve planning permission for development and which has not been adopted through PfE. This includes sites in recreation uses (such as parks and playing fields), those located in the Green Belt, and those that are physically unsuitable for development, for example due to contamination, historic landfill, topography, flooding or location;
 - Those unlikely to come forward during the assessment period due to existing use, such as a current employment site; and
 - Those without an extant planning permission and that fall below the site yield threshold of five dwellings or more.
- 3.55. In this iteration of the SHELAA 917 sites have been discounted for residential development. The total area covered by discounted sites is 726.5 hectares. For completeness a list of these sites, with a reason for their exclusion, is available in Appendix 5.
- 3.56. However, constraints on some of the discounted sites may be mitigated, subject to further investigation and detailed assessment beyond the scope of the SHELAA, thus allowing the site to deliver residential development in the future. The responsibility to demonstrate how the constraints can be removed to allow residential development is down to the applicant, developer or landowner. Annual reviews of the SHELAA will continue to assess the longer-term potential of discounted sites as planning policy evolves or site circumstances change.

Stage 3: Windfall Assessment

- 3.57. Windfall development is defined in the NPPF Annex 2: Glossary as: “*sites not specifically identified in the development plan.*”
- 3.58. Both the NPPF and PPG reference to a use of a windfall allowance for housing, where justified. Windfall allowance is not mentioned in relation to economic development. Therefore, a windfall allowance will only be applied to housing development.
- 3.59. Paragraph 72 of the NPPF states that:
“*Where an allowance has been made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic*”

having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”

- 3.60. It is worth noting that the last sentence of paragraph 72 states that “plans should consider the case for setting out policies to resist inappropriate development of residential gardens.” However, it is likely that such sites will continue to come forward over the plan period. UDP policy H9 ‘Backland and Garden Development’ provides guidance on this matter. The policy does not rule out this type of development and the Residential Design SPD (Policy RD22: Infill & Backland Sites) specifically states that it can make efficient use of under-utilised land. Therefore, the small sites windfall allowance is based on analysis of all completed developments of less than five dwellings.
- 3.61. As highlighted in paragraph 3.12 the Council includes a small sites windfall allowance as part of the total housing supply for the period 1 April 2029 to 31 March 2039. The allowance has been calculated using historic windfall delivery rates and is set out in Table 2 below.

	2019/20	2020/21	2021/22	2022/23	2023/24	Total	5 Year Average
A Gross	54	51	63	58	58	292	57
B Losses	18	9	12	8	8	51	11
C Net (A-B)	36	42	51	50	50	237	46

Table 2: Small Sites Delivery (sites of 1 to 4 dwellings, including garden development)

Average Windfall Allowance

- 3.62. Analysis of windfall completions for the last five years period 1 April 2019 – 31 March 2024 indicates that the average allowance is 46 dwellings net per annum. The Council does not believe that an allowance should be applied to the 0–5-year period of the supply as this may result in double counting, as small sites with planning permission are already included. In addition, where delivery on small sites extends into the 6-10 years period these dwellings are also deducted from the total to avoid double counting (9 dwellings total). Therefore, the SHELAA includes an allowance for the years 6 – 15 (1 April 2029 - 31 March 2039) totalling dwellings (10 X 46 - 9 = 451). This allowance will be kept under review on an annual basis through the monitoring of housing completions and losses on small windfall sites.

Stage 4: Assessment Review

3.63. The PPG at paragraph 24 states that:

“Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This should set out how much housing and the amount of economic development that can be provided, and at what point in the future.”

Section 4 of this assessment sets out in detail an indicative trajectory for each type of development.

4. Assessment Findings

Residential Completions

- 4.1. Figure 2 below illustrates the total 4,844 net residential completions in Tameside over the 10-year period 1 April 2014 – 31 March 2024. The cyclical nature of the completion rate over this period can be explained in part by the time taken between granting permission, completion of first dwelling and completion of last dwelling on an individual site. This is explained in further detail within paragraph 4.20 below, and reflected within Table 6 - Estimated Residential Build out Rates and Figure 5 Housing Trajectory.

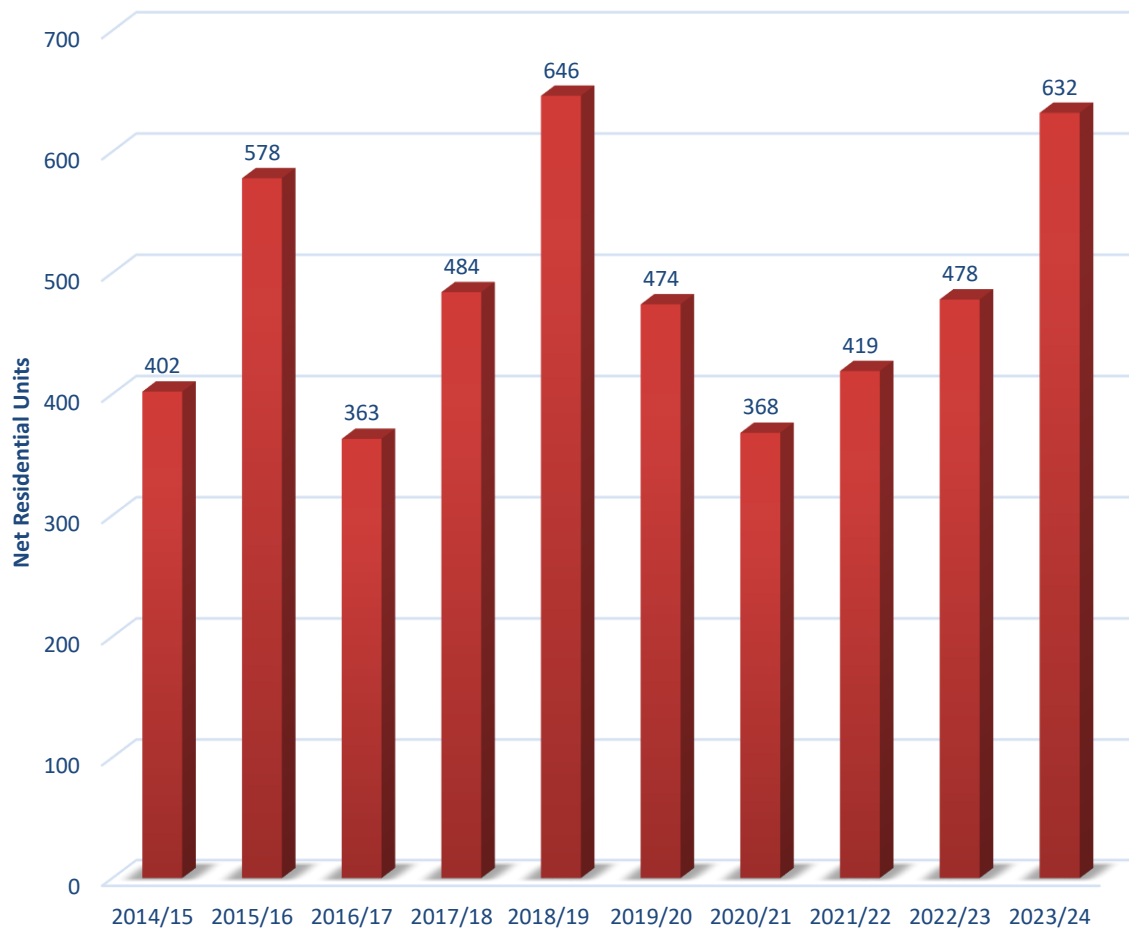


Figure 2: Tameside Residential Completions 1 April 2014 – 31 March 2024

Housing and Employment Land Findings

- 4.2. Based on an assessment of sites against the methodology set out in Section 3 above the SHELAA calculates the potential future supply for the following uses:
- Net dwellings – split by houses and apartments;
 - Gross office floor space; and
 - Gross industrial and warehousing floor space.
- 4.3. Table 4 below summarises the supply for the period 1 April 2024 to 31 March 2039 depending on whether it needs to be a gross or net figure on the sites identified across the borough for the use types outlined above for the period.

	Development Type		
	Houses & Apartments	Office (sq.m)	Industrial & Warehousing (sq.m)
(A) Gross Additions	7,910	17,817	284,324
(B) Gross Losses	62	-	-
(A-B) Net Change	7,848	-	-

Table 3: Summary of supply 1 April 2024 – 31 March 2039

- 4.4. The list of SHELAA sites that make up the total supply of net dwellings and gross floor space for employment are listed in Appendices 2 and 3.
- 4.5. The following section of the report sets out further detail on the estimated future supply on the specific sites by development type.

The potential supply of new housing

- 4.6. The supply of dwellings comprises on specified developable sites and includes the windfall allowance for development on small sites below the site threshold.
- 4.7. The SHELAA identifies a total of 330 sites that are considered developable for dwellings. Appendix 2 lists these sites and provides details covering estimated dwellings numbers and types (houses and/or apartments) and the likely phasing over the period covered by SHELAA.
- 4.8. The anticipated gross number of dwellings to be completed, split between houses and apartments, over the period 1 April 2024 and 31 March 2039 is identified as - 7,910 dwellings and is shown in Table 5 below. When the potential loss of - 62 dwellings is taken into account, through either demolition or change of use, then it is estimated that there is the potential to deliver

7,848 net additional dwellings between 1 April 2024 and 31 March 2039.

	Phasing of Delivery 1 April 2024-31 March 2039				Dwelling Types	
	2024-2029	2029-2034	2034-2039	Total	Houses	Apartments
Gross Additions	2,585	3,237	2,088	7,910	4,120	3,728
Gross Losses	62	0	0	62	17	45
Net Change	2,523	3,237	2,088	7,848	4,120	3,728

Table 4: Phasing of Gross Additions, Gross Losses and Net Change on Residential Sites

- 4.9. Sites within the 2024 housing land supply can be divided into two categories to reflect their planning status; those that have been ‘permitted’ and those that have ‘not been permitted’. Sites that have been ‘permitted’ have an extant planning permission and are:
- Full, Outline or Reserved Matters residential planning permission;
 - Deemed to be Permitted Development; or
 - Permitted schemes that are Under Construction.
- 4.10. There are 216 ‘permitted’ sites with a potential yield of 1,972 net dwellings (comprising 1,001 houses and 971 apartments) in the 2024 land supply.
- 4.11. Those sites which fall within the ‘not permitted’ category do not have an extant permission and have been identified through:
- An allocation in the development plan;
 - Desk top analysis;
 - Site assessments;
 - Development briefs;
 - Call for Sites exercises; or
 - Have previously been subject to the development management process, but no longer have an extant permission (e.g. expired, withdrawn or written off planning permissions).
- 4.12. The Council undertook a formal Call for Sites exercise as part of the scoping consultation for Tameside’s emerging part 2 local plan Homes, Spaces, Places (HSP). A total of 39 sites have been submitted and assessed against the methodology set out in Section 3 of the SHELAA. Of the 39 sites, 29 have been previously assessed, seven sites have been discounted and three sites have been added into the 2024 residential land supply. Those sites that were

submitted in the Homes, Spaces, Places 2024 Call for Sites exercise and added to the supply are identified in Appendix 2.

- 4.13. There are 114 sites that are ‘not permitted’ with a potential yield of 5,876 net dwellings (comprising 3,119 houses and 2,757 apartments) in the 2024 land supply.
- 4.14. The total number of dwellings is broken down to give the percentage split between brownfield, greenfield and mixed. The overall borough brownfield/greenfield/mixed split is given in Figure 3 below.

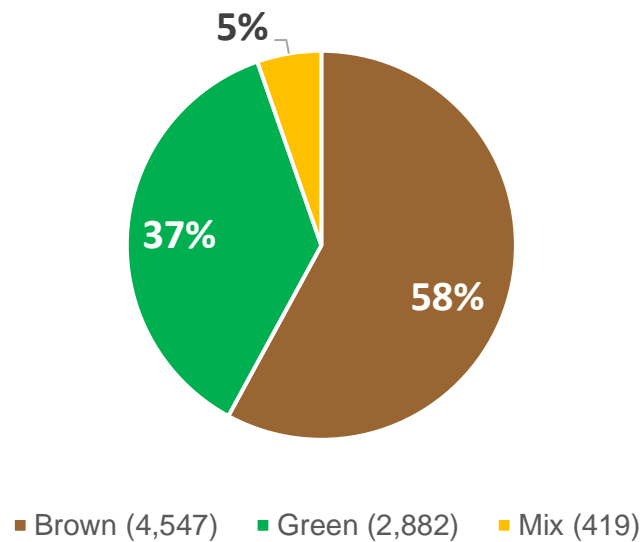


Figure 3: Borough percentage of dwellings split between brownfield, greenfield and mixed site types (Number of dwellings in brackets).

- 4.15. Paragraphs 3.57 to 3.62 of this SHELAA set out the Council’s approach to assessing small sites windfall delivery based on trend analysis. This concluded that the Council should make a small site windfall allowance of 46 net dwellings per year based on average annual delivery over the five-year period 2019/20 to 2023/24. However, completions projected for small sites in the 6–10-year period need to be deducted to avoid double counting (9 dwellings).

Windfall allowance for small housing sites

- 4.16. The Council will, therefore, make an overall small sites windfall allowance of 451 net dwellings for the 10-year period 2029 to 2039 (10 x 46 - 9). The net dwellings is further split to give a small site allowance of dwellings for years 2029-2034 (5 x 46 – 9 = 221) and a small site allowance of dwellings for years 2034-2039 (5 x 46 = 230).

Total housing supply 1 April 2024 to 31 March 2039

4.17. The above analysis of potential housing sites and windfall allowance for Tameside is summarised in Table 5 below and presents the potential housing supply for the period 1 April 2024 to 31 March 2039. The small site windfall allowance can also be further split between houses and apartments. This split has been calculated using the percentage difference between houses and apartments within the overall 2024 housing land supply, i.e. 52% houses and 48% apartments.

	Total Supply 1 April 2024 - 31 March 2039				Dwelling Type	
	2024-2029 (0-5 years)	2029-2034 (6-10 years)	2034-2039 (11-15 years)	Total (0-15 years)	Houses	Apartments
A - Gross Additions	2,585	3,237	2,088	7,910	4,137	3,773
B - Gross Losses	62	0	0	62	17	45
C - Net Change	2,523	3,237	2,088	7,848	4,120	3,728
D - Net Small sites windfall allowance	0	221	230	451	235	216
C + D = Total Net Change	2,523	3,458	2,318	8,299	4,355	3,944

Table 5: Total supply of dwellings - specific sites and small sites windfall allowance

4.18. Figure 4 below shows the data in Table 5 in graph format for the different parts of the plan period 2024 – 2039.

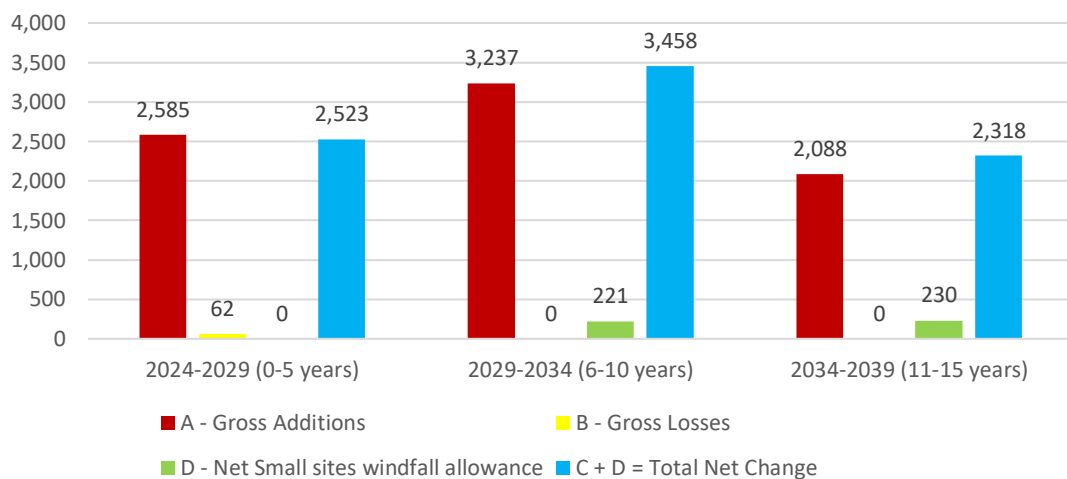


Figure 4: Estimated change in net dwellings (1 April 2024 to 31 March 2039)

- 4.19. In relation to the identified short term period 1 April 2024 to 31 March 2029, Table 5 above identifies a potential gross supply of 2,585 dwellings. However, once the anticipated 62 dwelling losses (demolitions and from change of use/conversion) are subtracted from the gross figure the net supply for this period is 2,523. No windfall allowance has been applied to this period within the supply (0-5). However, consideration may be given to including a small sites windfall allowance in this part of the supply should compelling evidence arise in future.
- 4.20. For the remainder of the supply 1 April 2029 to 31 March 2039, Table 5 identifies a potential gross supply of 5,325 dwellings. Once a small sites windfall allowance of 451 dwellings has been added the net additional supply for the period is 5,776.
- 4.21. Taking the above information into account the total net supply of housing for the period 1 April 2024 to 31 March 2039 has been identified as 8,299.
- 4.22. As set out in the Planning Practice Guidance⁴¹ this SHELAA includes an indicative trajectory for the rate of housing development. This is based on a number of assumptions for the expected delivery time periods using lead in times and annual build out rates derived from completions data gathered as part of the Council's annual housing monitoring between 2015/16 and 2023/24 (1 April 2015 to 31 March 2024). These are listed within Table 6.

⁴¹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 024 Reference ID: 3-024-20190722.

Development Type	Dwelling Types	Average number years lead in time between approval & completion of first dwelling	Average number of dwellings completed per annum
Minor <5	All	2	2
Minor =>5 <10	All	2	6
Major =>10 <25	All	2	12
Major =>25 <50	All	2	18
Major =>50 <100	All	2	28
Major =>100	All	2	36
House			
Minor <5	House	2	1
Minor =>5 <10	House	2	5
Major =>10 <25	House	3	10
Major =>25 <50	House	3	17
Major =>50 <100	House	1	21
Major =>100	House	1	37
Apartment			
Minor <5	Apartment	2	2
Minor =>5 <10	Apartment	2	7
Major =>10 <25	Apartment	2	16
Major =>25 <50	Apartment	2	35
Major =>50 <100	Apartment	3	59
Major =>100	Apartment	No Data - use Major =>50 <100 as a proxy	
Mix			
Minor <5	Mix	1	3
Minor =>5 <10	Mix	2	7
Major =>10 <25	Mix	1	13
Major =>25 <50	Mix	2	18
Major =>50 <100	Mix	2	36
Major =>100	Mix	2	34
NB - Average totals rounded up or down to nearest whole number			

Table 6 Estimated Residential Build out Rates

- 4.23. Figure 5 is the Tameside housing land trajectory for the 15-year plan period 1 April 2024 – 31 March 2039 and is based on the assumptions in Table 6 Estimated Residential Build out Rates. These assumptions are then projected forwards to give the housing supply trajectory.
- 4.24. The 2024 Trajectory (Figure 5) shows that there is potential for peaks and troughs in the delivery of sites across the plan period. This is particularly noticeable in the 6-10- and 11-15-year periods of the supply.
- 0-5 years shows that the anticipated delivery will decrease from 817 in 2024/25 to 235 in 2026/27 and then increase to 659 in 2028/29.
 - 6-10 year anticipates peaking at 789 in 2031/32 followed by a decline in levels into the 11-15 year period.
 - 11-15 years shows a steady increase in delivery peaking at 613 in 2037/38.

- 4.25. Future challenges remain over how we plan to level out the baseline annual supply and bring sites forward to meet our housing need.

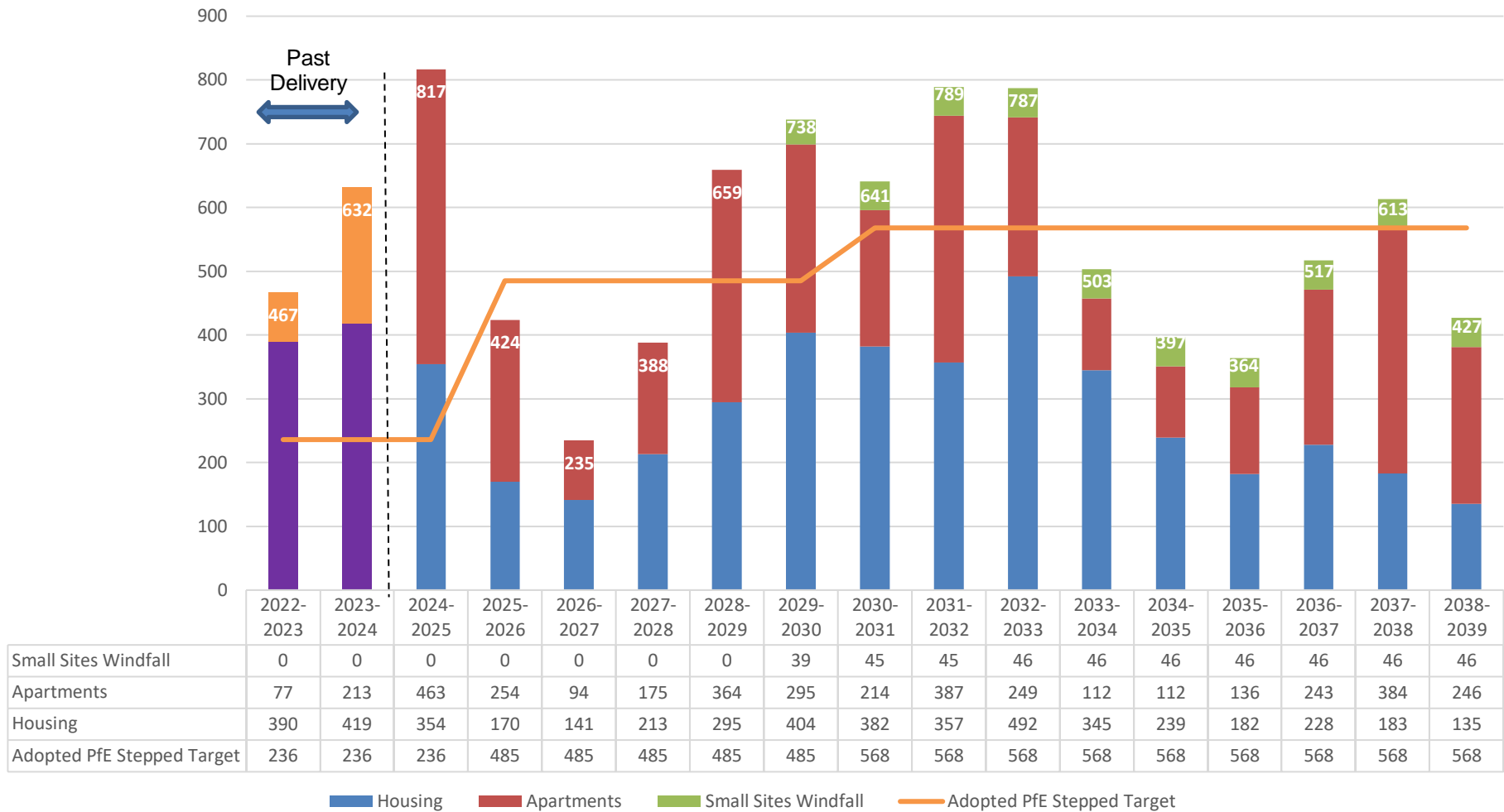


Figure 5: Tameside Housing Trajectory 1 April 2024 – 31 March 2039

Potential supply of new office floor space

- 4.26. This assessment identifies eight sites that are considered to be developable for office use. Of the eight, only seven⁴² are considered to be deliverable within the 15-year period covered by this assessment. Details of the sites are set out in Appendix 3 (List of SHELAA Employment sites) which also provides the potential gross floor space in square metres and the likely phasing. Given the dominance in the supply of the available plots at St Petersfield the quantum of gross floor space is principally based on the St Petersfield Development Prospectus⁴³.
- 4.27. Table 7 below shows the breakdown of gross floor space for the period 1 April 2024 to 31 March 2039. This identifies for the period that potential gross additions are 17,817 sq.m of E(g)(i) office floor space.

	Phasing of office floor space			Total 2024 to 2039
	2024 to 2029	2029 to 2034	2034 to 2039	
Gross Additions	5,084	4,448	8,285	17,817

Table 7: Office gross floor space change 1 April 2024 to 31 March 2039

- 4.28. In terms of the Ashton Mayoral Development Zone, the St. Petersfield location is identified as possessing the most potential for new office development up until 2039 and beyond. The SHELAA reflects the potential of this area to deliver the majority of the borough's new office floor space, as opposed to office space that is ancillary to other employment development such as industry or warehousing. The delivery of office space at St. Petersfield, in terms of the identified quantum and phasing, is likely to be dependent upon a number of factors including competition from other locations and market demand.
- 4.29. This uncertainty gives rise for the potential for the identified sites to be delivered within different periods to those identified in this assessment. As noted in paragraph 4.25 there is potential for sites to be delivered beyond the plan period, whilst other sites not identified in this assessment may come forward within the plan period. The current trajectory indicates that beyond 2039 there is potential for 3,793 square metres of floor space within the St Petersfield area.

⁴² Site Ref E-STPETE-018 is identified as potentially delivering 3,793 sq.m in the period 2039/40 onwards.

⁴³ Tameside Council – St Petersfield Development Prospectus: <https://www.tameside.gov.uk/Businesses/Ashton-Mayoral-Development-Zone/Future-St-Petersfield>

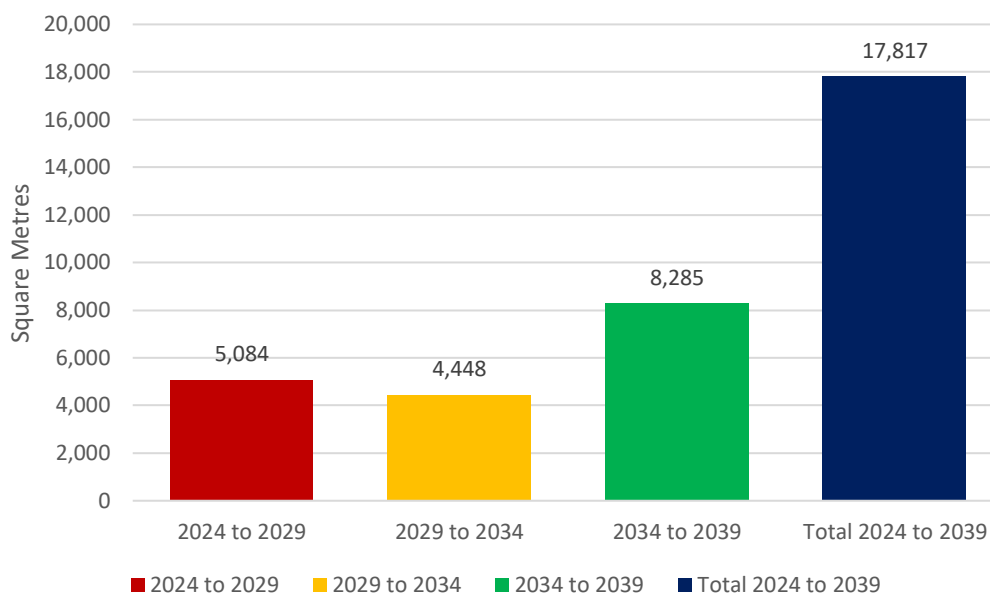


Figure 6: Estimated office gross floor space (1 April 2024 to 31 March 2039)

Potential supply of new industrial and warehousing floor space

- 4.30. Development potential for industry and warehousing is limited to 33 sites across the borough. These are covered by Appendix 3 (List of SHELAA Employment Sites), which sets out the potential gross floor space in square metres and the likely phasing of development.
- 4.31. Table 8 below shows the breakdown of gross floor space for the period 1 April 2024 to 31 March 2039. The potential gross additions are 284,324 sq.m. of industry and warehousing floor space between 1 April 2024 and 31 March 2039.

Phasing of industrial/warehousing floor space				
	2024 to 2029	2029 to 2034	2034 to 2039	Total 2024 to 2039
Gross Additions	63,938	65,197	155,189	284,324

Table 8: Industry and warehousing gross floor space (sq.m) 1 April 2024 to 31 March 2039

- 4.32. Figure 7 below shows the estimated gross floor space as set out in Table 8 for the period 1 April 2024 to 31 March 2039.

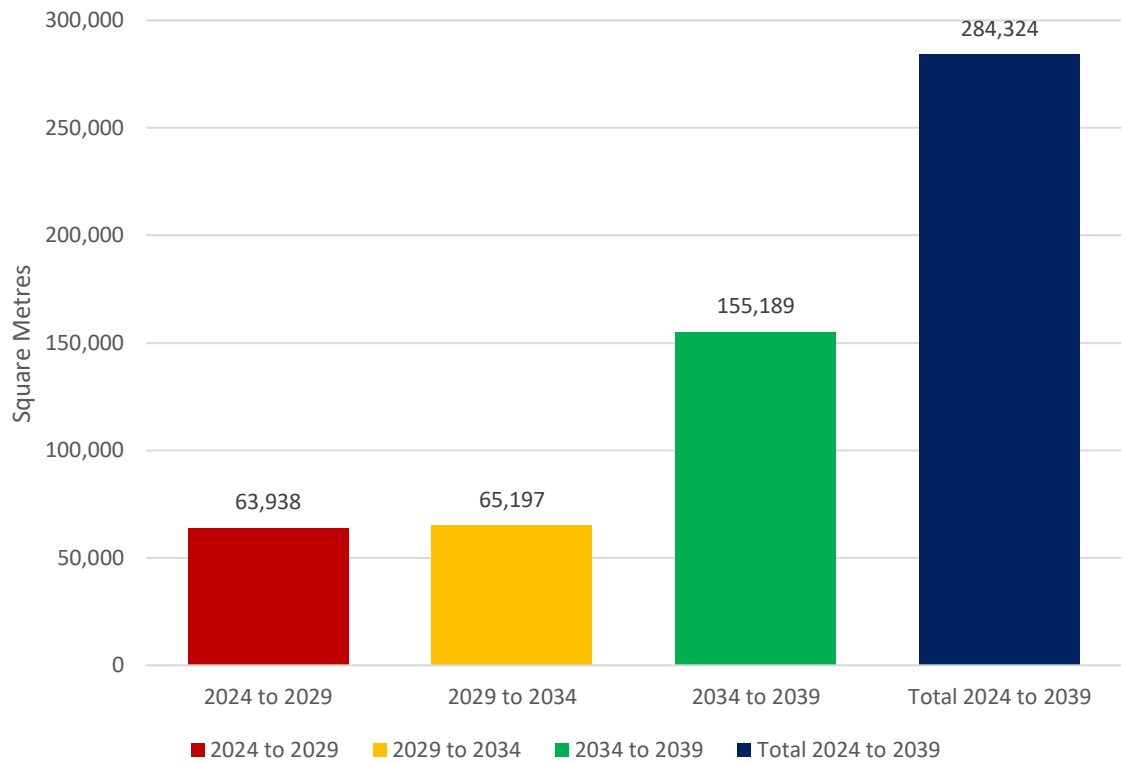


Figure 7: Estimated change in industrial and warehousing floor space (1 April 2024 to 31 March 2039)

5. Annual Five-Year Housing Supply Position

- 5.1. Paragraph 60 of the December 2023 National Planning Policy Framework (NPPF)⁴⁴ states that Government has the objective of significantly boosting the supply of homes. Paragraph 76 of the NPPF does not require Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met:
- a) their adopted plan is less than five years old; and
 - b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.
- 5.2. In those circumstances where a local planning authority does not meet the criteria set out in paragraph 60, paragraph 77 of the NPPF clarifies the situation by stating that “In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing⁴¹...” Therefore, this section of the 2024 SHELAA fulfils the requirement for the LPA to identify and update a minimum five years' worth of housing.
- 5.3. Paragraph 77 also establishes the role of the Housing Delivery Test measurement in determining whether there has been significant under delivery of housing over the previous three years. If the measurement records delivery below 85% of the housing land requirement, then the supply of specific deliverable sites should, in addition, include a buffer of 20% (moved forward from later in the plan period).

Five-year housing requirement

- 5.4. The second sentence of paragraph 77 of the NPPF requires that:
- “The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴²”.
- 5.5. The footnote referred to in paragraph 77 sets out the following point:
- Footnote 42 – “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.”

⁴⁴ National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Adopted Places for Everyone Housing Requirement

- 5.6. The Places for Everyone Joint Development Plan was adopted by the nine constituent Greater Manchester Councils on 21 March 2024. By adopting this plan each council can now calculate their respective five-year housing land supply based on the approach set out under Policy JP-H1: Scale, Distribution and Phasing of New Housing Development, Table 7.2 Distribution and Phasing of new dwellings 2022-2039. Table 9 below shows how the five-year housing land supply requirement is calculated for Tameside using PfE Policy JP-H1.

	Five Year Housing Land Supply Requirement	Tameside
A	Annual Average 2024-25	236
B	Annual Average 2025-29	485
C	Total Requirement 2025-29 = 485 x 4 (B x 4)	1,940
D	Five-year requirement 2024-29 = 236 + 1,940 (A + C)	2,176

Table 9: Tameside’s Five-Year Housing Requirement

- 5.7. Therefore, by applying the phasing set out in Table 7.2 of PfE Policy JP-H1 the five-year housing requirement for Tameside, for the period 1 April 2024 to 31 March 2029, is **2,176** dwellings.

Supply buffer and requirement

- 5.8. NPPF, paragraph 77, footnote 43 provides further clarification ‘where there has been significant under delivery of housing over the previous three years’, stating that:
- Footnote 43: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. For clarity, authorities that are not required to continually demonstrate a 5-year housing land supply should disregard this requirement.
- 5.9. The most recent 2022 Housing Delivery Test (HDT) measurement results, covering the three-year period 2019 to 2022, were published by DLUHC in December 2023. These results identified that Tameside housing delivery performance was at 77% of the housing requirement (calculated using the government standard methodology for local housing need⁴⁵). As the HDT Measurement for 2023 is yet to be published, Tameside continue to apply a 20% buffer to the borough’s the 5-year housing land supply in line with NPPF paragraphs 76 and 77.
- 5.10. The adoption of the housing requirement set out in PfE Policy JP-H1 changes the basis for calculating the HDT measurement for Tameside in 2024. Based

⁴⁵ National Planning Policy Framework (December 2023), paragraph 61

on this up-to-date requirement a calculation of the predicted 2023 HDT Measurement is shown in the table below.

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement	Housing Delivery Test: 2023 consequence
2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
433	651	236	1320	387	421	467	1275	97%	Action Plan

Table 10: Calculation of the Predicted HDT Measurement Results for 2023

- 5.11. As Table 10 demonstrates the likely consequence of the predicted 2023 HDT Measurement is to be that Tameside will not be required to apply a 20% buffer to the 2024 five-year housing land supply, although it will be required to produce an Action Plan.

2024 5-year housing requirement with buffer

- 5.12. Using the identified PfE requirement set out in Table 9, the net additional housing requirement over the period 2024 to 2029 with an additional 20% buffer is 2,611 dwellings. This is set out in the table below:

Methodology	2024-2029 Net additional housing requirement	2024-2029 Net additional housing requirement with 20% buffer
Adopted housing requirement set out in PfE adopted strategic policy JP-H1	2,176	2,611

Table 11: Adopted Policy Requirement and the 20% Buffer

Supply of deliverable sites 1 April 2024 to 31 March 2029

- 5.13. As set out in section 4 of this document, the Council has calculated the deliverable supply for the five-year period 2024 to 2029 to be **2,523** net additional dwellings. The sites that make up Tameside's five-year supply are listed in Appendix 3 - Residential Supply 2024 – 2029.

Tameside's Annual Five-Year Housing Land Supply Position

- 5.14. Having regard to the adopted policy requirement, applying a 20% buffer, and the five-year supply of deliverable sites identified in the SHELAA, the five-year land supply position in Tameside over the period 1 April 2024 to 31 March 2029 is shown in the two scenarios below:

Five Year Housing Land Calculation (20% Buffer)	Tameside
--	-----------------

A	2024-2029 Supply of Net Dwellings	2,523
B	2024-2029 Requirement	2,176
C	2024-2029 Requirement with 20% Buffer: $2,176 + 435$ (B + 20%)	2,611
D	Annual Requirement (Including Buffer): $2,611 \div 5$ (C \div 5)	522
E	Number of Years Supply: $2,523 \div 522$ (A \div D)	4.8

Table 12: Five Year Housing Land Supply Calculation - 20% Buffer Scenario

- 5.15. Table 12 sets out the current situation in the absence of the publication of the 2023 Housing Delivery Test Measurement. The conclusion under this scenario is that Tameside can demonstrate **4.8 years of deliverable housing supply**.
- 5.16. Table 13 sets out the scenario based on the likely 2023 Housing Delivery Test Measurement as set out in Table 10 above. The conclusion under this scenario is that Tameside can demonstrate **5.8 years of deliverable housing supply**.

	Five Year Housing Land Calculation (No Buffer)	Tameside
A	2024-2029 Supply of Net Dwellings	2,523
B	2024-2029 Requirement	2,176
C	Annual Requirement: $2,176 \div 5$ (B \div 5)	435
D	Number of Years Supply: $2,523 \div 435$ (A \div C)	5.8

Table 13: Five Year Housing Land Supply Calculation – No Buffer Scenario

6. Conclusions

- 6.1. This SHELAA represents a snapshot of the potential housing and economic development land supply in Tameside for the period 1 April 2024 to 31 March 2039.
- 6.2. Planning applications for the uses identified in this assessment will continue to be determined on their individual planning merits in accordance with national planning policy and both the adopted Places for Everyone Joint Plan (March 2024) and Tameside Unitary Development Plan (Nov 2004) and other material considerations. Therefore, the inclusion of a site within the SHELAA does not imply that either planning permission will be granted or that a site will be allocated in the future local plan. Similarly, if a site is not included it does not indicate that future development for housing or economic development is unacceptable.
- 6.3. In both instances outlined in paragraph 6.2 above, applicants would still need to undertake their own detailed analysis to determine the full development potential of a site. Information relating to sites contained in this assessment merely acts as a useful indication of the potential scale of development and some of the constraints that would need to be considered to bring them forward.
- 6.4. The following table summarises the development potential on the sites that have been identified in the borough for the period 1 April 2024 to 31 March 2039.

	Development Type		
	Houses & Apartments (Net)	Office (Gross - sq.m)	Industrial & Warehousing (Gross - sq.m)
Gross Additions	7,910	17,817	284,324
Gross Losses	62	-	-
Residential Small Site Windfall Allowance	451	-	-
Supply	8,299	17,817	284,324

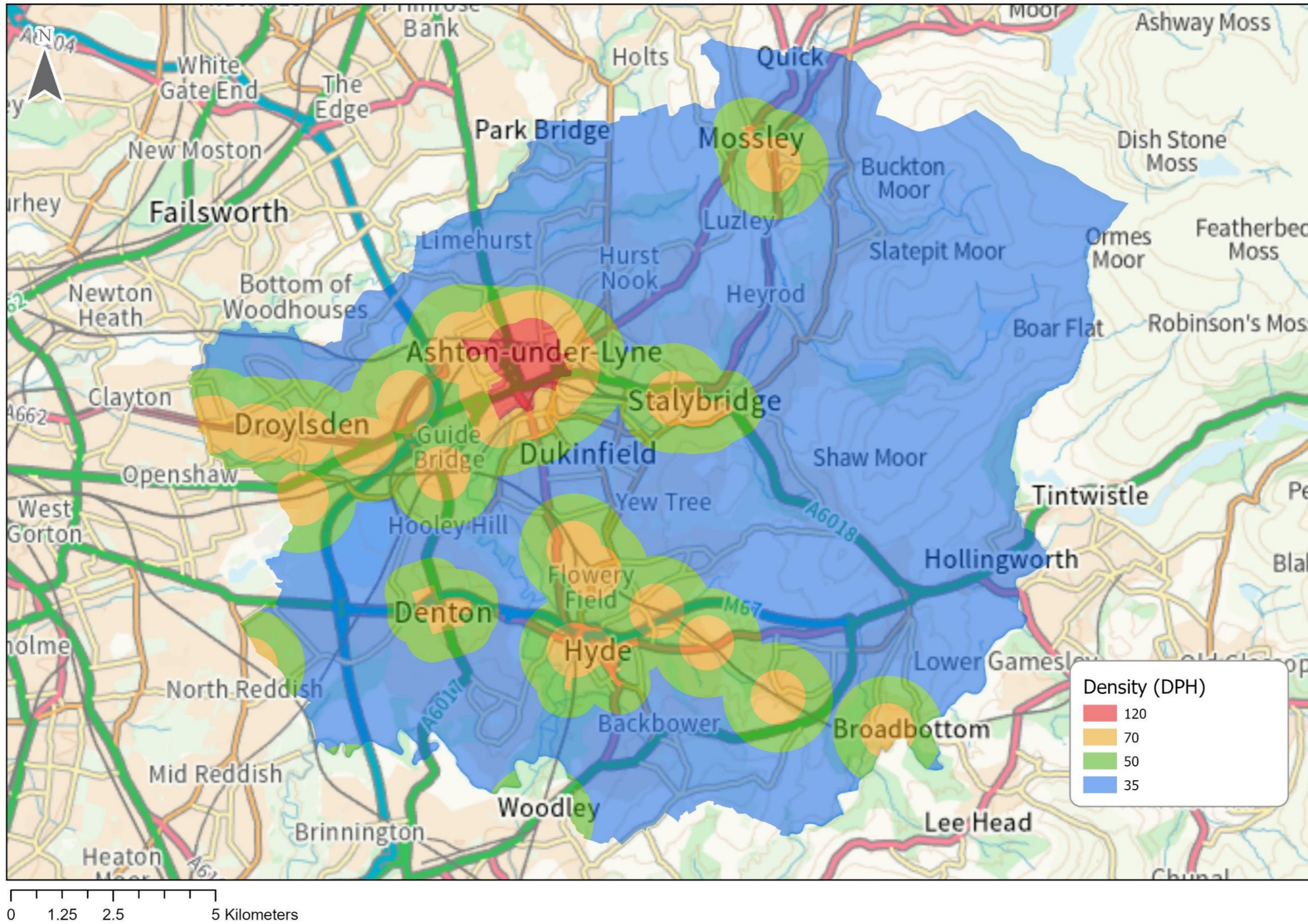
Table 14: Supply of dwellings and economic floor space 1 April 2024 – 31 March 2039

- 6.5. The net dwellings total for the period 1 April 2024 to 31 March 2039 is 8,299.
- 6.6. For economic development the following potential gross additional floor space has been identified for the period 1 April 2024 to 31 March 2039:
- Office – 17,817 sq.m
 - Industry and Warehousing – 284,324 sq.m

- 6.7. Section 5 of the SHELAA sets out the current position with regards to the requirement set out in paragraph 77 of the NPPF to identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing. The conclusion is that the council can currently demonstrate a **4.8 year supply of housing**.

Appendices

Appendix 1 – PfE Policy JP-H4: Density of New Development Mapping



Appendix 2 – List of SHELAA Housing Sites

2024 – 2039 Residential Supply

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-AUDENS-010	64 Williamson Lane, Audenshaw M34 5SW	0.02	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-082	Former Blue Pig PH, Blue Pig, 296-298 Audenshaw Road, Audenshaw	0.24	0	100	Brownfield	Not started	0	0	8	0	0	3	Retain site in 11-15 years of the housing land supply. Site identified during SHELAA review. Anticipate 4no gross/ 3no net apartments and 8no net houses will be developed in the long term calculated by applying: PFE Policy JP-H4 Density of 50dph and Criterion 2A - primarily houses Council SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments Officer judgment based on conversion of PH into 4 gross/ 3no apartments and 1no new apartment block containing 8no apartments.
H-AUDENS-097	Old Pack Horse, 234 Guide Lane, Audenshaw M34 5EF	0.13	0	100	Brownfield	Under construction	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net apartment to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-AUDENS-110	Golden Shred Works Williamson Lane (BEL), Droylsden	4.18	0	100	Brownfield	Under construction	7	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 7no net houses to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>100 houses and apartments.
H-AUDENS-110B	Golden Shred Works Williamson Lane (TW), Droylsden	3.89	0	100	Brownfield	Under construction	15	0	0	9	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 15no net houses and 9no net flats to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>100 houses and apartments.
H-AUDENS-123	Land at Slate Lane to the rear of Snipe Retail Park, Slate Lane, Audenshaw	0.93	100	0	Greenfield	Not started	0	0	20	0	0	45	Retain site in 11-15 years of the housing land supply. Site identified during SHELAA review of NLUD sites. Anticipate 20no net houses and 45no net apartments will be developed in the long term calculated by applying: PFE Policy JP-H4 density at 70dph and Criterion 2B mix of houses and apartments. Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings.
H-AUDENS-124	32 Denton Road, Audenshaw M34 5AY	0.08	0	100	Brownfield	Under construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-128	48 Droylsden Road, Audenshaw M34 5SW	0.05	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters. Anticipate 1no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-129	218 Audenshaw Road, Audenshaw M34 5WP	0.18	0	100	Brownfield	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 6no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5<10 houses.
H-AUDENS-130	10 Slate Lane, Audenshaw M34 5GW	0.13	0	100	Brownfield	Under construction	5	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 5no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-132	50 Droylsden Road, Audenshaw M34 5SW	0.06	0	100	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-002	2-12 Keats Avenue, Denton	0.10	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying: Number of dwellings within Expired Permission Council's SHELAA methodology for lead in times and build out rates for minor sites of =>5 <10 houses.
H-DENSTH-022	Former Two Trees School, 101 Two Trees Lane, Denton	7.84	0	100	Brownfield	Not started	37	185	52	0	0	0	Move site to year 5 of the 0-5 years of the housing land supply. Site identified during SHELAA review as part of the Brownfield Land Register. Anticipate 274no net houses will be developed in the short to medium term by applying: PFE Policy JP-H4 density at 35dph and Criterion 2A. Primarily houses Council's SHELAA methodology for build out rates

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													of major site of >100+ houses. Officer judgement, based on local authority ownership of this cleared former school site, internal dialogue and maximising income generating opportunities.
H-DENSTH-025	Land to east of Corrie Primary School, Cemetery Road, Denton	0.82	100	0	Greenfield	Not started	0	0	29	0	0	0	Retain site in 11-15 years of the housing land supply. Site identified during SHELAA review. Anticipate 29no net houses will be developed in the long term by applying: PFE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates of a major site of =>25 <50 houses.
H-DENSTH-031	Former site of the Old Rectory, Meadow Lane, Denton	0.36	0	100	Brownfield	Not started	0	0	0	18	0	0	Move site into 0-5 years of the housing land supply. Pending decision subject to s106 and on Brownfield land Register. Anticipate 18no net apartments will be developed in the short term by applying: Pending application - number of dwellings. Council's SHELAA methodology for lead in times and build out rates of major site of =>10 < 25 apartments.
H-DENSTH-032	4 Wynne Grove, Denton M34 6FU	0.03	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-035	Spring Haven 61 Gibraltar Lane, Denton M34 7PY	0.11	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Material operation - demolition of existing house. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses. Officer judgement based on development progress
H-DENSTH-038	100 Two Trees Lane, Denton M34 7UD	0.03	100	0	Greenfield	Under construction	2	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses. Officer judgement based on development progress.
H-DENSTH-040	35 Moorfield Avenue, Denton M34 7TF	0.02	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for the lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-001	Former Oldham Batteries Site, West side of Edward Street, Denton	3.26	0	100	Brownfield	Under construction	23	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 23 no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of >100 dwellings.
H-DENTNE-004	Kerry Ann Fire Surrounds, Unit 1, 30, Town Lane, Denton3	0.17	0	100	Brownfield	Not started	12	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 12no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DENTNE-005	Works building, 88-90 Wilton Street, Denton	0.29	0	100	Brownfield	Not started	0	0	0	0	20	0	Retain site in 6-10 years of the housing land supply. Expired permission and ongoing commercial use. Anticipate 20no net apartments are developable in the medium term by applying: PFE Policy JP-H4 density of 70 dph and Criterion 2B. Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments. Officer judgement based on construction of 2no apartment blocks
H-DENTNE-010	Garden land, Rear of 41 St Anne's Road, Denton M34 3DY	0.02	100	0	Greenfield	Under construction	0	1	0	0	0	0	Retain site in 6-10 years of the housing land supply. Stalled development. Anticipate 1no net house will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-031	Capesthorne Walk, Denton	1.90	100	0	Greenfield	Not started	0	67	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 67no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses Officer judgment based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-DENTNE-046	14 Victoria Street, Denton M34 2AA	0.04	0	100	Brownfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-053	Land with Garages, Rear of 2 Bowden Street, Denton	0.04	0	100	Brownfield	Under construction	0	1	0	0	0	0	Move site into 6-10 years of the housing land supply. Stalled development. Anticipate 1no net house will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-DENTNE-066	21 Hyde Road, Denton M34 3AF	0.01	0	100	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-068	18 - 20 Ashton Road, Denton M34 3EX	0.03	100	0	Greenfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-069	25A Manchester Road, Denton M34 3JU	0.01	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-070	Former Denton Baths, Victoria Street, Denton	0.22	0	100	Brownfield	Not started	0	0	0	35	0	0	Move site into 0-5 years of the housing land supply. SHELAA and Brownfield land Register site. Anticipate 35no net apartments to be delivered in the medium term by applying: Council's SHELAA methodology for build out rates for a major site of =>25 <50 apartments; Officer judgment based on a range of factors, including land ownership of a cleared site, internal dialogue regarding soon to be submitted planning application, and maximising income generating opportunities.
H-DENTNE-071	86 Stockport Road, Denton M34 6AD	0.08	0	100	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Material operation - demolition of existing dwelling has taken place. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-072	67 Hyde Road, Denton M34 3AQ	0.03	0	100	Brownfield	Not started	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Extant full permission. Anticipate 5no gross/ 4no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DENTNE-075	Lloyds TSB Bank, 38 Ashton Road, Denton M34 3EX	0.03	0	100	Brownfield	Not started	0	0	0	8	0	0	Retain site in 0-5 years of the housing land supply. Extant full permission. Anticipate 8no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on change of use of single building.
H-DENTNE-076	5 Walker Street, Denton M34 3LH	0.01	0	100	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-078	76 Manchester Road, Denton M34 3PS	0.03	0	100	Brownfield	Not started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-080	Former Denton Centre, Duke Street, Denton	0.36	0	100	Brownfield	Not started	0	15	0	0	10	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 25no net dwellings comprising 15no houses and 10no apartments will be delivered in the medium term by applying: P/E Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings; Officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DENWST-003	BT Repeater Building, Lord Street, Denton	0.02	0	100	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-016	406 Thornley Lane South, Denton M34 2FG	0.04	100	0	Greenfield	Under construction	0	1	0	0	0	0	Retain site in 6-10 years of the housing land supply. Stalled site. Material operation - demolition of part of existing dwelling has taken place. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-021	S G Turret Ltd, 96 Town Lane, Denton M34 2DD	0.10	0	100	Brownfield	Under construction	0	0	0	0	8	0	Retain site in 6-10 years of housing land supply. Stalled site. Under construction. Material operation - demolition of industrial unit complete. Anticipate 8no net apartments to be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments Officer judgement based on single apartment block..
H-DENWST-027	73-75 Town Lane, Denton M34 6AF	0.04	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval Notification. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-DENWST-029	431 Manchester Road, Denton M34 3GN	0.03	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENWST-030	111 Reddish Lane, Denton M34 2NF	0.01	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-002	Land north of 185 Edge Lane, 185 Edge Lane, Droylsden	0.25	93	7	Mix	Not started	0	17	0	0	24	0	Retain site in 6-10 years of housing land supply. Identified through Call for Sites. Anticipate 17no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 70 dph and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DROEST-010	Land at Burman Street, Burman Street, Droylsden	0.25	0	100	Brownfield	Not started	0	13	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission and Brownfield Land Register. Anticipate 13no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A. - primarily houses Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DROEST-012	Former site of Morningside Further Education Centre, Fairfield Avenue, Droylsden	0.14	100	0	Greenfield	Not started	0	7	0	0	0	0	Retain site into 6-10 years of housing land supply. Expired permission. Anticipate 7no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates for a major site of =>5 <10 houses Officer judgment based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-DROEST-013	Land adjacent to 46 Gorsey Fields, 46 Gorsey Fields, Droylsden	0.18	0	100	Brownfield	Not started	0	6	0	0	6	0	Retain site in 6-10 years of housing land supply. Expired permission and Brownfield Land Register. Anticipate 6no net houses and 6no net apartments will be developed in the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments. Council's methodology for lead in times and build out rates for a minor site of =>5 < 10 houses.
H-DROEST-015	208 Market Street, Droylsden M43 7AZ	0.02	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-020	Dream Centre, King Street, Droylsden	0.09	0	100	Brownfield	Not started	0	0	0	0	0	7	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 7no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dphCouncil's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments Officer judgement based on conversion of existing building.
H-DROEST-025	Garage land adjacent to 342 Fairfield Road, 342 Fairfield Road, Droylsden	0.13	0	100	Brownfield	Not started	0	0	5	0	0	4	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 5no net houses and 4no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70 dpa and Criterion 2B. - mix of houses and apartments Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments. Officer judgment based on single block of 4no apartments.
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden M43 6DU	1.24	0	100	Brownfield	Under construction	54	15	0	48	10	0	Retain site in 0-5 years of the housing land supply. Under construction - Material Operation - partial demolition of mill complex. Anticipate 69no net houses and 58no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of >100 dwellings and officer judgment.
H-DROEST-038	Land on the corner of King Street and Market Street, King Street, Droylsden	0.07	0	100	Brownfield	Not started	0	0	5	0	0	0	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2A - primarily houses Council's methodology for lead in times and build out rates for a minor site of =>5 < 10 houses.
H-DROEST-052	Former Droylsden Library and land west of Lock Keepers Court, Manchester Road, Droylsden	0.93	0	100	Brownfield	Not started	20	0	0	45	0	0	Move site into 0-5 years of the housing land supply. Anticipate 65no net dwellings comprising 20no houses and 45no flats to be delivered in the short term by applying: PfE Policy JP-H4 density of 70no dph and Criterion 2B - mix of houses and apartments. Council's methodology for build out rates for a major mixed site of =>50 <100 dwellings Officer judgment, local authority ownership of a cleared vacant site, internal dialogue and maximising income generating opportunities.
H-DROEST-055	Seamark, Seamark, Edge Lane, Droylsden	2.24	0	100	Brownfield	Not started	34	37	0	34	38	0	Move site into 0-5 years of housing land supply. Full planning permission minded to approve subject to s106. Anticipate 143no net dwellings comprising 71no net houses and 72no net apartments will be developed in the short -

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													medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of 100+ dwellings.
H-DROEST-066	Land at junction of Ashton Hill Lane and Market Street, Ashton Hill Lane, Droylsden	0.40	55	45	Mix	Not started	0	0	0	28	0	0	Move site into 0-5 years of housing land supply. Identified through GMSF Call for Sites and Brownfield Land Register. Anticipate 28no net apartments will be developed in the short term by applying: P/E Policy JP-H4 density of 70dph.Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments Officer judgment of build out over two years with two apartment blocks, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DROEST-069	Site of former Moss Tavern, 99 - 101 Ashton Road, Droylsden M43 7FJ	0.20	0	100	Brownfield	Not started	0	0	0	0	23	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 23no net apartments will be delivered in the medium term by applying: Number of dwellings identified in Expired application. Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on single apartment block.
H-DROEST-081	Meadow Bank Farm, Howarth Farm Road, Droylsden M43 7FS	0.05	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-086	Medlock Place, Baguley Street, Droylsden	0.30	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site into 0-5 years of housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-087	218 Edge Lane, Droylsden M43 6BG	0.03	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses
H-DROEST-088	170 Moorside Street, Droylsden M43 7HG	0.01	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-090	Land to the West, Adjacent to 1 Marina Road, Droylsden M43 7DB	0.08	100	0	Greenfield	Not started	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-091	6 Medlock Street, Droylsden M43 7AT	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of housing land supply. Extant Prior Notification approval. Anticipate 1no net apartment to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =<5 apartments.
H-DROEST-092	109 Manchester Road, Droylsden M43 6EG	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of housing land supply. Extant Full permission. Anticipate 1no net apartment (Use Class C4) to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =<5 apartments.
H-DROEST-094	Manchester Road Surgery, 11 Manchester Road, Audenshaw M34 5PZ	0.02	0	100	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-096	The Railway Inn, 326 Lumb Lane, Droylsden M43 7LA	0.03	100	0	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-098	The Jolly Carter, 231 Manchester Road, Droylsden	0.16	0	100	Brownfield	Not started	0	0	0	0	34	0	Move site into 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 34no net apartments will be developed in the medium term by applying: P/E Policy JP-H4 density of 70ph; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-DROEST-099	Land off Durham Street, Durham Street, Droylsden	0.15	100	0	Greenfield	Not started	0	0	0	0	38	0	Move site into 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 38no net apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-DROWST-019	Works adjacent 189 Manor Road, 189 Manor Road, Droylsden	0.08	0	100	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of housing land supply. Site identified through SHELAA review. Anticipate 6no net apartments to be developed in the long term by applying: P/E Policy JP-H4 density of 70dpaCouncil's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.

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H-DROWST-035	Droylsden Labour Club, 100 Manchester Road, Droylsden M43 6PF	0.04	0	100	Brownfield	Not started	0	0	0	5	0	0	Retain site into 0-5 years of housing land supply. Extant Full permission. Anticipate 5no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5<10 apartments.
H-DROWST-036	Former Cemetery Maintenance Yard, Manor Road, Droylsden	0.25	0	100	Brownfield	Not Started	0	12	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 12no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses Officer judgment based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-DUKINF-017	Site Of Former North Star Public House, Queen Street, Dukinfield	0.09	0	100	Brownfield	Not started	0	0	0	32	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 32no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgement based on a single apartment block.
H-DUKINF-018	Garage and showroom at 193 King Street, 193 King Street, Dukinfield	0.18	0	100	Brownfield	Not started	0	0	0	0	0	24	Retain site in 11-15 years of housing land supply. Expired permission and currently occupied. Anticipate 24no apartments to be developed in the long term by applying: Number of dwellings identified in Expired Permission Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of 2no apartment blocks.
H-DUKINF-025	Vacant land, Between Tower Street, Sandy Lane and Prospect Road, Dukinfield	0.86	100	0	Greenfield	Under construction	10	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 10no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKINF-052	169 King Street , Dukinfield SK16 4LF	0.03	0	100	Brownfield	Under construction	0	0	0	3	0	0	Retain site in 0-5 years of housing land supply. Extant Full permission. Anticipate 3no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-053	Plantation Farm, Astley Street, Dukinfield SK16 4SA	0.03	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKINF-055	4 Old Mary Street, Dukinfield SK16 4ED	0.02	0	100	Brownfield	Not started	0	0	0	3	0	0	Retain site into 0-5 years of the housing land supply. Extant Certificate of Lawful development. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 flats.
H-DUKINF-056	1 Ralphs Lane, Dukinfield SK16 4UZ	0.32	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKINF-057	New Inn, 173 Birch Lane, Dukinfield SK16 5AP	0.03	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-002	Land adjacent 102-128 Sandy Lane, 102-128 Sandy Lane, Dukinfield	0.40	0	100	Brownfield	Not started	0	14	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission. Anticipate 14no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35 dph and Criterion 2A: primarily housing; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-011	Vacant Ground, Between 80 and 88 Robinson Street, Stalybridge	0.05	0	100	Brownfield	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-020	Pineapple Inn, 18 Kenworthy Street, Stalybridge SK15 2DX	0.13	0	100	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-023	Castle Street car park, Castle Street, Stalybridge	0.51	0	100	Brownfield	Not started	0	0	0	59	71	0	Move site into the 0-5 years of housing land supply - Tameside UDP Allocation E2(8) and Brownfield Land Register. Anticipate 130no net apartments will be delivered in the short to medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>100 apartments. Officer judgment based on internal dialogue, council ownership and published Stalybridge Town Centre Development Framework.

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H-DUKSTB-027	Land at Stalybridge Cricket Club, Gorse Hall Road, Dukinfield	0.52	76	24	Mix	Not started	0	0	18	0	0	0	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 18no net houses to be developed in the long term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-029	Land west of 20-32 Buckley Street, 20-32 Buckley Street, Stalybridge	0.49	91	9	Mix	Not started	0	17	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission. Anticipate 17no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-030	Rear 22-30 Cheetham Hill Road, 22-30 Cheetham Hill Road, Dukinfield	0.44	82	18	Mix	Not started	0	15	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 15no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-036	Former Stalybridge Police Station, Corporation Street, Stalybridge SK15 3AA	0.08	0	100	Brownfield	Under construction	0	0	0	24	0	0	Retain site in 0-5 years of the housing land supply. Site under construction. Anticipate 24no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; Officer judgement based on a single block.
H-DUKSTB-039	Land South of Bridge Street, Caroline Street/Bridge Street, Stalybridge	0.15	0	100	Brownfield	Not started	0	0	0	25	0	0	Move site into the 0-5 years of housing land supply - Tameside UDP Allocation E2(8) and Brownfield Land Register. Anticipate 25no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 to <50 apartments. Officer judgment based on internal dialogue, council ownership and published Stalybridge Town Centre Development Framework.
H-DUKSTB-040	Former Site of Christ Church, Quarry Street, Dukinfield	0.21	0	100	Brownfield	Under construction	10	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 10no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses; Officer judgment.
H-DUKSTB-062	Parking area, rear of 1-7 Gloucester Rise, 1-7 Gloucester Rise, Dukinfield	0.21	0	100	Brownfield	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUJ site identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-064	Ashton Weekly Newspapers, Park House 5 Acres Lane, Stalybridge SK15 2JR	0.20	0	100	Brownfield	Not started	0	0	0	5	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DUKSTB-069	Amenity Area, Land adjacent 25 Grosvenor Street, Stalybridge	0.03	100	0	Greenfield	Under construction	0	0	0	21	0	0	Move site into 0-5 years of the housing land supply. Under construction - material operation. Anticipate 21no net apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; Officer judgment based on a single block.
H-DUKSTB-078	Lands to Rear of, 24 High Street, Stalybridge SK15 1SE	0.01	100	0	Greenfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments; Officer judgment based on single apartment block.
H-DUKSTB-080	1 Trinity Street, Stalybridge SK15 2PW	0.05	0	100	Brownfield	Not started	4	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses and 1no net flat to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-DUKSTB-081	Land Fronting Stalybridge Cricket Club, Gorse Hall Road, Dukinfield SK16 5HN	0.08	0	100	Brownfield	Not started	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-084	Land and Buildings off Large Garage Site, Buckley Street, Stalybridge	0.06	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.

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H-DUKSTB-085	Grosvenor Hotel, 48 Grosvenor Street, Stalybridge SK15 1RR	0.03	0	100	Brownfield	Under construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Under construction - material operation. Anticipate 3no gross/ 2no net apartments will be developed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-087	146 High Street, Stalybridge SK15 1TN	0.02	100	0	Greenfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-088	Land between Caroline Street and River Tame, Caroline Street, Stalybridge	0.52	0	100	Brownfield	Not started	4	6	0	32	43	0	Move site into 0-5 years of the housing land supply. Allocated site and Brownfield Land Register. Anticipate 85no. Net dwellings comprising 10no. houses and 75no. Apartments will be delivered in the short to medium term by applying: Council SHELAA methodology for build out rates for a major mixed site of =>50 <=100 dwellings. Officer judgment based on: cleared brownfield site in Council ownership, internal dialogue, and inclusion in the Stalybridge Town Centre Development Framework.
H-DUKSTB-089	Land off Acres Lane/Park Street/Lawton Street, Acres Lane, Stalybridge	0.09	100	0	Greenfield	Not started	0	6	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 6no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 70ph; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HURST-016	Garages Between 16A and 15 Hillside Crescent, Ashton-under-Lyne OL6 9DG	0.06	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-021	Former Hartshead High Secondary School, Greenhurst Road, Ashton-under-Lyne	6.13	0	100	Brownfield	Under construction	44	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 66no net houses to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of => 100 houses; Officer judgement as apartments only make up 3% of the overall dwelling types.
H-HURST-050	13 Norman Road, Ashton-under-Lyne OL6 8QG	0.08	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-052	Knott Hill Farm, Knott Hill, Lily Lanes, Ashton-under-Lyne OL6 9AG	0.07	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-054	21 Luzley Road, Ashton-under-Lyne OL6 9AL	0.03	100	0	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-055	8 Hartshead Road, Ashton-under-Lyne OL6 8SD	0.05	100	0	Greenfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-019	Playing field at Leigh Street, Leigh Street, Hyde	0.77	73	27	Mix	Not started	0	0	39	0	0	0	Retain site in 11-15 years of the housing land supply. Anticipate 39no net houses will be developed in the long terms by applying: PFE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDGOD-021	Land at the corner of Hall Street and Manchester Road, Hall Street, Hyde	0.28	100	0	Greenfield	Not started	0	14	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 14no net houses will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses; Officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDGOD-022	Former Globe Works, Brook Street, Hyde	1.44	0	100	Brownfield	Under construction	18	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 18no net houses and 6no net flats will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings; Officer judgment, based on a single apartment block.
H-HYDGOD-034	132A and 134 Mottram Road, 132A and 134 Mottram Road, Hyde	0.15	100	0	Greenfield	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 8no net houses will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 50dph and Criterion A - primarily houses; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-HYDGOD-039	The Lodge, Mill Lane, Hyde SK14 2DL	0.09	0	100	Brownfield	Under construction	0	0	0	9	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 9no net apartments will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments Officer judgment based on a single apartment block.
H-HYDGOD-041	Hattersley Regeneration Site 18: Land at Bankside Walk, Bankside Walk, Hattersley, Hyde	0.37	100	0	Greenfield	Not started	0	10	0	0	16	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 26no net dwellings comprising 10no houses and 16no apartments will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 70 dph and Criterion B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings. Officer judgement based on 2no apartment blocks.
H-HYDGOD-044	Hattersley Regeneration Site 12: Site of Fields Court and adjoining land, Hattersley Road West, Hattersley, Hyde	0.23	63	37	Mix	Not started	0	10	0	0	6	0	Retain in the 6-10 years of the housing land supply. Expired permission. Anticipate 16no net apartments will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 70dph and Criterion B: a mix of houses and apartments. Council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses Officer judgment, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDGOD-052	Land bounded by Wardlebrook Avenue, Pudding Lane and underwood Road, Hattersley (Hattersley Regen Sites 6 & 7), Hyde SK14 3JJ	0.41	56	44	Mix	Not started	0	0	6	0	0	0	Move site to in 11-15 years of housing land supply. Extant permission, but legacy of a now implemented larger masterplan application. Anticipate 6no net houses will be developed in the long term by applying: Number of dwellings based on expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-078	Site of former hall adjacent St James Church, Underwood Road, Hyde	0.14	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term calculated by applying: PFE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-088	Former Hyde Library, Union Street, Hyde	0.87	0	100	Brownfield	Not started	0	0	0	59	2	0	Move site into 0-5 years of the housing land supply. Identified as part of SHELAA review and on Brownfield Land Register. Anticipate 61no net dwellings comprising 10no houses and 51no flats to be delivered in the medium term by applying: PFE Policy JP-H4 density of 70dph; Council's methodology for lead in times and build out rates for a major apartment site of =>50 <100 dwellings. Officer judgement including conversion of existing building to apartments, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDGOD-091	Land at Godley Brook Lane, Hyde	0.13	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-100	Barclays Bank PLC, 36 - 38 Market Street, Hyde SK14 1AH	0.02	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Certificate of Lawful Development. Anticipate 2no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-101	Land Adjacent, 21 to 38 Sheringham Drive, Hyde SK14 3SH	0.06	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-102	19 Norman Street, Hyde SK14 1PW	0.02	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-103	The Hawthorns, Green Lane, Hyde SK14 3BD	0.42	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-106	Junction of Porlock Avenue and Hattersley Road West	0.16	100	0	Greenfield	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 8no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-HYDGOD-107	South east of junction with Mottram Road and Hattersley Road West	0.43	100	0	Greenfield	Not started	0	15	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 15no net houses will be delivered in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDGOD-108	South west of junction with Mottram Road and Hattersley Road West	0.55	100	0	Greenfield	Not started	0	19	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 19no net houses will be delivered in the short term by applying: PfE Policy JP-H4 density of 35 dpa and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDGOD-110	Hyde Central Conservative Club, 2 Reynold Street, Hyde SK14 1LU	0.02	0	100	Brownfield	Not started	0	0	0	6	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-HYDGOD-111	1 Sawyer Brow, Hyde SK14 4AT	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.
H-HYDGOD-113	19 Norman Street, Hyde SK14 1PW	0.03	100	0	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-HYDGOD-114	Land Adjacent 1 Mount Pleasant, Barmhouse Lane, Hyde SK14 3BX	0.09	100	0	Greenfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-HYDGOD-115	Godley Green Garden Village, Land off Mottram Old Road, Hyde	102.98	100	0	Greenfield	Not started	145	485	##	58	195	195	Include in 0-5 years of the housing land supply. Outline consent approved subject to s106 (Dec 2023). Site allocated for residential led development upon adoption of Places for Everyone Joint Plan 21.03.2024. Taking into account the scale and complexity of the site it is assumed that the lead in time from the submission of the first Outline application (Validated 30.11.2021) to the delivery of the first units will be 6.6 years (Lichfields - Start to Finish - 2024 edition).
H-HYDNEW-003	Former Newton Printworks (ABC Wax), Clarendon Road, Hyde	5.70	0	100	Brownfield	Not started	74	48	0	0	0	0	Move to 0-5 years of the housing land supply. Site identified through Brownfield Land Register and pending full planning application. Anticipate 122no houses will be developed in the short to medium term by applying: Council's SHELAA methodology for build out rates for a major housing site of 100+ dwellings.
H-HYDNEW-007	Carrfield Mills, Newton Street , Hyde SK14 4NR	2.77	0	100	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-020	Garage plot on junction of Lovell Drive and Welch Road, Welch Road, Hyde	0.10	0	100	Brownfield	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses; Officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDNEW-061	6 Hamel Street, Hyde SK14 4JA	0.02	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-077	Land at Arnside Drive, Arnside Drive, Hyde	0.97	100	0	Greenfield	Not started	0	41	0	0	27	0	Retain site in 6-10 years of the housing land supply. Identified through GMSF Call for Sites. Anticipate 68no net dwellings comprising 41no net houses and 27no net apartments will be developed in the medium term calculated by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings; Officer judgment, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDNEW-082	Newton Business Park, Cartwright Street, Hyde SK14 4FA	2.08	0	100	Brownfield	Under construction	53	0	0	0	0	0	Retain site in 0-5 years of the housing and supply. Under construction. Anticipate 53no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-092	Land Adjacent, 16 Field Street, Hyde SK14 4ST	0.11	0	100	Brownfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-HYDNEW-093	Site of former Flowery Fields Primary School, Old Road, Hyde	0.41	100	0	Greenfield	Not started	0	0	17	0	0	11	Retain site in 11-15 years of the housing land supply. Withdrawn application. Anticipate 28no dwellings comprising 17no net houses and 11 net apartments to be developed in the long term by applying: PfE Policy JP- H4 at a density of 70dph and Criterion 2B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a minor mixed site of =>10 <25 houses.
H-HYDNEW-100	2 Harbour Farm Road, Hyde	0.02	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-103	Clarence Hotel, 195 Talbot Road, Hyde SK14 4HJ	0.06	0	100	Brownfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no gross/ 3no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-106	Vacant Land, Corner of Johnson Brook Road and Ashton Road, Hyde	0.04	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-110	Flowery Field Post Office, 58 Spring Gardens, Hyde SK14 4RZ	0.03	0	100	Brownfield	Under construction	0	0	0	7	0	0	Move site into 0-5 years of the housing land supply. Under Construction. Anticipate 8no gross/ 7no net apartments will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-011	Yard & car park on Syddall Street, Syddall Street, Hyde	0.14	0	100	Brownfield	Not started	0	0	6	0	0	4	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 10no net dwellings comprising 6no net houses and 4no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings.
H-HYDWER-026	Land off, Acorn Avenue and Rowbotham Street, Gee Cross, Hyde SK14 5RF	0.40	0	100	Brownfield	Under construction	16	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 16no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDWER-034	Land to rear of Freshfield Avenue, Freshfield Avenue, Hyde	0.34	75	25	Mix	Not started	0	17	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 17no net houses will be developed in the medium term calculated by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDWER-040	27 Edna Street, Hyde SK14 1LD	0.03	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-HYDWER-046	Land adjacent, 5 King Edward Road, Hyde SK14 5JN	0.01	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-054	1 Gerrards Hollow, Hyde SK14 5DT	0.04	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-HYDWER-059	Dress up and Party The Showroom Croft Street, Hyde	0.03	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-072	Land with Garages, Primrose Crescent, Hyde	0.06	0	100	Brownfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-073	Bowlacre Home, Elson Drive Stockport Road, Hyde SK14 5EZ	0.41	0	100	Brownfield	Under construction	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 6no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-HYDWER-074	68 - 70 Market Street, Hyde	0.02	0	100	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 7no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-078	1 Syddall Street, Hyde SK14 1LB	0.14	0	100	Brownfield	Not started	0	0	0	19	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 19no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-HYDWER-082	First Floor, Shirley House, Oldham Street, Hyde SK14 1LJ	0.03	0	100	Brownfield	Not started	0	0	0	7	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 7no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-084	17 Church Avenue, Hyde SK14 5LY	0.09	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-085	Land to the Rear of, 89 Stockport Road , Hyde SK14 5QX	0.02	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-086	244 Stockport Road, Hyde SK14 5RF	0.06	0	100	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-087	Ground Floor, Shirley House, Oldham Street, Hyde SK14 1LJ	0.03	0	100	Brownfield	Not started	0	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-089	11 Railway Street, Hyde SK14 1DF	0.03	0	100	Brownfield	Not started	0	0	0	7	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-090	57 Croft Street, Hyde SK14 1DQ	0.03	0	100	Brownfield	Not Started	3	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-091	1 Pitfield Cottages, Wellington Street, Hyde SK14 2BY	0.02	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-092	The Orchard, Mount Road, Hyde SK14 3AH	0.26	0	100	Brownfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-093	South of Hyde, Apethorn Lane, Hyde	23.94	100	0	Greenfield	Not started	0	370	72	0	0	0	Include in 6-10 years of the housing land supply. Site allocated for residential led development upon adoption of Places for Everyone Joint Plan 21.03.2024. Taking into account the current pre-app status of the proposal it is assumed that the delivery of the first units will be 6 years from the submission of the first application (based on Lichfields - Start to Finish - 2024 edition - sites of 100 to 499 units take on average 6 years to the completion of the first units following submission of the first planning application).
H-LONGDE-008	Land at Dove House off Wood Street, Wood Street, Hollingworth, Hyde	0.16	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed in the medium term by applying: PFE Policy JP-H4 and density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-023	Former Police Station, Atherton Avenue, Hyde	0.21	0	100	Brownfield	Not started	0	0	7	0	0	0	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 7no net houses will be developed in the long term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-035	Land on the junction of Ball Walk and Clough End Road, Clough End	0.30	80	20	Mix	Not started	0	15	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 15no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>10 <25 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
	Road, Mottram, Hyde, SK14 3PX												
H-LONGDE-042	Residential car park, Bretland Gardens, Mottram	0.22	0	100	Brownfield	Not started	0	11	0	0	0	0	Retain site in 6-10 years of the housing land supply. Site identified through SHELAA review. Anticipate 11no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>10 <25 houses.
H-LONGDE-084	Land Adjacent, 2 Bank Street, Broadbottom SK14 6AY	0.05	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-LONGDE-101	Land Off, Coombes View, Broadbottom	0.18	100	0	Greenfield	Not started	0	0	0	12	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 12no net apartments will be developed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-LONGDE-111	Cleared Land, Bounded By Hattersley Road East, Melandra Crescent and Kenworthy Close Mottram (Site 2), Hyde	1.47	0	100	Brownfield	Under construction	44	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 44no houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-LONGDE-128	Organ Inn, 81 Market Street , Hollingworth SK14 8JA	1.47	90	10	Mix	Under construction	23	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 23no net houses and 5no gross/ 4no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major mixed site of =>50 <100 dwellings and officer judgment based on single apartment block.
H-LONGDE-160	Roe Cross Green Cafe, Roe Cross Road, Mottram SK14 6SD	0.29	0	100	Brownfield	Under construction	5	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 5no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor mixed site of <5 houses.
H-LONGDE-215	White Hart Inn, 91 Market Street, Mottram SK14 6JQ	0.04	0	100	Brownfield	Under construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no gross/ 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-219	Land adjacent 2 Ashworth Lane, 2 Ashworth Lane, Mottram, Hyde	0.09	0	100	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-234	4 Back Lane, Mottram SK14 6JE	0.01	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be completed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-235	Site of Former District Centre, Hattersley Road East and Beaufort Road (Site 4), Mottram	0.67	0	100	Brownfield	Under construction	0	0	0	91	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 91no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartment; Officer judgment based on a single block.
H-LONGDE-236	Land at, 3 Harryfields, Broadbottom SK14 6HU	0.26	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-240	Parsonage Fields Farm, The Mudd, Littlemoor Road, Mottram SK14 6JN	0.13	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net houses to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor mixed site of <5 houses.
H-LONGDE-244	5 Bostock Road , Broadbottom SK14 6AH	0.07	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.

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H-LONGDE-245	Roe Cross Green Cafe, Roe Cross Road, Mottram SK14 6SD	0.13	0	100	Brownfield	Not started	0	0	0	9	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 9no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-LONGDE-246	Land at, 245 Birch Lane, Dukinfield SK16 5AU	0.05	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-248	Land North of, 3A King Street, Hollingworth SK14 8JT	0.05	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-249	War Hill Farm, Warhill, Mottram SK14 6JL	0.06	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-252	Dewsnap Farm, 8 Dewsnap Lane, Mottram SK14 6LR	0.07	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-253	Former Longdendale Recreation Centre, Manley Grove	0.58	0	100	Brownfield	Not started	0	20	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 20no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses Officer judgment based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-MOSSLE-007	Land and building, 19B Manchester Road, Mossley	0.19	0	100	Brownfield	Not started	0	10	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through Call for Sites. Anticipate 10no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major development of =>10 <25 houses.
H-MOSSLE-011	Site of River Mill, 6-32 Waggon Road, Mossley	0.33	0	100	Brownfield	Not started	0	0	0	0	23	0	Move site in 6-10 years of the housing land supply. Expired permission and Brownfield Land Register. Anticipate 23no net apartments will be developed in the medium term by applying: PfE Policy H4 70dph; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-MOSSLE-012	Plevins, Plevins, Cheshire Street, Mossley	3.74	0	100	Brownfield	Not started	0	60	53	0	42	32	Move site into 6-10 years of the housing land supply. Identified through SHELAA review and on Brownfield Land Register. Anticipate 187no dwellings comprising 113no net houses and 74no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 50dpa and Criterion 2A - primarily houses; the council's methodology for lead in times and build out rates for a major mixed site of =>100+ dwellings.
H-MOSSLE-016	Land to rear of 1-9 Canalside Close, 1-9 Canalside Close, Mossley	0.51	100	0	Greenfield	Not started	0	18	0	0	0	0	Retain site in 6-10 years of housing land supply. Application Written Off. Anticipate 18no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily housing; Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-021	Remainder of land between Hey Farm & Micklehurst Estate, UDP Allocation H1(12), Huddersfield Road between Hey Farm Estate and Mossley Hollins High School, Mossley	12.77	100	0	Greenfield	Not started	111	64	0	0	0	0	Move site into 0-5 years of housing land supply. Outline consent granted and Reserved Matters application anticipated 2025. Anticipate 175no net houses will be developed in the short to medium term by applying: Council's methodology for lead in times and build out rates for a major site of =>100+ houses; Officer judgment.
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley OL5 0ES	0.13	0	100	Brownfield	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Outline consent granted and Reserved Matters application pending with permission likely to be granted June 2024. Anticipate 6no. houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor site of =>5 <10 houses; Officer judgment based on pending reserved matters application.
H-MOSSLE-077	Land between Station Road and Audley	0.24	0	100	Brownfield	Not started	0	11	0	0	6	0	Retain site in 6-10 years of housing land supply. Site identified through Call for Sites. Anticipate 17no net dwellings comprising 11no net houses and 6no net apartments will be developed in the medium term by applying: PfE Policy JP-

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	Street, Audley Street, Mossley												H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings.
H-MOSSLE-086	Garage site and surrounds, Brackenhurst Avenue, Mossley	0.34	71	29	Mix	Not started	0	12	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 12no net houses are developable in the medium term by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-096	Former site of Mossley Hollins School, Huddersfield Road, Mossley OL5 9DJ	1.91	0	100	Brownfield	Not started	50	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 50no net houses will be delivered in the medium term by applying: Council's methodology for lead in times and build out rates of major sites of =>50 <100 houses.
H-MOSSLE-100	Hanover Memorial Gardens, Hanover Street, Mossley	0.16	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 6no net houses to be developed in the short term calculated by applying: Number of dwellings identified in expired permission; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-105	Land at Former Prospect House, Stockport Road, Mossley OL5 0RB	0.70	100	0	Greenfield	Under construction	25	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 25no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>25 <50 houses.
H-MOSSLE-110	Garage site at, Dyson Street, Mossley	0.06	0	100	Brownfield	Under construction	0	0	0	0	2	0	Retain site in 6-10 years of the housing land supply. Under construction, but no activity for a number of years, therefore considered stalled. Anticipate 2no net apartments will be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 dwellings.
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley OL5 9AJ	0.41	0	100	Brownfield	Not started	0	0	0	31	31	0	Move site into 0-5 years of the housing land supply. Extant Outline permission and Brownfield Land Register. Anticipate 62no net apartments are developable in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; Officer judgement based on two apartment blocks.
H-MOSSLE-131	Britannia New Mill, Britannia New Mill, Queen Street, Mossley	1.04	0	100	Brownfield	Not started	0	0	0	0	0	73	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 73no net apartments will be developed in the long term by applying: Part of the site discounted due to location within flood zone 3. Yield revised to reflect area outside of FZ3.PfE Policy JP-H4 density of 70dph; Council's methodology for lead in times and build out rates for a major site of >=50<100 apartments. Officer judgment based on two apartment blocks.
H-MOSSLE-132	North end of Audley Street, Audley Street, Mossley	0.67	0	100	Brownfield	Not started	0	0	26	0	0	0	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 26no net houses will be developed in the long term by applying: Council's methodology for lead in times and build out rates for a major site of =>25<50 houses. Officer judgment as parts of the site discounted either due to location within flood zone 3 or as a potential employment site. Yield revised to reflect revised boundary.
H-MOSSLE-139	Former Drill Hall, Manchester Road, Mossley	0.27	0	100	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed in the long term by applying: Number of dwellings identified in expired permission; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments; Officer judgment based on change of use of existing building.
H-MOSSLE-146	Yorkshire Ward Conservative Club, Yorkshire Ward Conservative Club, Carrhill Road, Mossley	0.21	0	100	Brownfield	Not started	0	0	2	0	0	9	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 11no net dwellings comprising 2no net houses and 9no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; Officer judgement based on change of use of existing building into apartments.
H-MOSSLE-158	Junction Garage, Mossley Road, Mossley	0.27	0	100	Brownfield	Not started	0	10	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 10no net houses are developable in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-175	All Saints Church Institute, Micklehurst Road, Mossley OL5 9DR	0.12	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Unit under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.

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H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley OL5 9QW	0.87	0	100	Brownfield	Not started	0	55	0	0	0	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 55no net house will be delivered in the medium term by applying: Number of dwellings identified in expired permission; Council's methodology for lead in times and build out rates of major site of =>50 <100 houses.
H-MOSSLE-187	Land Adjacent to Wells Wood, The Elms, Mossley	0.02	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-194	Land Between MDR Autos and Heron Lane, Manchester Road, Mossley OL5 9AY	0.13	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-196	Land in Front of Hopkins Buildings, Tame Valley Close , Mossley	0.07	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain in 0-5 years of the housing land supply. Under construction. Anticipate 1no house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-198	Fleece Inn, 53 Stamford Street, Mossley OL5 0LN	0.02	0	100	Brownfield	Not started	0	0	0	0	5	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 5no net apartments will be delivered in the short term by applying: Number of dwellings identified in expired permission; Council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-MOSSLE-202	44 Stamford Street, Mossley OL5 0HT	0.01	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-203	Building at Broadcarr House, Broadcarr Lane, Mossley OL5 0JL	0.06	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-204	Jonathan Grange Nursing Home, Micklehurst Road, Mossley OL5 9JL	0.40	0	100	Brownfield	Under construction	14	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 14no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-MOSSLE-205	MDR Autos, 114B Manchester Road, Mossley OL5 9AY	0.06	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-206	Sovereign Hall Farm, Stamford Street, Mossley OL5 0JZ	0.04	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-207	Whitehall Cottage, Luzley Road, Ashton-under-Lyne OL6 9AJ	0.26	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-208	373 Manchester Road, Mossley OL5 9AY	0.01	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-209	Former Abney Church, Huddersfield Road, Mossley OL5 9LA	0.10	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-210	Rock House 229 Stockport Road, Mossley OL5 0RQ	0.01	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-211	23A Carrhill Road, Mossley OL5 0BL	0.08	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.

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H-MOSSLE-212	1 Anthony Street, Mossley OL5 0HU	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-013	Rear of 1 to 19 Mereside, 1 to 19 Mereside, Stalybridge	0.15	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying: PFE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-029	Site of Former Heritage House Nursing Home, Huddersfield Road, Stalybridge SK15 3JL	0.50	0	100	Brownfield	Not started	0	20	3	0	0	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 23no net houses will be delivered in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-STANTH-032	Harrop Street and Shepley Street, UDP Allocation E2(9), Harrop Street, Stalybridge	3.18	0	100	Brownfield	Not started	0	0	0	59	151	0	Moved into the 0-5 years of the housing land supply - Tameside UDP Allocation E2(9) and Brownfield Land Register. Anticipate 210no. net apartments are deliverable in the short to medium by applying: Council's SHELAA methodology for build out rates for a major site of =>100+ apartments. Officer judgment based on internal dialogue and published Stalybridge Town Centre Development Framework.
H-STANTH-038	Former Stalybridge Clinic Site, Old Street, Stalybridge	0.39	0	100	Brownfield	Not started	0	0	0	78	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 78no net apartments are developable in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments Officer judgment based on 2no apartment blocks (1 x 24 & 1 x 54 apartments).
H-STANTH-041	Land Adjacent, 7 Wakefield Road, Stalybridge	0.08	100	0	Greenfield	Not started	0	5	0	0	0	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed within the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 houses.
H-STANTH-042	Union Bank Chambers, Union Bank Chambers, 75-79 Market Street, Stalybridge	0.02	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments are developable in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STANTH-043	Stalybridge Motors, Stalybridge Motors, 111 Stamford Street, Stalybridge	0.11	0	100	Brownfield	Not started	0	0	3	0	0	5	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 8no net dwellings comprising 3no net houses 5no net apartments will be developed in the long term by applying PFE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings; Officer judgement based on 3no houses and 1no apartment block.
H-STANTH-065	Lancashire Ward Liberal Club, 1 Hamilton Street, Stalybridge SK15 1LL	0.02	0	100	Brownfield	Under construction	0	0	0	6	0	0	Retain site in the 0-5 years of the housing land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STANTH-066	Car park adjacent, 20 Stamford Street, Stalybridge	0.04	0	100	Brownfield	Under construction	0	0	0	6	0	0	Retain site in the 0-5 years of the housing land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STANTH-072	Chandos House, 44 Stamford Street, Stalybridge SK15 1LQ	0.02	0	100	Brownfield	Under construction	1	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow and 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 dwellings.
H-STANTH-074	Rydal Walk, Ambleside, Stalybridge	0.66	0	100	Brownfield	Under construction	16	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Assume 16no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-STANTH-078	2 Crow Hill, Stalybridge SK15 3SA	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-079	Annex at, 54 Buckingham Road, Stalybridge SK15 1BL	0.02	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STANTH-080	2 Stamford Grove, Stalybridge SK15 1LZ	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net flat will be delivered in the short term by applying Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-082	87 Market Street, Stalybridge SK15 2AA	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net C4 apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-083	1 North Avenue, Stalybridge SK15 1BZ	0.02	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-085	Clay Leaches Farm, Arlies Lane, Stalybridge SK15 3PZ	0.12	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-087	16 Church Walk, Stalybridge SK15 1BX	0.02	0	100	Brownfield	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STANTH-088	Land at Former Hartshead Power Station and Millbrook Sidings, Millbrook, Stalybridge	4.94	91	9	Mix	Not started	111	51	0	0	0	0	Include in 0-5 years of the housing land supply. Full permission subject to s106. It is anticipated that this will be resolved by early 2025. Therefore, anticipate 111 houses will be delivered in the short term and 51 houses will be delivered in the medium term. Council's SHELAA methodology for lead in times and build out rates for a major site of >100 houses.
H-STASTH-004	Land between Staley Hall Road and Cedar Avenue, Cedar Avenue, Stalybridge	2.03	100	0	Greenfield	Not started	0	34	1	0	0	0	Retain site in 6-10 years of the housing land supply. Identified during SHELAA review. Anticipate 35no net houses will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses; Officer judgment based on overhead power lines.
H-STASTH-017	Brushes playing fields, Swineshaw Road, Stalybridge	2.41	100	0	Greenfield	Not started	0	0	84	0	0	0	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 84no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-STASTH-033	Land at Victoria House and surrounding area,, Victoria Street Millbrook, Stalybridge SK15 3HY	0.11	0	100	Brownfield	Under construction	0	2	0	0	0	0	Retain site in 6-10 years of the housing land supply. Development has stalled. Anticipate 2no net houses will be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses; Officer judgement.
H-STASTH-040	Matley Moor Cottage, Early Bank Road, Matley Lane, Hyde SK14 4EG	0.14	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-050	55 Demesne Drive, Stalybridge SK15 2PG	0.01	0	100	Brownfield	Under construction	0	1	0	0	0	0	Retain site in 6-10 years of the housing land supply. Under construction - stalled. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses; Officer judgement.
H-STASTH-056	Grafton Street, Millbrook, Stalybridge	0.05	0	100	Brownfield	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters permission. Anticipate 3no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-058	Car Park Adjacent, Stocks Inn, Stocks Lane, Stalybridge	0.03	0	100	Brownfield	Under construction	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 apartments; Officer judgement based on single block.
H-STASTH-060	Dog and Partridge, 383 Mottram Road, Stalybridge SK15 2SX	0.15	0	100	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STASTH-061	164 Mottram Road, Stalybridge SK15 2RT	0.31	69	31	Mix	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no gross/ 6no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 houses.
H-STASTH-065	418 Huddersfield Road, Stalybridge SK15 3JL	0.02	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-069	137 Huddersfield Road, Stalybridge SK15 3DW	0.05	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-070	Travellers Call, 26 Wakefield Road, Stalybridge SK15 1AJ	0.05	0	100	Brownfield	Not started	0	0	0	7	0	0	Retain site into the 0-5 years of housing land supply. Extant Full permission. Anticipate 8no gross/ 7no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STASTH-072	387 Mottram Road, Stalybridge SK15 2SX	0.05	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STMICH-013	Former Miners Refuge Public House, 222 Kings Road, Ashton-under-Lyne	0.08	0	100	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgment.
H-STMICH-019	Land between & to the rear of, 24-26 Cedar Street, Ashton-under-Lyne	0.18	0	100	Brownfield	Not started	0	0	9	0	0	0	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 9no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>5 <10 houses.
H-STMICH-033	Car park, Botany Lane, Ashton-under-Lyne	0.23	0	100	Brownfield	Not started	0	0	0	0	0	22	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 16no net dwellings comprising no net houses and no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2 B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings.
H-STMICH-045	Land at, Rutland Street, Ashton-under-Lyne OL6 6TX	0.23	0	100	Brownfield	Under construction	0	0	0	16	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 19no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; Officer judgment based on single apartment block.
H-STMICH-064	30 Romney Street, 30 Romney Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STMICH-065	Land at, Fern Lodge Drive, Ashton-under-Lyne	0.74	0	100	Brownfield	Under construction	32	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 32no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-STMICH-073	7A Stamford Square, Ashton-under-Lyne OL6 6QU	0.02	0	100	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STMICH-077	Land Between, 255 and 281 Whiteacre Road, Ashton-under-Lyne	0.05	100	0	Greenfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for build out rates of minor sites of <5 houses; Officer judgment.
H-STMICH-078	Land Adjacent, 141 Whiteacre Road, Ashton-under-Lyne OL6 9PS	0.01	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for build out rates of minor sites of <5 houses.
H-STMICH-079	190 Mossley Road, Ashton-under-Lyne OL6 6LY	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STMICH-083	220 Whiteacre Road, Ashton-under-Lyne OL6 9PZ	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STMICH-085	298 Mossley Road, Ashton-under-Lyne OL6 6LP	0.02	0	100	Brownfield	Under construction	0	0	0	6	0	0	Retain site in the 0-5 years of housing land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STMICH-088	Vacant Land Formerly 39 Curzon Road, Curzon Road, Ashton-under-Lyne OL6 9QX	0.01	0	100	Brownfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for build out rates of minor sites of <5 houses.
H-STMICH-089	Land at, Site of 154 Mossley Road, Ashton-under-Lyne OL6 6NA	0.01	0	100	Brownfield	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STPETE-006	120-122 Stamford Street, Ashton-under-Lyne	0.04	0	100	Brownfield	Under construction	0	0	0	0	22	0	Retain site in 6-10 years of housing land supply. Development has stalled. Anticipate 22no net apartments will be developed within the medium term by applying: Council's methodology for lead in times and build out rates of major sites of =>10 <25 apartments; Officer judgment.
H-STPETE-007	Parcel of land junction of, Delamere St/Wellington Street/Wood Street, Ashton-under-Lyne	0.08	0	100	Brownfield	Not started	0	0	0	0	10	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 10no net apartments will be developed within the medium term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-009	Former Hudson Bay Nightclub, 203-203A Stamford Street Central, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Permission Written Off. Anticipate 6no net apartments will be developed within the medium term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C- primarily apartments; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-010	Car park, 217 Stamford Street Central, Ashton-under-Lyne OL6 7QB	0.13	0	100	Brownfield	Not started	0	0	0	35	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 35no net apartments will be developed within the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-014	Land at, Hodgson Street/ Wellbeck Street, St Petersfield, Ashton-under-Lyne	0.31	0	100	Brownfield	Not started	0	0	0	0	37	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 37no net apartments to be delivered in the medium term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments Officer judgement based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-STPETE-015	Former Wesleyan Sunday School, 18 Crown Street, Ashton-under-Lyne	0.03	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed within the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments; Officer judgment based on conversion of existing building.
H-STPETE-018	Former Birch Hotel Site, Birch Street, Ashton-under-Lyne	0.22	0	100	Brownfield	Not started	0	0	0	0	11	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 11no net apartments will be developed within the medium term by applying: PFE Policy JP-H4 and density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-022	Goldgem International Ltd, Cavendish Street, Ashton-under-Lyne	0.44	0	100	Brownfield	Not started	0	0	0	0	0	53	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 53no net apartments will be developed within the medium term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; Officer judgement based on development of 2no apartment blocks.
H-STPETE-023	Vacant Land, Junction of Hardwick Street and Moss Lane West, Ashton-under-Lyne	0.02	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be completed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STPETE-024	4 to 10 Church Street, Ashton-under-Lyne OL6 6XE	0.09	0	100	Brownfield	Not started	0	0	0	30	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 30no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments.
H-STPETE-028	Hanover Mill Fitzroy Street, Ashton-under-Lyne	0.17	0	100	Brownfield	Not started	0	0	0	0	21	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 21no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of major sites of =>10 <25 apartments.
H-STPETE-029	Former Legends PH, 149 Stamford Street, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed within the medium term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-030	228 Stamford Street Central, Ashton-under-Lyne OL6 7LJ	0.04	0	100	Brownfield	Not started	0	0	0	17	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 17no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major sites of =>10 <25 apartments.
H-STPETE-037	Garden adjacent 9 Knight Street, Ashton-under-Lyne OL7 0EJ	0.02	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be completed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-STPETE-039	Union Street Car Park, Union Street, Ashton-under-Lyne	0.63	0	100	Brownfield	Not started	0	0	0	0	0	76	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 76no net apartments will be developed in the long term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments; Officer judgment based on the development of 2no apartment blocks.
H-STPETE-052	Land corner of Church Street and Grey Street, Grey Street, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of the housing land supply. Application Withdrawn. Anticipate 7no net apartments will be developed within the medium term by applying: PFE policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-053	Church Street Car Park, Church Street, Ashton-under-Lyne	0.13	0	100	Brownfield	Not started	0	0	0	0	0	16	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 16no net apartments will be developed in the long term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-056	Wood Street Car Park, Wood Street, Ashton-under-Lyne	0.09	0	100	Brownfield	Not started	0	0	0	0	0	10	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 10no net apartments will be developed in the long term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-057	Wellington Street Car Park, Wych Street, Ashton-under-Lyne	0.09	0	100	Brownfield	Not started	0	0	0	0	0	11	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 11no net apartments will be developed in the long term by applying: PFE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-063	Works buildings, South Dean Street / Cavendish Street, Cavendish Street, Ashton-under-Lyne	0.20	0	100	Brownfield	Not started	0	0	0	0	0	24	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 24no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-065	Territorial Army Barrack, Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne	0.34	0	100	Brownfield	Not started	0	0	0	0	0	41	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 41no net apartments will be developed in the long term by applying: PFE policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-STPETE-068	Cleared grassed area between Providence Street and Bye Street, Bye Street, Audenshaw	0.13	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 6no houses will be developed within the medium term by applying: PFE Policy JP-H4 density of 6dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

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H-STPETE-070	Harrison Howard Motor Co, Guide Lane, Audenshaw M34 5BY	0.05	0	100	Brownfield	Not Started	4	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-STPETE-083	Wasteland at end of Stelfox Lane, Stelfox Lane, Audenshaw, M34 5HE	0.17	0	100	Brownfield	Not started	0	8	0	0	4	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 12no net dwellings comprising 8no net houses and 4no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartment. Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings; Officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-STPETE-102	39 Canterbury Street, Ashton-under-Lyne OL6 6HX	0.09	0	100	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-121	6-8 Stamford Arcade, Ashton-under-Lyne OL6 6JY	0.02	0	100	Brownfield	Not started	0	0	0	5	0	0	Retain site in 0-5 years of housing land supply. Under construction - stalled. Anticipate 9no gross/ 5no net apartments will be delivered in the short term by applying: Council s SHELAA methodology for lead in times and build out rates for minor sites of =>5 <10 apartments.
H-STPETE-131	Henrietta Street and Wimpole Street Car Parks, Wimpole Street, Ashton-under-Lyne	0.56	0	100	Brownfield	Not started	0	0	0	0	0	68	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 68no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; Officer judgement based on the development of 2no apartment blocks.
H-STPETE-132	Old Cross Street Car Parks, Old Cross Street, Ashton-under-Lyne	0.67	0	100	Brownfield	Not started	0	0	0	0	0	81	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 81no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120 dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments Officer judgement based on the development of 2no apartment blocks.
H-STPETE-140	Cleared Site, Former Site of 17 to 37 Uxbridge Street, Ashton-under-Lyne	0.02	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-STPETE-143	Advantage House 156 Oxford Street West, Ashton-under-Lyne	0.04	0	100	Brownfield	Not started	0	0	0	0	8	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 8no net apartments will be delivered in the short term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-145	Petite Feet, 133 Stamford Street Central, Ashton-under-Lyne OL6 6XJ	0.02	0	100	Brownfield	Not started	0	0	0	0	1	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 1no C4 HMO to be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-153	Portland House, Katherine Street, Ashton-under-Lyne OL6 7BS	0.18	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-155	47 Wood Street, Ashton-under-Lyne OL6 7NB	0.00	0	100	Brownfield	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-157	Independent Methodist Church, Wellington Road, Ashton-under-Lyne	0.04	0	100	Brownfield	Not started	0	0	0	0	12	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 12no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 apartments.
H-STPETE-158	2 Bradbury Street, Ashton-under-Lyne OL7 9BZ	0.01	0	100	Brownfield	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STPETE-159	Stewart Electronics, 85 Penny Meadow, Ashton-under-Lyne OL6 6EL	0.01	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-164	Ashton Town Centre, Town Centre, Ashton-under-Lyne	1.08	0	100	Brownfield	Not started	0	0	0	0	177	295	Retain site in in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 600no net apartments to be developed in the medium terms by applying the council's methodology for lead in times and build out rates for a major site of =>100 apartments and officer judgment.
H-STPETE-166	257 Stockport Road, Ashton-under-Lyne OL7 0NT	0.09	0	100	Brownfield	Not started	0	0	0	0	8	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 8no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-168	Emmanuel Court, Henrietta Street, Ashton-under-Lyne OL6 8PH	0.21	0	100	Brownfield	Under construction	0	0	0	42	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 42no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>25 <50 apartments; Officer judgment based on a single apartment block.
H-STPETE-170	53 Warrington Street, Ashton-under-Lyne OL6 7JG	0.17	0	100	Brownfield	Not started	0	0	0	32	0	0	Retain site in 0-5 years of the housing land supply. Extant Full planning permission. Anticipate 32no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major sites of =>25 <50 apartments.
H-STPETE-172	57 Fleet Street, Ashton-under-Lyne OL6 7PG	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-173	161 Old Street, Ashton-under-Lyne OL6 7SQ	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-175	13 Warrington Street, Ashton-under-Lyne OL6 6AS	0.03	0	100	Brownfield	Not started	0	0	0	3	0	0	Add site in 0-5 years of the housing land supply. Anticipate 3no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-176	Ashton Pioneer Homes, Margaret House, Margaret Street, Ashton-under-Lyne OL6 7TH	0.06	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-177	30 - 38 Old Street, Ashton-under-Lyne OL6 6LD	0.16	0	100	Brownfield	Not started	0	0	0	49	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 49no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major sites of =>25 <50 apartments Officer judgment based on single apartment block.
H-STPETE-178	276 Stockport Road, Ashton-under-Lyne OL7 0NS	0.02	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-180	40 Stockport Road, Ashton-under-Lyne OL7 0LD	0.01	0	100	Brownfield	Not started	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-183	185 - 189 Stamford Street Central, Ashton-under-Lyne OL6 7PY	0.05	0	100	Brownfield	Not started	0	0	0	2	0	0	Retain site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-184	185 - 189 Stamford Street Central, Ashton-under-Lyne OL6 7PY	0.05	0	100	Brownfield	Not started	0	0	0	6	0	0	Retain site into 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 6no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-185	191 - 193 Stamford Street, Ashton-under-Lyne OL6 7PY	0.04	0	100	Brownfield	Not started	0	0	0	8	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 8no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STPETE-186	61 Stockport Road, Ashton-under-Lyne OL7 0LF	0.11	0	100	Brownfield	Not started	0	0	0	43	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 43no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>25 <50 apartments and officer judgment based on a single apartment block.
H-STPETE-187	4 Richmond Street, Ashton-under-Lyne OL6 7TX	0.07	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 12no gross apartments/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 apartments.
H-STPETE-189	146A Stamford Street Central, Ashton-under-Lyne OL6 6AD	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-190	26 Market Avenue, Ashton-under-Lyne OL6 6AN	0.03	0	100	Brownfield	Not Started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-191	147 - 155 Stamford Street Central, Ashton-under-Lyne OL6 6XW	0.07	0	100	Brownfield	Not Started	0	0	0	33	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 33no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>25 <50 apartments and officer judgment based on a single apartment block.
H-STPETE-192	8 Market Street, Ashton-under-Lyne OL6 6BX	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-195	14 Market Street, Ashton-under-Lyne OL6 6BX	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-198	Lovlees Continental Foods, 56-62 Penny Meadow, Ashton-under-Lyne OL6 6HE	0.04	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-199	Cavendish House, Cavendish Street, Ashton-under-Lyne OL6 7QL	0.04	0	100	Brownfield	Not Started	0	0	0	6	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 9no gross/ 6no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-200	Irish National Institute, Wellington Road, Ashton-under-Lyne OL6 6DP	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-201	3 Howards Court, Ashton-under-Lyne OL6 6AW	0.01	0	100	Brownfield	Not Started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-202	Former Active Tameside Ashton Swimming Pool, Water Street, Ashton-under-Lyne OL6 7AN	0.54	0	100	Brownfield	Not started	0	0	0	0	65	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 65no net apartments will be developed in the medium term by applying: PFE Policy JP-H4 density of 120ph and Criterion 2C: primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; Officer judgment based on local authority ownership, internal dialogue and maximising income generating opportunities.
H-WATERL-010	Land & garages rear of 61-67 Northumberland Avenue, 61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	0	100	Brownfield	Not started	0	0	8	0	0	0	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 8no net houses will be developed in the long term by applying: PFE Policy JP-H4 Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

SHELAA Ref	Site Address	Site Size	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-WATERL-050	Park Bridge Works, Park Bridge Works, Park Bridge, Ashton-under-Lyne	1.23	0	100	Brownfield	Not started	0	34	9	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 43no houses to be delivered in the medium term by applying: PfE Policy JP-H4 Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>25 <50 houses.
H-WATERL-055	Land to the rear of, Wilshaw Dale Cottage Wilshaw Lane, Ashton-under-Lyne OL7 9RF	0.07	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-WATERL-068	37 Taunton Road, Ashton-under-Lyne OL7 9DP	0.07	0	100	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.
H-WATERL-069	56 Buttermere Road, Ashton-under-Lyne OL7 9EW	0.04	100	0	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor sites of <5 houses.

Appendix 3 – List of SHELAA Employment Sites

2024 – 2039 Office Sites

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floorspace (sq.m)	Notes
E-STPETE-003	St. Petersfield - Plots 6 & 7 - Stamford Street West, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.32	Not started	Not permissioned	5,455	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 2no office blocks in the long term.
E-STPETE-005	St. Petersfield - Plot 3 - Chester Square, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.25	Not started	Not permissioned	3,488	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block in the medium term.
E-STPETE-006	St. Petersfield - Plot 5 - Old Street, Old Street, St. Petersfield, Ashton-under-Lyne	0.08	Not started	Not permissioned	960	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block in the medium term.
E-STPETE-007	St. Petersfield - Plot 9 - Eastern Gateway, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.25	Not started	Not permissioned	4,514	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block in the short term.
E-STPETE-008	Goldgem Site, Katherine Street, Ashton-under-Lyne	0.44	Not started	Not permissioned	1,900	Development has not commenced. No employment planning permission in place. Assume 1no. office block in the long term.
E-STPETE-018	St. Petersfield - Plot 2 - St Peters Street, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.17	Not started	Not permissioned	0	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block of 3,793 sq.m to be delivered post 2039.
E-DENWST-004	Land surrounding 1 The Winnows, 1 The Winnows, Denton	0.14	Not started	Permissioned	570	Development has not commenced. Detailed planning application in place for single office block of 570 sq.m in the short term.
E-STNTH-003	Vacant Land, 15 Shepley Street, Stalybridge	0.05	Not started	Not permissioned	930	Development has not commenced. No employment planning permission in place. Assume 1no. office block in the long term.

2024 – 2039 Industry and Warehousing Sites

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floor space (sq.m)	Notes
E-DENTNE-001	Land at Malbern Industrial Estate, Holland Street West, Denton	0.370	Under construction	Permissioned	988	Development has commenced. Floorspace for 6no. units from extant planning permission. Assume build out over two years.
E-DENWST-002	Unit 3, Fielding Industrial Estate, Denton Hall Farm Road, Windmill Lane, Denton	0.300	Not started	Permissioned	960	Development has not commenced. Floorspace originates from extant planning permission for 1no. remaining unit. Single unit, assume build out over two years.
E-DENWST-003	Site of Former Gas Holders, Oldham Street, Denton	0.440	Not started	Not permissioned	1,547	Development has not commenced. No employment planning permission in place. Moved back in supply and yield revised. Assume multiple units built out in phases over two years.
E-DENWST-005	Land to the North of Windmill Lane, Windmill Lane, Denton	0.250	Not started	Permissioned	1,067	Development has not commenced. Floorspace originates from extant planning permission for 3no. storage units. Multiple units in a single building assume built out over two years.
E-DENWST-006	Fairend, Catherine Street West, Denton	0.080	Not started	Permissioned	810	Development has not commenced. Floorspace originates from extant planning permission for storage units. Two units, assume built out over two years.
E-DROEST-001	Ashton Moss West (JPA27), Rayner Lane, Droylsden	41.830	Not started	Not permissioned	160,000	Development has not commenced. Floorspace originates from adopted PfE Policy JPA27. Assume build out of multiple units in phases over a number of years in the medium to long term.
E-DUKINF-001	Cleared land, Ashton Street / Gate Street, Dukinfield	1.130	Not started	Not permissioned	3,967	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-DUKINF-004	Former Woodmet Site, Globe Lane, Dukinfield	0.630	Not started	Permissioned	5,910	Development has not commenced. Floorspace originates from extant planning permission for industrial/storage unit. Single unit, assume built out over two years.
E-DUKSTB-001	Former Norwest Gas Board Depot, Winton Street, Stalybridge	0.340	Not started	Not permissioned	1,194	Development has not commenced. No employment planning permission in place. Assume multiple units in a single building built out over a number of years in the medium term.
E-HYDGOD-001	Hyde Wharf, Canal Street, Hyde	0.300	Not started	Expired	1,035	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the long term.
E-HYDGOD-002	The Thorns, Off Hattersley Road West, Hattersley, Hyde	3.620	Not started	Not permissioned	12,655	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a five year period in the long term.
E-HYDNEW-001	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.490	Not started	Expired	1,716	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over two years in the medium term.
E-HYDNEW-006	Stockport Truck Centre, Broadway, Hyde	0.090	Under construction	Permissioned	909	Development has commenced. Floorspace for 1no. unit from extant planning permission. Assume build out over two years in the short term.
E-HYDNEW-007	Land at Fredericks House, Dunkirk Lane, Hyde	0.110	Under construction	Permissioned	1,092	Development has commenced. Floorspace for 1no. unit from extant planning permission. Assume build out over two years in the short term.
E-HYDWER-001	Phoenix Works, Raglan Street, Hyde	0.330	Under construction	Permissioned	1,705	Development has not commenced. Floorspace originates from extant planning permission for 1no industrial and office building. Assume build out over two years in the short term.
E-LONGDE-001	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale	0.420	Not started	Permissioned	1,096	Development has not commenced. Floorspace originates from extant planning permission for 4no. industrial units in a single block. Assume build over a number of years in the short term.
E-LONGDE-002	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale	0.780	Not started	Permissioned	3,607	Development has not commenced. Floorspace originates from extant planning permission for 4no. individual industrial units. Assume build over a number of years in the short term.
E-MOSSLE-001	Metal Brite Ltd, Unit 31, Audley Street Works, Mossley	0.550	Not started	Not permissioned	1,578	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the long term.
E-MOSSLE-002	Waste Ground/Vacant Land, Bury Street, Mossley	0.460	Not started	Not permissioned	1,620	Development has not commenced. No employment planning permission in place. E-MOSSLE-003 has been merged with this record to form a single parcel. Assume multiple units built out in phases over a number of years in the long term.
E-STANTH-001	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.800	Not started	Not permissioned	13,283	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium to long term.
E-STANTH-002	Site of Former Ray Mill, Clarence Street, Stalybridge	0.660	Not started	Not permissioned	2,299	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STMICH-001	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	0.510	Not started	Not permissioned	1,799	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floor space (sq.m)	Notes
E-STPETE-001	Ashton Moss East - Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	8.750	Not started	Permissioned	28,355	Development has not commenced. Awaiting reserved matters application. Expect a single unit to be delivered in the short term.
E-STPETE-002	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.120	Not started	Permissioned	5,816	Development has not commenced. Floorspace originates from extant planning permission for 6no industrial units. Assume multiple units built out in phases over a number of years in the short term.
E-STPETE-011	Moss Way / Audenshaw Road DOA, Groby Road North / Hanover Street North, Audenshaw	4.870	Not started	Expired	14,980	Development has not commenced. No employment planning permission in place. Assume redevelopment of Development Opportunity Area with multiple units over a number of years in the long term.
E-STPETE-013	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.430	Not started	Pending decision	5,064	Development has not commenced. Permission currently pending for a scheme consisting of 3no industrial units. Assume multiple units built out in phases over a number of years in the short term.
E-STPETE-017	Land off Lord Sheldon Way, Lord Sheldon Way, Ashton-under-Lyne	0.160	Not started	Permissioned	581	Development has not commenced. Floorspace originates from extant planning permission for 2no units. Assume build out over two years in the short term.
E-STPETE-019	Industrial Site, Kershaw Street, Ashton-under-Lyne	0.120	Not started	Expired	522	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-020	Land at Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	0.450	Not started	Expired	1,804	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-021	Greenside House, Richmond Street, Ashton-under-Lyne	0.806	Under construction	Permissioned	2,342	Development has commenced. Floorspace for 1no. unit from extant planning permission. Assume conversion over two years in the short term.
E-STPETE-022	Kenny Waste Management Limited, 4 Groby Road North, Audenshaw	0.172	Not started	Permissioned	1,721	Development has not commenced. Floorspace originates from extant planning permission for new units. Assume build out over two years in the short term.
E-STPETE-023	Land Off Guide Lane, Guide Lane, Audenshaw	0.060	Not started	Permissioned	1,141	Development has not commenced. Floorspace originates from extant planning permission for 1no unit. Assume build out over two years in the short term.
E-WATERL-001	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.540	Not started	Permissioned	1,161	Development has not commenced. Remaining floorspace originates from extant planning permission. Assume multiple units built out in phases over a number of years over the short to medium term.

Appendix 4 - Discounted Residential Sites

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-AUDENS-001	Triangular Piece of Land at Northern End of Lynwood Grove/Fairlee Ave	0.07	DIS	Green space adj to housing.	No
H-AUDENS-002	Garden Land at Rear of 167 Stamford Rd/Balmoral Ave	0.03	DISSML	Private rear garden.	No
H-AUDENS-004	Triangular Piece of Land to Rear of 10 & 12 Legh Drive	0.02	DISSML	Triangular site to rear of houses with no vehicular access, which forms part of Lees Park.	No
H-AUDENS-006	173 Stamford St	0.22	DIS	Rear garden adj to railway line.	No
H-AUDENS-008	Land Adj. to 215 Lumb Lane	0.06	DIS	Green space adj to houses. H.P.Gas pipeline runs through centre of site (roughly E-W).	No
H-AUDENS-009	218 Lumb Lane	0.05	DISSML	Private side garden with footpath to north of boundary.	No
H-AUDENS-011	1 Brambling Close	0.02	DISSML	Private side garden with footpath to east of boundary.	No
H-AUDENS-012	Land Between 25/29 & 31 Nightingale Drive	0.03	DISSML	Private garden.	No
H-AUDENS-013	Land Between 30/32 Nightingale Drive & 12/14 Brambling Close	0.03	DISSML	Informal resident parking area adj to apartment blocks.	No
H-AUDENS-014	Car Park Pipit Close	0.03	DISSML	Informal resident parking area adj to apartment block & houses.	No
H-AUDENS-015	Strip of Land Parallel with Wren Close	0.27	DISGB	Green Belt site comprising green strip with path adj to Wren Close & Ashton Moss.	No
H-AUDENS-016	Building & Land at Junction of Wren Close & Heron Drive	0.09	DIS	Existing apartment block with ancillary parking.	No
H-AUDENS-017	Landscaped Area Adj. to Hazlewood Drive & Guide Lane	0.07	DISSML	Grass verge with trees adj to road junction & houses.	No
H-AUDENS-018	Land Adj. to 32/36 Heron Drive	0.03	DISSML	Informal resident parking area adj to apartment block & houses.	No
H-AUDENS-019	Garage Plot Poplar Court Poplar St Audenshaw	0.10	DIS	Grassed space & garage site adj to houses.	No
H-AUDENS-021	Land & Buildings at Southern End of Heron Drive	0.24	DIS	Site in residential use.	No
H-AUDENS-022	Transco Gvc Station & Surrounding Land, Lumb Lane	0.10	DIS	Gas pipelines through site.	No
H-AUDENS-023	Lumb Farm Lumb Lane	0.05	DISSML	House with enclosed garden adj to school.	No
H-AUDENS-024	Land Rear of Lumb Farm Lumb Lane	0.32	DIS	Area of land used for parking within school grounds.	No
H-AUDENS-025	132 Lumb Lane	0.03	DISSML	Access to electricity substation & private side garden.	No
H-AUDENS-026	Car Parking Area 45-47 Assheton Ave	0.03	DISSML	Formal surfaced car park adj to houses & green corridor.	No
H-AUDENS-027	Tennis Courts & Surrounding Land Assheton Ave	0.36	DISGS	Formal park/garden adj to houses.	No
H-AUDENS-028	Snipe Inn & Grounds 387 Manchester Rd	0.39	DIS	Site of PH & ancillary car park. Tram line runs east west across site.	No
H-AUDENS-029	Land at The Corner of Egerton St & Corporation Rd	0.10	DISSML	Grass verge adj to road junction & houses.	No
H-AUDENS-030	Corner of Egerton St & Denshaw Ave	0.13	DISSML	Grass amenity space adj to road junction & houses.	No
H-AUDENS-031	Maintained Grassed Areas Between 16 to 34 Denshaw Ave	0.08	DISSML	Grass verges adj to houses within 'Radburn style' housing layout.	No
H-AUDENS-032	Parcel of Land Adj. to 10 Denshaw Ave	0.02	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-033	Parcel of Land Adj. to 2 Hibbert Ave	0.02	DISSML	Grass verge adj to houses within 'Radburn style' housing layout.	No
H-AUDENS-034	Parcel of Land Adj. to 2 Denshaw Ave	0.01	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-035	Parcel of Land Adj. 7 Hopkinson Ave	0.01	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-036	Land Adj. to 2 Hopkinson Ave	0.06	DISSML	Formal surface car park associated with adj works.	No
H-AUDENS-037	Land Adj. 11 Werneth St	0.02	DISSML	Private garden.	No
H-AUDENS-038	Land between Werneth St and Progress Ave	0.28	DIS	Narrow green strip of land between rear of houses on St Annes Rd & Howard St.	No
H-AUDENS-039	Land Adj. to 91 St Annes Rd	0.02	DISSML	Grass verge adj to road junction & houses.	No
H-AUDENS-040	Land Adj. to 32 Haughton St	0.01	DISSML	Private garden.	No
H-AUDENS-041	Land Adj. to 127 St Annes Rd	0.02	DISSML	Private side garden.	No
H-AUDENS-042	Garages at Hope St & Rowcan Close	0.01	DISSML	Garages adj to houses & apartment block.	No
H-AUDENS-043	Land In Front of 82 St Annes Rd	0.05	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-044	Land In Front of 84 St Annes Rd	0.04	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-045	Plot of Land Adj. to 93 St Annes Rd	0.06	DISSML	Grass verge with area of hardstanding & footpath adj to road junction & houses.	No
H-AUDENS-046	Grassed Area Adj. to 5 St Hildas Rd	0.02	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-047	Grassed Area Adj. to 16 St Hildas Rd	0.01	DISSML	Grass verge between apartment block & houses within 'Radburn style' housing layout.	No
H-AUDENS-048	Car Park & Garage Plot, North End of Pine Close	0.05	DISSML	Garages & resident parking area adj to apartment blocks.	No
H-AUDENS-049	Land Adj. to 6 St Hildas Rd	0.05	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-050	Land Adj. to 1 St Hildas Rd	0.03	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-AUDENS-051	Landscaped Area Adj. to 17 St Annes Rd	0.06	DISSML	Grass verge adj to road junction & houses.	No
H-AUDENS-052	Land to Rear of 2-16 Highfield St	0.06	DISSML	Grass verge with tree adj to road junction & houses.	No
H-AUDENS-053	Land Adj. to 5 St Annes Rd	0.04	DISSML	Grass verge with mature trees adj to road junction & houses.	No
H-AUDENS-054	Land Adj. to 21 Wellington St	0.05	DISSML	Grass verge between houses with area of hardstanding to north of verge.	No
H-AUDENS-058	Land Adj. to 157 Droylsden Rd	0.03	DISSML	Triangular landscaped verge & private side garden adj to road junction.	No
H-AUDENS-059	Former Methodist Church & Adjoining Land, Guide Lane	0.10	DISSML	Former church now day nursery.	No
H-AUDENS-062	Garden to Side of 155 Droylsden Rd	0.02	DISSML	Private garden with trees.	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-AUDENS-063	Land Between 91 & 117 Droylsden Rd	0.02	DISSML	Private driveway between houses.	No
H-AUDENS-064	Land Between 48 & 50 Droylsden Rd	0.02	DISSML	Area of hardstanding between terraced houses.	No
H-AUDENS-065	Land Between 18 & 22 Droylsden Rd	0.02	DISSML	Area of hardstanding between terraced houses.	No
H-AUDENS-066	Grass Verge Adj. to 2 Droylsden Rd	0.03	DISSML	Grass verge adj to road junction.	No
H-AUDENS-067	Bancroft Petrol Station Droylsden Rd	0.12	DIS	Petrol filling station & forecourt within residential area.	No
H-AUDENS-069	Square Piece of Land to East of St Annes Primary School, Booth Rd	0.14	DIS	Part of school grounds.	No
H-AUDENS-070	Oak House 103 Manchester Rd	0.19	DIS	office block with ancillary car park.	No
H-AUDENS-071	Trough Garage, Audenshaw Rd	0.11	DIS	Car sales showroom & forecourt	No
H-AUDENS-072	Garage Plot Adj. to 146 Manchester Rd	0.08	DISSML	Triangular garage plot adj to houses with Canal to the south.	No
H-AUDENS-074	Rear Gardens of 230 & 234 Manchester Rd	0.07	DISSML	Private garden.	No
H-AUDENS-075	Stanmore House, Slate Lane	0.23	DIS	Residential care home adj to Canal.	No
H-AUDENS-076	Land Between 39 & 41 Aldwyn Park Rd	0.08	DISSML	Private side & rear garden with railway line to the south.	No
H-AUDENS-077	Depot Lumb Lane	0.61	DIS	Depot adj to railway line & M60	No
H-AUDENS-078	Side Garden of 471 Audenshaw Rd & Land at Junction of Clarendon Rd/Audenshaw Rd	0.04	DISSML	Triangular grass verge with trees located at road junction.	No
H-AUDENS-079	Gap Between 472 & 474 Audenshaw Rd	0.03	DISSML	Area of hardstanding between terraced houses.	No
H-AUDENS-080	Land adjacent to 393 Audenshaw Rd	0.14	DIS	Side garden adj to railway line.	No
H-AUDENS-083	Land at The Junction of Audenshaw Rd & Sidmouth St	0.04	DISSML	Grass verge with trees located at road junction adj to houses.	No
H-AUDENS-084	Land Adj. to 70-72 Sidmouth St	0.04	DISSML	Embankment between railway line & houses.	No
H-AUDENS-085	Side Garden of 8 Sandringham Ave	0.05	DISSML	Private narrow gardens.	No
H-AUDENS-086	Stamford Rd Substation Adj. to 130 Stamford Rd	0.12	DISSML	Enclosed land with substation & mature trees with private garden to north east adj to railway line.	No
H-AUDENS-087	Premier Suite and Lounge, 40 Corporation Rd	0.45	DIS	Public house with function suite with ancillary car park to rear.	No
H-AUDENS-088	Side & Rear Garden of 3 Oak Walk	0.07	DISSML	Private garden bound by railway line to north west.	No
H-AUDENS-089	Side Garden of 98 Stamford Rd	0.02	DISSML	Private side garden adj to amenity space.	No
H-AUDENS-090	Amenity area adjacent to 37 Leech Brook Ave	0.23	DISGS	Amenity space with play area adj to houses.	No
H-AUDENS-091	Cadet Hall, End of Hazel St	0.11	DISSML	Halls & ancillary parking area in community use adj to houses & green corridor.	No
H-AUDENS-092	Block of 27 Garages, Peel St	0.03	DISSML	Narrow, linear parking area.	No
H-AUDENS-093	Side Garden of 7 Westfield Grove	0.05	DISSML	Private side garden with trees.	No
H-AUDENS-094	Car Parking Area to Side of 5 St Hildas View	0.04	DISSML	Area of hardstanding used for informal resident car parking.	No
H-AUDENS-095	Grassed area at junction of Hopkinson Ave and Elizabeth Ave	0.16	DISGS	Grass amenity space within 'Radburn style' housing layout.	No
H-AUDENS-096	Garage Plot at End of Elizabeth Ave	0.02	DISSML	Narrow residential parking area adj to houses.	No
H-AUDENS-098	Pilkington's Tiles, junction of Stamford Rd and 1 Denton Rd	0.18	DIS	Building in retail use with ancillary car park	No
H-AUDENS-099	Substation, Adj. to 1 Stamford Rd	0.02	DISSML	Electricity substation.	No
H-AUDENS-100	Land Adj. to 8 Stamford Rd	0.02	DISSML	Private garden.	No
H-AUDENS-101	Tyre Master yard and works, 16 Stamford Rd	0.04	DISSML	Works & yard.	No
H-AUDENS-102	Waste Land to Rear of 81-95 Denton Rd	0.09	DISSML	Informal parking area to rear of commercial businesses & houses.	No
H-AUDENS-103	Waste Land to Rear of 97-111 Denton Rd	0.06	DISSML	Informal parking area & land to rear of houses.	No
H-AUDENS-104	Block of Garages & Forecourts to East of 1-6 Barnwell Close	0.02	DISSML	Formal resident parking area adj to houses.	No
H-AUDENS-105	Rear Gardens of 78-80 Denton Rd	0.03	DISSML	Private rear gardens.	No
H-AUDENS-106	Private Garage Site & Car Park for Rochford House, Denton Rd	0.03	DISSML	Area of hardstanding with garages.	No
H-AUDENS-107	Land to the rear of 152-166 Audenshaw Rd	0.10	DIS	Greenfield site with sheds & greenhouses, bounded by residential properties on Audenshaw Rd & railway line to north.	No
H-AUDENS-108	Land On The Corner of Ash St & Sidmouth St	0.05	DISSML	Garage site & vacant land with mature trees.	No
H-AUDENS-109	Arrow Trading Estate, Corporation Rd	4.69	DIS	Established employment area.	No
H-AUDENS-112	49A Denton Rd	0.06	DISSML	Car repair garage & end of terrace residential property.	No
H-AUDENS-113	251 to 255 Ashton Rd	0.04	DISSML	Three residential terraced properties used as offices by adjoining works.	No
H-AUDENS-114	The Bungalow 29 Audenshaw Hall Grove Audenshaw	0.04	DISSML	Private side garden.	No
H-AUDENS-122	Land rear of garage site Spring Bank Ave	0.07	DISSML	Garage site located to rear of houses	No
H-AUDENS-127	124 Ashton Hill Lane, Droylsden	0.03	DISSML	Existing garage	No
H-DENSTH-003	14 Dale View, Denton	0.04	DISSML	Private garden.	No
H-DENSTH-006	Cricket club car park off Kendal Ave	0.29	DIS	Mix of hardstanding & grassed area associated with adj cricket club.	No
H-DENSTH-007	Land rear of 1-17 Mancunian Rd off Tatton Rd	0.32	DIS	Mix of hardstanding & grassed space to rear of houses.	No
H-DENSTH-008	Land adjacent to Bay Horse, 142 Haughton Green Rd	0.18	DIS	Ancillary car park & beer garden to public house.	No
H-DENSTH-009	Land On Corner of Carrgate Rd/ Manor Rd	0.12	DISSML	Grass verge adj to houses.	No
H-DENSTH-010	Land to Rear of 1-11 Manor Rd	0.23	DISGS	Grass amenity space with steep gradient enclosed by houses.	No
H-DENSTH-012	Fletchers Arms PH, 445 Stockport Rd	0.30	DIS	Public house with ancillary car park.	No
H-DENSTH-013	2 Wakeling Rd	0.20	DIS	Rear garden.	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-DENSTH-014	Land Between 54 to 56 Denbigh Rd	0.06	DISSML	Grass verge with trees between houses.	No
H-DENSTH-015	Car Park Area Adj. to 45-49 Yew Tree Rd	0.07	DISSML	Grass verge & area of hardstanding used as informal residents parking adj to houses.	No
H-DENSTH-016	Land to The Side of 47 Gainsborough Walk	0.04	DISSML	Grass amenity space within 'Radburn style' housing layout.	No
H-DENSTH-017	Land to The Side of 2 Essington Walk	0.03	DISSML	Grass verge adj to houses.	No
H-DENSTH-018	Land to The Side of 1 Stapleford Walk	0.03	DISSML	Grass verge adj to road junction & terrace.	No
H-DENSTH-019	Land Opposite 1 to 3 Wollaton Walk	0.08	DISSML	Grass amenity space located within 'Radburn style' housing layout.	No
H-DENSTH-020	Land to Front of 29-35 & 14-28 Foxdenton Walk	0.10	DISSML	Grass verge within 'Radburn style' residential layout adj to houses.	No
H-DENSTH-021	Land to the front of Standish Walk	0.17	DISGS	Grassed amenity space adj to houses.	No
H-DENSTH-023	Land to rear 41-59 Mill Lane and 2-14 Tarran Grove	1.26	DISGS	Natural space in valley with limited access to east of former Two Trees School & adj to houses.	No
H-DENSTH-024	Land adj to 12-22 Reid Close	1.23	DIS	School playing fields.	No
H-DENSTH-030	Former Garage Site Rear of 169-183 Manor Rd	0.12	DISSML	Vacant site between houses adj to natural space.	No
H-DENSTH-036	Land off Cemetery Rd, Denton	0.91	DISGB	Industrial site in Green Belt	No
H-DENSTH-039	Exeter Ave, Haughton Green	0.07	DISSML	Resident parking area adj to residential	No
H-DENSTH-041	Land off Stockport Road, Denton	3.23	DISGB	Sewage works within Green Belt	No
H-DENTNE-008	3-5 Queen St	0.01	DISSML	Building in commercial use.	No
H-DENTNE-016	Land Between 41-43 Lake Rd	0.03	DISSML	Private gardens between houses.	No
H-DENTNE-023	Land Adj. to 26 Linkfield	0.09	DISSML	Area of natural space/ countryside adj to houses.	No
H-DENTNE-024	Land Between 29 & 30 Linkfield	0.07	DISSML	Vacant grass space enclosed by housing with no vehicular access.	No
H-DENTNE-025	Land Between 32 & 34 Sandbrook Way	0.07	DISSML	Grass verge with substation adj to footpath & houses.	No
H-DENTNE-026	Thornleys Rd, Denton, M34 3DS	0.45	DIS	Small employment site consisting of industrial/commercial units & yard area.	No
H-DENTNE-027	Land Adj. to 76 Bromsgrove Lane	0.09	DISSML	Private communal garden with double garage.	No
H-DENTNE-029	Land at The End of Valley Grove	0.08	DISSML	Grass verges with mature trees & footpaths adj to houses & area of natural space/ countryside.	No
H-DENTNE-030	Veterans Pavilion 22 Market St	0.04	DISSML	Pavilion & surrounding land.	No
H-DENTNE-033	Turner St	0.68	DIS	Employment site with industrial units & car park	No
H-DENTNE-034	Palatine St Denton	0.66	DIS	Employment site	No
H-DENTNE-035	174 Ashton Rd	0.01	DISSML	Existing terraced house	No
H-DENTNE-044	51-55 Stockport Rd, Denton, M34 6DB	0.10	DIS	Vacant listed early 19th century house last in use as offices.	No
H-DENTNE-049	3 Market St, Denton, M34 2JL	0.00	DISSML	First floor office in Denton town Centre	No
H-DENTNE-054	Gardners Arms PH, 17 Stockport Rd, Denton, M34 6DB	0.03	DISSML	Public house located within Denton town centre.	No
H-DENTNE-060	4 Ashton Rd, Denton	0.01	DISSML	Existing employment Site	No
H-DENTNE-061	3 to 5 Turner St	0.01	DISSML	Existing terraced house	No
H-DENTNE-062	Land Adj. 233 Stockport Rd	0.01	DISSML	Existing car park/cleared site	No
H-DENTNE-065	41 Manchester Road, Denton	0.03	DISSML	Commercial with residential above	No
H-DENWST-001	Land adjacent 18 Hillview Rd	0.11	DISGS	Rectangular piece of grass amenity space adj to road junction & houses.	No
H-DENWST-007	Land Between 17-18 Coppice Walk	0.05	DISSML	Gateway between houses into amenity space.	No
H-DENWST-008	9 Pearl St	0.09	DIS	Site in employment uses.	No
H-DENWST-009	Granada Fields/ Windsor Park land to rear Anson Rd/Windsor Rd	6.27	DISGS	Area of outdoor sports & recreation including stables, & fishing ponds enclosed by housing.	No
H-DENWST-010	Land to south of Greswell Primary School off Auburn Rd and Ruskin Ave	2.22	DISGS	Grass amenity space located to south west of Greswell Primary School adj to housing & community centre.	No
H-DENWST-011	Land Adj. to Holy Trinity Roman Catholic Church Luxor Grove Denton	0.20	DIS	House & garden.	No
H-DENWST-012	Horses Fields, Fairview Rd	6.37	DISGS	Area of natural space used for horse grazing. North half of site is not publicly accessible.	No
H-DENWST-013	The Dane Bank Hotel, Windmill Lane	0.37	DIS	Public house ancillary car park & rear beer garden.	No
H-DENWST-014	Land to The Side of 61 Millbrook Ave	0.14	DISSML	Area of natural space/ countryside adj to houses.	No
H-DENWST-015	Acres Inn, 120 Acres Lane	0.26	DIS	Public house ancillary car park & wooded area to rear of houses.	No
H-DENWST-018	173 Thornley Lane South Denton	0.01	DISSML	Existing semi-detached house.	No
H-DENWST-025	27 Cromwell Ave	0.02	DISSML	Existing semi-detached residential	No
H-DENWST-026	Land off Hawthorn Rd, Denton	0.44	DISGS	Area of greenspace south of Hawthorn Rd	No
H-DENWST-031	Catherine Street West, Denton	0.24	DISGS	Fenced off area of greenspace	Yes
H-DENWST-032	Ross Lave Lane, Denton	34.52	DISGB	Land within Green Belt	No
H-DROEST-001	Adjoining Cinderland Hall Farm at Lumb Lane Droylsden	3.95	DISGB	Green Belt site comprising fields & pond to the east of Cinderland Hall/north of Lumb Lane.	No
H-DROEST-003	Littlemoss Business Park Lumb Lane Droylsden	1.34	DIS	Business park adj to residential dwellings.	No
H-DROEST-005	Land off Fairfield Rd Droylsden (Former Adams Litchens)	0.67	DIS	Employment site, located within an established employment area adj to the Manchester - Ashton Canal.	No
H-DROEST-006	Buckley Hill Farm Cross Lane Littlemoss	21.29	DISGB	Green Belt site comprising Buckley Farm & fields bound by Lumb Lane to north, M60 to west & railway line to south.	Yes
H-DROEST-007	Land at Junction of Lowerbank/ Sandbrook Way	0.07	DISSML	Grass verge with mature trees adj to road junction & houses.	No
H-DROEST-014	296 Edge Lane and 429-431 Manchester Rd	0.02	DISSML	Vacant multi-storey building.	No
H-DROEST-016	Land Adjoining Scout Hall Ellen St	0.05	DISSML	Enclosed vacant land to the side of Scout Hut.	No

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H-DROEST-017	Garage premises at 178 Moorside St	0.07	DISSML	Vehicle repair garage & yard area.	No
H-DROEST-021	14 Market St	0.01	DISSML	Building with retail on ground floor & apartments above.	No
H-DROEST-023	Land to the rear of 23-25 Gorsefields	0.16	DIS	Part open public amenity space & private rear gardens.	No
H-DROEST-024	59 Market St	0.01	DISSML	End terraced property in use as hot food take-a-way.	No
H-DROEST-027	Land Adj. to 250 Fairfield Rd	0.10	DIS	Green space adj to residential dwellings.	No
H-DROEST-029	Telephone Exchange Peel St	0.19	DIS	Two storey telephone exchange building & surrounding land.	No
H-DROEST-030	81-83 Market St	0.01	DISSML	Former bank in multiple use.	No
H-DROEST-032	Land at junction of Edge Lane and St Andrews Ave	0.19	DISGS	Part park/ formal garden & car repair garage & yard.	No
H-DROEST-036	Scout Hut, Ellen St	0.13	DIS	Scout Hall & land to the rear.	No
H-DROEST-037	Droylsden Working Men's Club, Lloyd St	0.33	DIS	Social club & ancillary car park.	No
H-DROEST-039	Garage Plot Herbert St	0.08	DISSML	Enclosed garage plot associated with allotment site.	No
H-DROEST-040	Gardens & Garages to Rear 293-297 Manchester Rd	0.10	DISSML	Private rear garden enclosed by houses with limited vehicular access.	No
H-DROEST-041	Land at The End of Lumb Lane/ Rear of Hollybank	0.91	DISGS	Green corridor to south of railway line & north of houses.	No
H-DROEST-042	Land at the end of Park St	0.13	DISGS	Triangular area of land off Park St/ Marlborough Grove forming part of green corridor.	No
H-DROEST-043	Land to The Rear of The Bush Inn, Moorside St	0.18	DIS	Land to the rear of PH enclosed by housing.	No
H-DROEST-047	Nook View Farm, Lumb Lane	0.41	DISSML	Former MOD site located within the Green Belt.	No
H-DROEST-050	Moorside St, Droylsden	0.02	DIS	Property with commercial use to ground floor & flat above	No
H-DROEST-082	Cinderland Hall, Lumb Lane, Droylsden	4.96	DISGB	Area of Green Belt to the north of high school	Yes
H-DROEST-100	Meadow Bank Farm, Howarth Farm Road	4.61	DISGB	Open space within Green Belt	Yes
H-DROEST-101	Lumb Lane, Droylsden	0.23	DISGB	Open space within Green Belt	Yes
H-DROEST-102	Willow Bank Farm, Lumb Lane, Droylsden	3.42	DISGB	Open space/caravan storage in Green Belt	Yes
H-DROEST-103	Land off Lumb Lane, Littlemoss, Ashton-under-Lyne	3.08	DISGB	Green Belt Land	Yes
H-DROEST-104	Jaum Farm, Back Lane, Littlemoss, Ashton-under-Lyne	5.18	DISGB	Grazing land within Green Belt	Yes
H-DROEST-105	Lumb Lane, Droylsden	82.09	DISGB	Land within Green Belt	No
H-DROWST-001	Land on the Corner of Lancaster Ave/ Sunnyside Rd/ York Rd	0.12	DISSML	Play area adj to houses.	No
H-DROWST-003	Land at Suffolk Ave	0.26	DISGS	Grass amenity space with mature trees.	No
H-DROWST-004	Land to The Rear of 392-400 Greenside Lane	0.10	DISGB	Part Green Belt site part garages to the rear of 392-400 Greenside Lane	No
H-DROWST-005	119 Greenside Lane	0.08	DISSML	Vehicle repair garage & yard.	No
H-DROWST-006	Land to The Rear of 1-13 Taylor St	0.17	DIS	Site enclosed by housing with limited vehicular access.	No
H-DROWST-007	Land to The Rear of 356-374 Edge Lane	0.05	DISSML	Rear gardens.	No
H-DROWST-008	96 Lewis Rd	0.55	DIS	Car park to Droylsden Community & Sports Centre	No
H-DROWST-009	Land at Shakespeare Crescent	0.25	DISGS	Crescent shaped grass amenity space adj to houses.	No
H-DROWST-013	Land Between 59-69 Springfield Rd	0.07	DISSML	Grass verge with mature trees between houses.	No
H-DROWST-014	Land at Surrey Ave	0.11	DISSML	Rectangular grass amenity space adj to houses.	No
H-DROWST-015	Land at Norfolk Ave	0.18	DISGS	Rectangular grass amenity space adj to flats.	No
H-DROWST-016	Land Opposite 2-10 Water Lane	0.05	DIS	Green space adj to houses.	No
H-DROWST-017	Land to The Side of 58 Cambridge Rd	0.03	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.	No
H-DROWST-018	Land to Side of 36 Cambridge Rd	0.02	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.	No
H-DROWST-021	Pig On The Wall PH, Greenside Lane	0.22	DIS	Public house, ancillary car park & surrounding land.	No
H-DROWST-030	Land off Ash Rd	7.87	DISGS	Former landfill site, now area of natural space with groups of trees & a network of footpaths.	No
H-DROWST-034	Land off Greenside Lane, Droylsden	1.75	DISGS	Area of greenspace to south-west of residential	No
H-DROWST-038	Recycling Centre, Lumb Lane, Droylsden	3.10	DISGB	Recycling centre within Green Belt	No
H-DUKINF-001	Woodmet Globe Lane Dukinfield	0.82	DIS	Employment site, located within an established employment area.	No
H-DUKINF-002	Chartrange Wharf St	1.48	DIS	Waste transfer station located within an established employment area.	No
H-DUKINF-003	Land adjoining 252 Astley St	0.11	DISSML	Small area of greenspace off Astley St	No
H-DUKINF-004	Garage Site Adj. 39-49 Church St Highfield St Junction	0.04	DISSML	Garage site with hardstanding used for informal parking.	No
H-DUKINF-005	Astley St Chapelfield Works	0.12	DISSML	Grass verge with mature trees adj to works buildings & houses.	No
H-DUKINF-006	Rear of 1-3 Hall Green Rd	0.18	DIS	Vacant green space.	No
H-DUKINF-007	Land & Buildings Including Works, Garage & Tame Valley Hotel PH. Park Rd	0.77	DIS	Existing established employment area.	No
H-DUKINF-008	Land to Side of 58 Old Rd	0.02	DISSML	Enclosed electricity sub-station.	No
H-DUKINF-009	Land Adj. to 2-6 Smith St	0.06	DISSML	Grass verge with mature trees adj to houses.	No
H-DUKINF-010	Junction of Astley St & Smith St adjacent Astley Arms	0.03	DISSML	Private garden.	No
H-DUKINF-011	Garage site tower St opposite Bates St including grassed area	0.09	DISSML	Garage site adj road junction.	No
H-DUKINF-012	town Lane Junction Parking Close	0.04	DISSML	Grass verge adj to junction.	No
H-DUKINF-013	Garage Site at junction of Price St and Pickford Lane	0.08	DISSML	Garage site with electricity sub-station.	No
H-DUKINF-014	Victoria St Junction Jeffreys Drive	0.05	DISSML	Grass verge with tree adj to junction & houses.	No

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H-DUKINF-015	325-327 Birch Lane	0.18	DIS	Gardens belonging to a pair of houses.	No
H-DUKINF-016	Works Unit Lower Alma St	1.10	DIS	Employment site containing industrial units & yard.	No
H-DUKINF-021	2-4 King St	0.01	DISSML	End terraced property.	No
H-DUKINF-026	Albert Works Crescent Rd	0.01	DISSML	Late 19th century office building associated with the Grade II Crescent Rd Mills.	No
H-DUKINF-028	252 Astley St Dukinfield	0.10	DISSML	Existing detached house with garden, with Peak Forest Canal to rear of property.	No
H-DUKINF-031	Land at Former Snipe Inn Birch Lane Dukinfield	0.02	DISSML	Enclosed land to rear of houses associated with former public house.	No
H-DUKINF-039	Land at Ralphs Lane	0.28	DIS	Land with group TPO & individual TPOs at Ralphs Lane including site of No.1 Ralphs Lane	No
H-DUKINF-041	1-3 Wharf St, Dukinfield, SK16 4JF	0.01	DISSML	Existing house	No
H-DUKINF-049	Globe Lane, Dukinfield	2.65	DISBLR	Industrial estate	No
H-DUKINF-060	River Mill, Park Road, Dukinfield	0.53	DIS	Employment Site	Yes
H-DUKINF-061	Site of St Albans Mission, Park Road, Dukinfield SK16 5PT	0.02	DIS	Small derelict building	Yes
H-DUKSTB-001	Industrial Unit & Land at Park Rd Stalybridge	1.14	DIS	Site located an established employment area partly in the Flood Zone.	No
H-DUKSTB-003	Site Opposite 2 Water Grove Rd	0.16	DISGS	Amenity space adj to houses.	No
H-DUKSTB-004	Broadbent Fold Farm, Range Rd	0.25	DIS	Working Farm.	No
H-DUKSTB-005	Land Adj. to 50 Tennyson Ave	0.23	DIS	Open space with several footpaths within residential area.	No
H-DUKSTB-006	Land to Side of 38 Mayfair Close	0.02	DISSML	Private garden.	No
H-DUKSTB-007	Garage Site Between 42-44 Lord St	0.14	DISSML	Access & informal parking area associated with Stalybridge & Dukinfield Bowling Club.	No
H-DUKSTB-008	Land to The Side of 3 Liston St	0.05	DISSML	Narrow parking area/ gardens to rear of houses.	No
H-DUKSTB-009	The Vicarage, Cheetham Hill Rd	0.06	DISSML	Private garden.	No
H-DUKSTB-010	23 Cheetham Hill Rd	0.02	DISSML	Grass verge on junction adj to houses.	No
H-DUKSTB-012	Land to The Side of 92 Robinson St	0.07	DISSML	Garage site between terrace houses & adj to employment site.	No
H-DUKSTB-014	Garage Site to Side of 15 Pine Rd	0.03	DISSML	Garage site adj to houses.	No
H-DUKSTB-015	Garage Site to Side of 17 Lime Grove	0.05	DISSML	Garage site adj to houses.	No
H-DUKSTB-016	Holy Trinity School High St	0.28	DIS	Private school & grounds.	No
H-DUKSTB-017	Labour Club & Car Park, Acres Lane	0.26	DIS	Club currently in use & would be likely to require replacement club building.	No
H-DUKSTB-019	Bower Motors Acres Lane	0.07	DIS	Car sales showroom.	No
H-DUKSTB-021	Land Adj. to The Old Hunters Tavern PH., 51-53 Acres Lane	0.04	DISSML	Ancillary car park to public house.	No
H-DUKSTB-026	Land Between 6-7 Dain Close	0.03	DISSML	Vacant land with steep gradient adj to houses.	No
H-DUKSTB-028	Side Garden Adj. 228 Yew Tree Lane	0.02	DISSML	Private side garden	No
H-DUKSTB-046	Land at Unitarian Church Richmond Close Stalybridge	0.03	DISSML	Sloping green site with trees adj to house.	No
H-DUKSTB-049	44 Grosvenor St	0.04	DISSML	Commercial unit located within Stalybridge town centre.	No
H-DUKSTB-051	Sportsman Inn, 122 Mottram Road, Stalybridge	0.02	DISSML	Commercial Use	No
H-DUKSTB-068	Cheethams Mill and Cheetham Park, Park St, Stalybridge	6.48	DIS	Mill complex & northern section of Cheetham Park.	No
H-DUKSTB-070	1 Trinity St	0.05	DISSML	Car park at Stalybridge Library	No
H-DUKSTB-071	Brit Stop PH, 26 Melbourne St, Stalybridge	0.02	DISSML	Pub at junction between Melbourne St & Corporation St	No
H-DUKSTB-073	8 Egmont Terrace Spring Bank, Stalybridge	0.04	DISSML	Vacant overgrown site	No
H-DUKSTB-076	Land Between 107 And 109 Chester Avenue, Dukinfield	0.04	DISSML	Fenced in Site	No
H-DUKSTB-090	Bardsley Farm Road, Range Road, Stalybridge	13.63	DISGB	Land within Green Belt	No
H-HURST-001	Land to The Side of 74 Bristol Ave	0.04	DISSML	Private side garden adj to houses & green corridor.	No
H-HURST-003	Gardens at the end of Worcester Close.	0.05	DISSML	Private front & side gardens.	No
H-HURST-004	Land Rear of Oak Grove/Connery Crescent	0.17	DIS	Site tightly enclosed by housing with no vehicular access.	No
H-HURST-005	Land Between 200 & 202 Smallshaw Lane	0.03	DISSML	Hardstanding used as informal parking area for adj amenity space.	No
H-HURST-006	Land Between 22 & 24 Sycamore Crescent	0.06	DISSML	Enclosed vacant land/ hardstanding between houses with footpath adj to northern boundary.	No
H-HURST-007	Plot to The Side of 133 Kings Rd	0.02	DISSML	Vacant land between houses providing access to rear gardens.	No
H-HURST-008	Plot Between 151 & 153 Kings Rd	0.03	DISSML	Small overgrown area of green space adj to house. Potential issues with privacy distances.	No
H-HURST-009	Land to the rear of Hampson Rd and Crossley Close	0.28	DIS	Area of overgrown land tightly enclosed by housing with no vehicular access.	No
H-HURST-010	Front Gardens of 439 Kings Rd to 15 Gorse Lane	0.03	DISSML	Private garden.	No
H-HURST-013	Land to Rear of Ashbourne Drive/North Side of High Peak	0.05	DISSML	Vacant land tightly enclosed by rear of houses with no vehicular access.	No
H-HURST-014	Land to Rear 56 to 72 Hazelhurst Rd	0.15	DISGS	Area providing play equipment.	No
H-HURST-017	Land On Marne Ave	0.05	DISSML	Grass verge & informal resident parking area adj to houses.	No
H-HURST-018	Garage Plot at The End of Marne Ave	0.08	DISSML	Lock up garages & surrounding land adj to houses.	No
H-HURST-020	Land at The End of/Adj. to 12 Kingsley Close	0.04	DISSML	Elevated grass verge with footpath linking Kingsley Close & Mossley Rd.	No
H-HURST-022	Former Hartshead High School Green Belt	2.30	DISGB	Green Belt site used as golf course located to north west of former Hartshead School.	No
H-HURST-023	Garden Land at Rear of 376 Kings Rd	0.09	DISSML	Private rear garden.	No
H-HURST-026	Garden Adj. to 13 Norman Rd	0.03	DISSML	Private side garden.	No
H-HURST-027	Site of Hurst Methodist Junior School Lees Rd Ashton	0.79	DIS	Former school site with extant permission for D1 & D2 uses.	No
H-HURST-030	Garden Adj. to The Cottage Old Rd	0.04	DISSML	Private garden.	No

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H-HURST-035	Land to North of St Albans Ave	3.71	DISGB	Green Belt site comprising open area of land bound by Holden Clough SBI located to north of St Albans Ave.	No
H-HURST-036	Land to East of Lees Rd & to The North of Lily Lanes	3.80	DISGB	Green belt site comprising fields & hedgerows to the east of Lees Rd & north of St. Damien's Science College.	No
H-HURST-040	146 Old Rd, Ashton-under-Lyne, OL6 9DA	0.02	DISSML	Garage site within garden of 146 Old Rd.	No
H-HURST-042	Hartshead Green Boarding Kennels, Lily Lanes, Ashton-under-Lyne, OL6 9AE	0.18	DISSML	Site located to rear of Hartshead Green Farm incorporating kennels buildings.	No
H-HURST-046	70 Green Lane, Ashton-under-Lyne, OL6 8TE	0.01	DISSML	Garage within garden of residential dwelling	No
H-HURST-053	Fields Farm Alt Hill Lane, Ashton-under-Lyne	0.94	DISSML	Farmhouse and land	No
H-HURST-057	Lees Road, Ashton-under-Lyne	21.47	DISGB	Land within Green Belt	Yes
H-HURST-058	Land off Lees Road, Ashton-under-Lyne	1.30	DISGB	Farmland within Green Belt	Yes
H-HYDGOD-001	Godley Reservoir, Hyde, SK14 3BX	2.52	DISGS	Protected green space to north east of cricket ground.	No
H-HYDGOD-002	Godley Reservoir, Hyde, SK14 3SA	4.30	DISGS	Grassed amenity space between reservoir & A57.	No
H-HYDGOD-003	Godley Reservoir, Hyde, SK14 3BU	7.57	DISGS	Large, open area of protected green space adj to reservoir	No
H-HYDGOD-004	Land On North Side of Mottram Rd Between Longlands House & Westwood	1.88	DISGB	Site with TPO's partially located within the Green Belt & SBI. Poor access, with steep drop from Mottram Rd.	No
H-HYDGOD-006	Land Junction Calland Ave & Leech St	0.06	DISSML	Sloping land with trees/TPO areas adjoining Godley Brook with northern end of site within flood zone.	No
H-HYDGOD-007	Land to the north of Longlands House and Westwood/ South of M60	3.23	DIS	Designated as E2(13) in UDP, in some woods with poor access.	No
H-HYDGOD-008	Amenity Space Adj. to 20 Fountain St	0.17	DISGS	Grass amenity space with perimeter trees & planting adj to houses.	No
H-HYDGOD-009	Church Car Park at Junction of Peel St & Stockport Rd	0.03	DISSML	Informal car park for adj church.	No
H-HYDGOD-010	Strip of land rear of houses on Grange Rd and adjacent to Cemetery	0.43	DISGS	Allotment site between the cemetery & residential dwellings.	No
H-HYDGOD-011	Land Adj. to 2 The Grange	0.03	DISSML	Grass verge with mature trees on road junction adj houses.	No
H-HYDGOD-012	Land Adj. to 121 Grange Rd South	0.03	DISSML	Grass verge with mature trees on road junction adj houses.	No
H-HYDGOD-013	Garage Court at Grange Close Turning Head	0.10	DISSML	Garages & parking area adj to houses & area of natural space/ countryside.	No
H-HYDGOD-014	Wasteland off Allen Ave & Shaw Ave	0.08	DISSML	Flat area of hardstanding between houses.	No
H-HYDGOD-015	Wasteland to The Side of 81 Mottram Old Rd	0.11	DISSML	Part of green corridor adj to Alder Community High School linking Mottram Old Rd to Shaw Ave.	No
H-HYDGOD-016	Land and building on Mansfield Rd	0.14	DISSML	Area of enclosed hardstanding with works building & electric sub-station.	No
H-HYDGOD-017	Vacant Land on Amelia St	0.04	DISSML	Former garage site used for informal resident parking between terraced houses.	No
H-HYDGOD-018	Land On Junction of Ridling Lane/ Nelson St	0.10	DISSML	Grass amenity space within residential area.	No
H-HYDGOD-020	Land off Villiers St	0.09	DISSML	Vacant land with mature trees enclosed by houses.	No
H-HYDGOD-023	Highbank Works Halton St	1.51	DIS	Industrial/ office premises	No
H-HYDGOD-032	Oaklands House and bungalow	0.51	DIS	Greenspace surrounded by TPO trees to rear of Woodlands Park	No
H-HYDGOD-037	31 Water St	0.01	DISSML	Commercial premises	No
H-HYDGOD-038	Crook St, Hyde	0.13	DIS	Former site of Unitarian Methodist Church, now car park & car showroom & garage.	No
H-HYDGOD-059	Hyde Sports, 31 Clarendon Place, Hyde, SK14 2ND	0.02	DISSML	Two three-storey terraced properties in town centre. GF of properties in commercial use. Storage on 1st & 2nd floors.	No
H-HYDGOD-066	Rainbow Corner Nursery Lumn Rd	0.03	DISSML	Single storey building last used as a nursery	No
H-HYDGOD-073	51 Market St, Hyde, SK14 2AB	0.03	DISSML	Property located in Hyde town Centre with commercial use on ground floor & office use above.	No
H-HYDGOD-075	33-35 Market St, Hyde	0.03	DISSML	Existing first & second floor office within Hyde town centre	No
H-HYDGOD-077	Rushafeld Farm, Hyde	0.08	DISSML	Small site part of Farm	No
H-HYDGOD-079	17-19 Market St, Hyde, SK14 2AD	0.04	DISSML	Property located in Hyde town centre & adj to Hyde bus station.	No
H-HYDGOD-080	7 Steeles Ave, Hyde, SK14 2NU	0.04	DISSML	Vacant site adj to terraced housing & vacant employment site.	No
H-HYDGOD-082	Land on the west side of Paignton Ave, Hyde	0.06	DISSML	Garden behind residential property	No
H-HYDGOD-086	137-141 Market St, Hyde	0.03	DISSML	Commercial building next to church	No
H-HYDGOD-096	55 Market Street, Hyde	0.02	DISSML	Residential Property	No
H-HYDGOD-097	Top Floor 1 - 7 Borough Arcade, Hyde	0.04	DISSML	Old gym building	No
H-HYDGOD-098	275 Market Street, Hyde	0.01	DISSML	Mixed commercial/residential.	No
H-HYDGOD-105	Land south west of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	0.06	DISSML	Area of greenspace south west of junction with Hattersley Rd West & of Sandy Bank Ave	No
H-HYDGOD-109	Land south east of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	0.06	DISSML	Area of greenspace south east of junction with Hattersley Rd West & of Sandy Bank Ave	No
H-HYDNEW-002	Plot to Southeast of Woodside Farm, North of M60	2.16	DISGB	Green Belt site comprising fields bound by a b& of trees with narrow vehicular access.	No
H-HYDNEW-005	Newton Business Park Talbot Rd	4.16	DIS	Established Employment Area	Yes
H-HYDNEW-009	Works Site On Johnsonbrook Rd	1.05	DIS	Occupied employment site including large works building & car park.	No
H-HYDNEW-010	Land On The Junction of Nicholson St/ Plain Pit Lane/ Dukinfield Rd	0.06	DIS	Amenity space with limited access arrangements.	No
H-HYDNEW-011	Garden of 12-30 Lindale, Dukinfield Rd	0.05	DISSML	Enclosed garden area associated with apartments with no access from Dukinfield Rd.	No
H-HYDNEW-013	Car Park Adj. 88 Newton Hall Rd	0.04	DISSML	Informal resident parking area adj to houses.	No

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H-HYDNEW-014	Land on junction of land on Milton St and Old Rd	0.24	DIS	School car parking & green space.	No
H-HYDNEW-015	Amenity Space to The Rear of Cunliffe St/ Dukinfield Rd	0.16	DIS	Area of open space adj to housing.	No
H-HYDNEW-016	Plot Between 37 & 39 Lodge Lane	0.02	DISSML	Hardstanding between terraced blocks used for informal residential parking.	No
H-HYDNEW-017	Plot Between 71 & 73 Lodge Lane	0.02	DISSML	Hardstanding between terraced blocks used for informal residential parking.	No
H-HYDNEW-018	Plot Between 91 & 93 Lodge Lane	0.02	DISSML	Hardstanding between terraced blocks used for informal residential parking.	No
H-HYDNEW-019	Rear Gardens of Houses at 106-112 Lodge Lane	0.08	DISSML	Private rear gardens with no vehicular access.	No
H-HYDNEW-021	Vacant land adjacent to Victoria St Railway Bridge	0.05	DISSML	Vacant land used as informal parking area.	No
H-HYDNEW-022	Narrow Strip of Land Between Commercial St & Newman St	0.69	DIS	Steep well treed embankment adj to residential dwellings.	No
H-HYDNEW-023	Church Car Park On St Pauls St	0.12	DIS	Unmarked rectangular area of hardstanding used as Church car park. Adj to houses.	No
H-HYDNEW-024	Pavilion & Car Park Adj. 125 Victoria St	0.17	DISGS	Area of outdoor sports & recreation includes site of pavilion & unmade car park.	No
H-HYDNEW-026	Corner Plot Adj. to 16 Charlton Ave	0.06	DISSML	Grass verge with mature trees.	No
H-HYDNEW-027	Open Amenity Space Adj. to 9 Everest Rd	0.06	DISSML	Grass verge with mature trees on road junction adj to houses.	No
H-HYDNEW-028	Land Between Barnfield Rd & Ash Tree Rd	0.11	DISSML	Grass verge with mature trees & footpath with steep gradient adj to houses.	No
H-HYDNEW-029	Garage Plot Adj. 64 Ash Tree Rd	0.03	DISSML	Lock up garages adj to houses.	No
H-HYDNEW-030	Bay House PH & Car Park Junction of Talbot Rd & Victoria St	0.21	DIS	Site redeveloped for commercial use.	No
H-HYDNEW-031	Vacant Land Between 290-292 Victoria St & Watkin St	0.02	DISSML	Vacant land between terraced houses with unmade path.	No
H-HYDNEW-032	Public Amenity Space to Rear of 1-25 Glyden Close	0.60	DISGS	Grass amenity space with play area & footpaths adj to houses.	No
H-HYDNEW-033	Strip of Public Amenity Space Between Darwin St & Greenside View	0.19	DISGS	Grass amenity space with b& of trees adj to houses.	No
H-HYDNEW-035	Land adjacent 20 Leigh Fold	0.15	DIS	Small area of green space containing trees.	No
H-HYDNEW-036	Garage Plot On Sunningdale Court	0.09	DISSML	Lock up garages adj to houses.	No
H-HYDNEW-037	Garage Site Adj. 2 Hall Bottom St	0.04	DISSML	Garages & rear gardens.	No
H-HYDNEW-038	Garage Court On Junction of Dow St & Pimlott Grove	0.03	DISSML	Garages & parking on corner plot.	No
H-HYDNEW-039	Land off Matley Lane Hyde	3.85	DISGB	Green Belt site containing field located to south of Matley Lane.	Yes
H-HYDNEW-041	Garden Land Adjoining 166 Victoria St	0.03	DISSML	Private side garden.	No
H-HYDNEW-042	Car Park On Thorpe Hall Grove	0.06	DISSML	Part informal parking area & part private rear garden.	No
H-HYDNEW-044	Land at Talbot Rd to Rear of 305 Victoria St	0.11	DISSML	Narrow vacant green site with trees to rear of 305 Victoria St.	No
H-HYDNEW-048	Land Adj. 148 Bennett St	0.02	DISSML	Private side garden.	No
H-HYDNEW-049	Land Bounded By 3 Ash Tree Rd & Barnfield Rd	0.05	DISSML	Private side garden.	No
H-HYDNEW-051	294 Victoria St	0.01	DISSML	Mid terraced house.	No
H-HYDNEW-064	Dunkirk Farm Dunkirk Lane	0.38	DISSML	Vacant cottages & outbuildings	No
H-HYDNEW-085	Land at Throstle Bank St	0.07	DISSML	Grass verge with trees.	No
H-HYDNEW-098	43 Clarence St, Hyde	0.01	DISSML	House with garden	No
H-HYDNEW-101	Land off Bennett St, Hyde	1.40	DISGS	Field/park behind residential area	No
H-HYDNEW-102	Yew Tree Lane, Hyde	1.44	DISGS	Area of greenspace south of Yew Tree Lane	No
H-HYDNEW-107	Land north Victoria St	3.03	DISGS	Area of greenspace north of Victoria Street	No
H-HYDNEW-108	Land on corner of Talbot Rd and Victoria St	0.40	DIS	Employment site on corner of Talbot Rd & Victoria St	No
H-HYDNEW-112	Land surrounding Dunkirk Farm, Dunkirk Lane, Hyde	12.98	DISGB	Land within Green Belt	No
H-HYDNEW-113	Land south of Broomstair Road, Denton	13.39	DISGB	Land within Green Belt	No
H-HYDWER-001	Providence Mill Alexandra St Hyde	0.68	DIS	Providence mill & adj works located within an established employment area adj to Peak Forest Canal.	No
H-HYDWER-005	Grassed Land Between Railway St/ Rutherford Rd	0.07	DIS	Open space in built up residential area.	No
H-HYDWER-007	Public Car Park Adj. to 22 Chapel St/ 20 Oldham St	0.05	DISSML	Edge of town centre car park within high density residential area reliant on road parking.	No
H-HYDWER-008	Public Car Park Adj. to 7 Chapel St/ Junction Oldham St	0.07	DIS	Edge of town centre car park.	No
H-HYDWER-009	Childrens Nursery on Junction of Perrin St & Henry St	0.04	DISSML	Corner plot with modular nursery building & yard adj to terraced housing.	No
H-HYDWER-010	Land On Junction of Edna St & Oldham St	0.02	DISSML	Yard providing private parking/ storage.	No
H-HYDWER-013	Open Amenity Space Adj. to Dale View	0.14	DISGS	Grass amenity space in high density residential area.	No
H-HYDWER-014	Garage Plot North of 44 New Ridd Rise	0.10	DISSML	Garages & informal residential parking area adj to houses.	No
H-HYDWER-015	Industrial Works on Wych Fold	0.30	DIS	Occupied industrial buildings & car park.	No
H-HYDWER-016	Garden Land Between 42 Slateacre Rd & 52 Highcroft	0.06	DISSML	Private side garden.	No
H-HYDWER-017	Garden to The Side of 31 Slateacre Rd	0.04	DISSML	Private side garden with row of mature trees along boundary with Slateacre Rd.	No
H-HYDWER-018	Land On Corner of Rowbotham St & Stockport Rd	0.01	DISSML	Private garden with mature tree.	No
H-HYDWER-019	Site of Former Scout Hut Nether St	0.21	DIS	New Scout Hut. Located over two terraced flat levels. Some mature trees/ overgrown grassed areas.	No
H-HYDWER-020	Garage Court Between 10 & 28 King Edward Rd	0.08	DISSML	Garage court & area of hardstanding adj to houses & area of natural space/ countryside.	No
H-HYDWER-021	Garden to the side of 130 Mottram Old Rd	0.18	DIS	Garden with steep levels including trees & hedges.	No
H-HYDWER-022	Garden to The Side of 35 Rock St	0.02	DISSML	Private side garden with detached garage.	No
H-HYDWER-023	Car Park Adj. to Chapel St & Oldham St	0.02	DISSML	Informal car parking area.	No
H-HYDWER-028	Garden land adjacent 17 Church Ave	0.08	DISSML	Large garden area side & rear of no. 17 Church Ave	No
H-HYDWER-036	Royal Bank of Scotland, 1 Corporation St, Hyde	0.02	DISSML	First & second floor for large commercial building in Hyde town Centre.	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-HYDWER-038	Lumn Farm Apple St	0.14	DISSML	House & garden located within the Green Belt.	No
H-HYDWER-043	89 Stockport Rd, Gee Cross	0.00	DISSML	Workshop to rear 85 Stockport Rd.	No
H-HYDWER-044	The Coach House, Chapel St, Hyde, SK14 1DN	0.13	DISSML	Vacant coach house & land formally attached to Charlotte House	No
H-HYDWER-045	Land Adj. to 147 Stockport Rd Hyde	0.03	DISSML	Vacant site adj to No.147 Stockport Rd/Treacle Brow.	No
H-HYDWER-061	Land at End of Chapel St	0.09	DISSML	Parking area with TPO trees.	No
H-HYDWER-063	8 Perrin St, Hyde, SK14 1LE	0.01	DISSML	Garage attached to house	No
H-HYDWER-065	Dowson Rd, Hyde	0.01	DIS	Existing barber shop with first floor storage area	No
H-HYDWER-069	Holy Trinity Church Hall, 16A Higham Lane, Hyde, SK14 5LX	0.17	DISSML	Land within curtilage of church & church hall.	No
H-HYDWER-079	Grosvenor Rd, Hyde	0.90	DISBLR	Area of green space	No
H-HYDWER-094	Lord Derby Road, Hyde	1.90	DISGB	Fields within Green Belt	No
H-LONGDE-001	Land to The North of Hyde Rd M67 Site	18.26	DISGB	Green Belt site containing fields located to the north of the M67.	Yes
H-LONGDE-002	Land at Marl Villa Mottram Rd Hyde	2.21	DISGB	Green Belt site containing fields & house located between Mottram Rd & M67.	Yes
H-LONGDE-003	Land Adj. to Cricket Ground, North side of Spring St, Hollingworth	2.01	DISGB	Green Belt site comprising field to the east of Spring Lane north of Ingledene.	No
H-LONGDE-004	Lymefield Works off Lower Market St Broadbottom	0.50	DIS	19th century mill building adj to River.	No
H-LONGDE-005	Land Next to 7 Roe Cross Green Mottram	0.04	DISSML	Enclosed grass apace & garages at end of residential cul-de-sac.	No
H-LONGDE-006	Land to The Side of 19 Wedneshough Green, Hollingworth	0.04	DISSML	Private garden with mature trees.	No
H-LONGDE-007	Land to The Side of 21 Wedneshough Green, Hollingworth	0.04	DISSML	Private garden.	No
H-LONGDE-009	Gunn Inn ph., 2 Market St, Hollingworth	0.08	DISSML	Listed PH & ancillary car park.	No
H-LONGDE-010	Land at the top of Cannon St, Hollingworth	0.05	DISSML	Private garden.	No
H-LONGDE-011	Hollingworth Primary School, Market St, Hollingworth	0.53	DIS	Occupied school.	No
H-LONGDE-012	22 Market St, Hollingworth	0.01	DISSML	Building in commercial use.	No
H-LONGDE-015	Land Between 22-34 Market St, Hollingworth	0.05	DISSML	Grass amenity space with trees & seating adj Market St.	No
H-LONGDE-016	Next to Evergreen, Spring St, Hollingworth	0.19	DIS	Grassed site with aqueduct.	No
H-LONGDE-017	9 Spring St, Hollingworth	0.05	DISSML	Private side garden.	No
H-LONGDE-018	End of Abbey Grove, Mottram	0.12	DISGS	Grassed amenity space within 'Radburn style' housing layout.	No
H-LONGDE-019	Land to The Side & Rear of 1 Abbey Grove, Mottram	0.05	DISSML	Parking area & grass verges tightly enclosed to rear of houses.	No
H-LONGDE-020	Land Adj. to John Kennedy Garden/ John Kennedy Rd	0.04	DISSML	Grassed area within 'Radburn style' housing layout.	No
H-LONGDE-021	Corner of Ford Grove/ Atherton Ave, Mottram	0.03	DISSML	Grassed area with trees within 'Radburn style' housing layout.	No
H-LONGDE-024	Next to Sub-station Atherton Grove Mottram	0.04	DISSML	Area of hardstanding within 'Radburn style' housing layout.	No
H-LONGDE-025	Land to The Side & Rear of 10-24 Longdale Drive, Mottram	0.14	DIS	Narrow site adj to houses. Partly used to provide rear access & part rear gardens.	No
H-LONGDE-026	Land to The Rear of 61-71 Longdale Drive, Mottram	0.09	DISSML	Vacant land tightly enclosed by houses.	No
H-LONGDE-028	Adj. 18 Wood St Hollingworth	0.07	DISSML	Land with trees above Longdendale aqueduct.	No
H-LONGDE-029	Corner of Land Adj. to 11 Broadbent Grove, Mottram	0.02	DISSML	Grass verge adj to houses.	No
H-LONGDE-030	Land In Front of 12-26 Clough End Rd, Mottram	0.04	DISSML	Grass amenity space adj to houses.	No
H-LONGDE-031	Corner of Houses Adj. 38 Clough End Rd, Mottram	0.03	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.	No
H-LONGDE-032	Adj. 6 Ball Walk, Mottram	0.06	DISSML	Area of hardstanding beneath power lines within 'Radburn style' housing layout.	No
H-LONGDE-034	Corner of Ball Walk and opposite 40 Clough End Rd, Mottram	0.10	DISSML	Former housing site now grass amenity space within 'Radburn style' housing layout.	No
H-LONGDE-036	Triangular Piece of Land Adj. to 1 Webb Grove, Mottram	0.04	DISSML	Grass verge adj to houses.	No
H-LONGDE-037	Webb Grove Mottram	0.11	DISSML	Grass verges with trees within 'Radburn style' housing layout.	No
H-LONGDE-038	Land Adj. to 58 Clough End Rd, Mottram	0.05	DISSML	Grass verge with pylon.	No
H-LONGDE-039	Land to The North East of 19 Wood St, Hollingworth	0.36	DIS	Green space within residential area.	No
H-LONGDE-040	Corner of Clough End Rd & Bunkers Hill Rd, Mottram	0.04	DISSML	Grass verge adj to road junction within 'Radburn style' housing layout.	No
H-LONGDE-041	Grassed Area Adj. to 3-10 Bretland Gardens, Mottram	0.19	DISGS	Grass amenity space adj to houses.	No
H-LONGDE-044	Site Rear of 1 & 3 Bowden Close, Mottram	0.07	DISSML	Former garage site now area of hardstanding to rear of houses in 'Radburn style' housing layout.	No
H-LONGDE-045	Corner of Clough End Rd & Valley Rd, Mottram	0.06	DISSML	Grass verge within 'Radburn style' housing layout adj to road junction.	No
H-LONGDE-046	Land Adj. to 114-126 Valley Rd, Mottram	0.02	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-047	Land Adj. to 104-112 Valley Rd, Mottram	0.02	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-048	Land Adj. to 73-77 Valley Rd, Mottram	0.03	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-049	Land In Front of Florence Way, off Market St, Hollingworth	0.06	DISSML	Car park & narrow strip of grass associated with adj apartments.	No
H-LONGDE-050	Land Adj. & to The Rear of 88 Valley Rd, Mottram	0.16	DIS	Narrow green strip with TPOs in close proximity to houses.	No
H-LONGDE-051	Adj. 30 Valley Rd, Mottram	0.05	DISSML	Grass amenity space within 'Radburn style' housing layout.	No
H-LONGDE-052	Adj. 35 Valley Rd, Mottram	0.04	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-053	Former Chapman Arms PH, Stockport Rd, Mottram	0.26	DIS	Nursery, car park & surrounding land.	No
H-LONGDE-054	Land & Garages to The Rear of Colliers Close, Hattersley	0.11	DISSML	Hard surface parking & rear gardens tightly enclosed by housing.	No
H-LONGDE-055	Garage Site Between & to The Rear of 9-11 Awburn Rd, Mottram	0.06	DISSML	Garage site to rear of houses & depot.	No
H-LONGDE-056	Garage Site Between & to The Rear of 27-29 Awburn Rd, Mottram	0.04	DISSML	Garage site to rear of houses.	No

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H-LONGDE-057	Land to The Side & Rear of 22-27 Springwell Gardens	0.19	DIS	Multiple parcels including green space adj to houses, area of hardstanding used for parking to the rear of houses & rear gardens.	No
H-LONGDE-058	Garage Site to The Rear of 22-32 Awburn Rd, Mottram	0.06	DISSML	Garage site to rear of houses.	No
H-LONGDE-059	Land to The Rear of Health Clinic, Market St, Hollingworth	0.09	DISSML	Grass space with mature trees to rear of clinic.	No
H-LONGDE-061	Land Adj. to 21-24 Philip Way, Mottram	0.03	DISSML	Informal resident parking to rear of houses.	No
H-LONGDE-062	Land to The Rear of 23-39 Beaufort Close, Mottram	0.12	DISSML	Informal resident parking in front of houses.	No
H-LONGDE-063	Land to The Rear of 18-24 Sylvester Close, Mottram	0.06	DISSML	Formal resident parking in front of houses.	No
H-LONGDE-064	Land Adj. to 59-69 Sylvester Close, Mottram	0.07	DISSML	Informal resident parking in front of houses.	No
H-LONGDE-065	Land Adj. to 9 Worthington Close, Mottram	0.08	DISSML	Informal resident parking adj to houses.	No
H-LONGDE-066	St Barnabas Church, Halls & Vicarage, Hattersley Rd East	0.40	DIS	Site occupied by church, vicarage & hall.	No
H-LONGDE-067	Land In Front of Health Clinic, Market St, Hollingworth	0.08	DISSML	Ancillary car park to clinic with belt of TPO trees. associated with clinic.	No
H-LONGDE-068	Opposite Kingstone Arcade Day Nursery, Kenworthy Close	0.32	DIS	Occupied by children's centre.	No
H-LONGDE-070	Land to The Rear of 6-64 Melandra Crescent, Mottram	0.21	DIS	Hard surfaced parking area to rear of houses.	No
H-LONGDE-071	Baptist Church, Melandra Crescent	0.07	DISSML	Church & enclosed green space.	No
H-LONGDE-072	Allotment Gardens to The Rear of 10-26 Colburne Grove, Mottram	0.14	DISSML	Allotment gardens tightly enclosed by houses.	No
H-LONGDE-073	Land Between 47-49 Colburne Grove, Mottram	0.08	DISSML	Enclosed vacant land adj to houses.	No
H-LONGDE-074	Land In Front of 63-83 Camborne Rd, Mottram	0.09	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-075	Land to The West of Norclough Mottram Rd	0.05	DISSML	Area of natural space between Mottram Rd & houses.	No
H-LONGDE-076	Adj. 28 Green Lane Hollingworth	0.06	DISSML	Vacant land between houses.	No
H-LONGDE-077	Land to The Rear of 15-19 Dawlish Close, Mottram	0.06	DISSML	Informal parking to rear of houses.	No
H-LONGDE-078	Land to The Rear of 9 Gorsey Intakes, Broadbottom	0.02	DISSML	Grass verge with mature tree adj houses.	No
H-LONGDE-079	Land Between 5-6 Gorsey Intakes, Broadbottom	0.03	DISSML	Narrow side garden in close proximity to houses, may have issues with privacy distances	No
H-LONGDE-080	Land Between 7-8 Gorsey Intakes, Broadbottom	0.04	DISSML	Private side garden.	No
H-LONGDE-081	Land Between 6-7 Gorsey Intakes, Broadbottom	0.08	DIS	Garden with TPO trees.	No
H-LONGDE-082	Land to The East of 8 Gorsey Intakes, Broadbottom	0.04	DISSML	Private garden with trees.	No
H-LONGDE-083	Next to 15 Bank St Broadbottom	0.01	DISSML	Garages between houses.	No
H-LONGDE-085	Land at The Junction of Temperance St/ Bostock Rd/ Old St, Broadbottom	0.03	DISSML	Grass verge with trees adj to terrace houses.	No
H-LONGDE-086	Land Between the Vicarage & Brockwood House, Green Lane, Hollingworth	0.09	DISSML	Private gardens.	No
H-LONGDE-087	Land Between 13A & 15 Green Lane, Hollingworth	0.03	DISSML	Narrow grass verge enclosed by stone boundary walls adj to houses.	No
H-LONGDE-088	Land to The East of 1 Old St/ Rear of 1-29 Old St, Broadbottom	0.12	DIS	Garage site to rear of houses.	No
H-LONGDE-089	Land Between Olive Terrace & 17-31 Well Row, Broadbottom	0.07	DIS	Allotment type gardens in use & well maintained provide high amenity value	No
H-LONGDE-090	Car Park off Mill Brow, Broadbottom	0.06	DIS	Car park.	No
H-LONGDE-091	Land to The Rear of 12-32 New St, Broadbottom	0.07	DIS	Narrow grass site with steep gradient adj to houses & community centre.	No
H-LONGDE-092	Land at the top of Mill Brow (East Side), Broadbottom	0.03	DISSML	Grass embankment in close proximity to railway bridge.	No
H-LONGDE-093	Garage Site Adj. to 12 Etherow Brow	0.01	DISSML	Garage site adj to terraced houses.	No
H-LONGDE-094	Community Centre, Lower Market St, Broadbottom	0.06	DIS	Community Centre.	No
H-LONGDE-095	Land to The East of The Etherow Centre, Mottram Rd, Broadbottom	0.08	DIS	Riding centre manege.	No
H-LONGDE-096	Car Park Adj. to Broadbottom Train Station, off Mottram Rd, Broadbottom	0.24	DIS	Car park adj to Broadbottom train station.	No
H-LONGDE-097	Etherow Centre, Mottram Rd, Broadbottom	0.14	DIS	Building used by local community	No
H-LONGDE-098	Side of 80 Green Lane Hollingworth	0.05	DISSML	Private side garden	No
H-LONGDE-099	Gardens Adj. to 4-22 Moss Lane, Broadbottom	0.10	DIS	Gassed space with TPO trees enclosed by stone wall.	No
H-LONGDE-100	Corner of Coombes View/ Moss Lane, Broadbottom	0.03	DISSML	Grass verge with trees & private communal garden area on the junction of Moss Lane & Coombes View.	No
H-LONGDE-102	Land Between Woodlands & Copper Beaches, Moss Lane, Broadbottom	0.10	DIS	Side garden with TPO trees within a Site of Biological Importance.	No
H-LONGDE-103	Land to The Rear of Etherow House & Briarfield, Moss Lane, Broadbottom	0.11	DIS	Rear gardens with no vehicular access from Moss Lane.	No
H-LONGDE-105	Land to The West of St Mary Magdalene Church, Mottram Rd, Broadbottom	0.06	DIS	Part of school site.	No
H-LONGDE-106	Garages Next to 35 Fields Crescent, Hollingworth	0.03	DISSML	Garage site between houses.	No
H-LONGDE-107	Land to The Rear of 34-64 Mottram Rd, Broadbottom	0.24	DIS	Numerous rear gardens with limited vehicular access.	No
H-LONGDE-108	Land to The Rear of 1 Crescent Fold, Broadbottom	0.23	DIS	Rear garden with limited access.	No
H-LONGDE-110	Front of 2-16 West End, Broadbottom	0.08	DIS	Gardens to properties at West End with limited access.	No
H-LONGDE-113	Land next to 10 Moorfield St, Hollingworth	0.08	DISSML	Naturalised vacant land between terraced houses.	No
H-LONGDE-114	Long, Narrow Strip of Land Between 9 Moorfield St & 9 Buxton Terrace	0.16	DIS	Narrow strip of land with trees close to existing houses.	No

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H-LONGDE-115	Land Between 156 & 174 Market St, Hollingworth	0.05	DISSML	Grass verge with TPOs adj to houses.	No
H-LONGDE-116	Land On the Corner of Market St/ Printers Fold, Hollingworth	0.05	DISSML	Grass verge with mature trees.	No
H-LONGDE-117	Land Opposite 7-9 Rose Bank Close, Hollingworth	0.03	DISSML	Narrow grass verge with footpath adj to houses.	No
H-LONGDE-118	Land Adj. to Four Seasons, Printers Fold, Hollingworth	0.02	DISSML	Private garden with TPOs.	No
H-LONGDE-119	Land Between 9 & 11 Printers Fold, Hollingworth	0.04	DISSML	Private gardens & sub-station on land between houses.	No
H-LONGDE-120	End of Printers Park	0.40	DISGB	Green Belt site off Printers Fold forms part of the Etherow Country Park.	No
H-LONGDE-121	End of Ellison Close, Hollingworth	0.38	DIS	Grassed area with trees adj to residential properties.	No
H-LONGDE-122	Garden at Grove House Water Lane	0.15	DISSML	Site drops down to lower level – no access via Holly Bank – need to check from Water Lane.	No
H-LONGDE-123	Next to 8 King St Hollingworth	0.05	DISSML	Naturalised vacant land between terraced houses.	No
H-LONGDE-124	Next to 5 King St, Hollingworth	0.08	DISSML	Naturalised vacant land between terraced houses.	No
H-LONGDE-125	End of Precinct off Moorfield Terrace, Hollingworth	0.03	DISSML	Garage site adj to terraced houses.	No
H-LONGDE-126	Shops 96-106 Market St Hollingworth	0.08	DISSML	Building in commercial use with ancillary parking area.	No
H-LONGDE-127	End of Gas St, Hollingworth	0.04	DISSML	Long, narrow driveway/ garden. Long driveway/garden/garage	No
H-LONGDE-129	5 Highfield Gardens, Hollingworth	0.04	DISSML	Private side garden.	No
H-LONGDE-130	Land Behind 58-84 Taylor St, Hollingworth	0.20	DIS	Narrow parcel of land with trees & water course with limited vehicular access adj to residential properties.	No
H-LONGDE-131	Garage Site & Land Next to 1 Arrowscroft Way/ 5 The Boulevard, Hollingworth	0.10	DISSML	Garage site tightly enclosed by houses.	No
H-LONGDE-132	Garage Site Adj. to 56 The Boulevard, Hollingworth	0.03	DISSML	Garage site adj to houses.	No
H-LONGDE-133	Garage Site Next to 11 Wooley Close, Hollingworth	0.04	DISSML	Garage site with mature trees along boundary adj terraced houses.	No
H-LONGDE-134	Garage Site Next to 53 Church Rd, Hollingworth	0.04	DISSML	Garage site enclosed by houses.	No
H-LONGDE-135	Corner of Cross St/ Taylor St, Hollingworth	0.03	DISSML	Grass verge with TPO trees.	No
H-LONGDE-136	Glenbrook Back Moor, Mottram	0.13	DISSML	Large house & garden.	No
H-LONGDE-137	Land Behind 15-21 Back Moor, Mottram	0.06	DISSML	Private rear gardens with limited vehicular access.	No
H-LONGDE-138	Mottram Old Hall & Garden, Old Hall Lane, Mottram	1.25	DIS	Listed building & grounds with TPO trees	No
H-LONGDE-139	Land In Front of 21 & 23 Hall Drive, Mottram	0.07	DISSML	Private gardens with TPO trees.	No
H-LONGDE-140	Land Between 5 & 6 Hall Close, Mottram	0.03	DISSML	Narrow private side garden with garage.	No
H-LONGDE-141	Land Between 9 & 11 Hall Drive, Mottram	0.11	DISSML	Private adjoining gardens with TPO trees.	No
H-LONGDE-142	Land Next to 8C Old Rd, Mottram	0.05	DISSML	Triangular garden with mature trees.	No
H-LONGDE-143	Cobblestone Farm Higher Matley, off Matley Lane	0.07	DISSML	Farm building.	No
H-LONGDE-144	Ashley Court 6 Cannon St, Hollingworth	0.04	DISSML	Office block adj to Hollingworth Primary School.	No
H-LONGDE-146	Garden at 19 Sproutgreen, Mottram	0.14	DISSML	Private garden with TPO tree.	No
H-LONGDE-148	Land near Grove House, Water Lane, Hollingworth	0.16	DIS	Vacant land with trees	No
H-LONGDE-151	Nursing Home, 29 Old Rd, Mottram	0.27	DIS	Large house in own grounds with TPO trees, currently nursing home	No
H-LONGDE-157	Land Behind 37 Roe Cross Green, Mottram	0.03	DISSML	Private rear garden.	No
H-LONGDE-158	31 Old Rd, Mottram	0.34	DIS	House in own grounds with numerous TPO trees	No
H-LONGDE-161	Telephone Exchange off Shaw St, Mottram	0.15	DIS	Building & car park adj to houses.	No
H-LONGDE-162	Land to east side of Prospect House Mottram Moor, Mottram	0.09	DISSML	Private garden on east side of large house.	No
H-LONGDE-163	Land to west side of Prospect House Mottram Moor, Mottram	0.10	DISSML	Private garden to south west of large house.	No
H-LONGDE-164	Land to The Rear of 2 Hyde Rd off The Croft, Mottram	0.02	DISSML	Vacant land between houses.	No
H-LONGDE-165	Land Opposite 3 Rushycroft, Mottram	0.08	DISSML	Grass verge with air shaft adj to houses.	No
H-LONGDE-166	Land Between 41 & 51 Stalybridge Rd, Mottram	0.03	DISSML	Private garden with TPO trees.	No
H-LONGDE-167	57 Stalybridge Rd, Mottram	0.03	DISSML	Private garden.	No
H-LONGDE-168	Narrow, Linear Strip of Land on West Side of Woodlands Close, Mottram	0.23	DISGS	Area of natural space open countryside.	No
H-LONGDE-169	Land to The Rear of 20-31 Woodlands Close, Mottram	0.04	DISSML	Private rear gardens with no vehicular access.	No
H-LONGDE-170	Land In Front of 26-38 Woodlands Close, Mottram	0.02	DISSML	Triangular grass verge adj to houses.	No
H-LONGDE-171	Land In Front of 15-25 Woodlands Close, Mottram	0.02	DISSML	Triangular grass verge adj to houses.	No
H-LONGDE-172	Land & Garages Adj. to 6-8 Woodlands Close, Mottram	0.01	DISSML	Parking area & garages adj to houses.	No
H-LONGDE-173	Land to The Rear of 1-14 Home Farm Ave, Mottram	0.09	DIS	Narrow site used for rear gardens enclosed by houses with limited vehicular access.	No
H-LONGDE-174	Garage Site Adj. to 22 Home Farm Ave, Mottram	0.01	DISSML	Garages adj to houses.	No
H-LONGDE-175	Land In Front of 230-262 Woodlands Grove, off Broadbottom Rd, Mottram	0.21	DIS	Long, narrow strip of land adj to houses used for parking.	No
H-LONGDE-176	Land Between 235 & Lodge, Broadbottom Rd, Mottram	0.07	DISSML	Private garden with TPO trees.	No
H-LONGDE-177	Land to The West of 19 Bucklow Close, Mottram	0.10	DISSML	Private sloping garden.	No
H-LONGDE-178	Land to The East of 22 Bucklow Close, Mottram	0.04	DISSML	Private garden.	No
H-LONGDE-179	Side Gardens & Parking Area Between 9 & 10 Bucklow Close, Mottram	0.11	DISSML	Area of hardstanding used for informal parking between houses with private garden to west.	No
H-LONGDE-182	Land Adj. to 48 Winslow Ave, Mottram	0.01	DISSML	Part of much larger area of natural space/ countryside adj to houses.	No

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H-LONGDE-183	Next to 173 Broadbottom Rd, Mottram	0.02	DISSML	Private side garden.	No
H-LONGDE-184	Next to 105 Broadbottom Rd, Mottram	0.03	DISSML	Private side garden.	No
H-LONGDE-186	Next to 26 Ashworth Lane, Mottram	0.12	DISSML	Grass amenity space within 'Radburn style' housing layout.	No
H-LONGDE-187	Day Grove, Mottram	0.09	DISSML	Turning head with informal resident parking & grass verge in 'Radburn style' housing layout.	No
H-LONGDE-188	Land Adj. to 28-32 Gray Close, Mottram	0.06	DISSML	Grassed verge within 'Radburn style' housing layout.	No
H-LONGDE-189	Site rear of 4 and 6 Gray Close, Mottram	0.14	DISSML	Area of hardstanding used for informal resident parking to rear of houses.	No
H-LONGDE-190	In Front of 63-79 Ashworth Lane, Mottram	0.11	DISSML	Grass verge between houses & highway.	No
H-LONGDE-191	Rear of 8-20 Stringer Close, Mottram	0.08	DISSML	Parking area & grass verges to rear of houses.	No
H-LONGDE-192	Land Opposite 8-12 Chain Bar Way, Mottram	0.04	DISSML	Grassed area within 'Radburn style' housing layout.	No
H-LONGDE-193	Behind 12-26 Stringer Ave, Mottram	0.16	DIS	Parking area for local residents to rear of houses.	No
H-LONGDE-194	Land In Front of 1-8 Ford Way, off Hyde Rd, Mottram	0.09	DISSML	Grass verge between houses & the highway.	No
H-LONGDE-195	Hyde Rd & John Kennedy Rd Junction Mottram	0.09	DISSML	Grass amenity space adj to highway & terraced houses.	No
H-LONGDE-196	Petrol Station South of Hyde Rd Mottram	0.19	DIS	Petrol filling station & forecourt.	No
H-LONGDE-197	Petrol Station North of Hyde Rd Mottram	0.25	DIS	Petrol filling station & forecourt.	No
H-LONGDE-198	Car Park In Front of 1-6 Costobadie Way	0.09	DISSML	Parking area & grass verges within 'Radburn style' housing layout.	No
H-LONGDE-199	98-104 John Kennedy Rd, Mottram, Hyde, SK14 6PE	0.15	DIS	Shops & land to rear	No
H-LONGDE-200	Lowry Grove, Mottram	0.09	DIS	Grassed area adj to houses.	No
H-LONGDE-201	Land Between 7 & 9 Arundale Grove, Mottram	0.01	DISSML	Private gardens.	No
H-LONGDE-202	Front of Arundale Grove, Mottram	0.06	DISSML	Grass verge within 'Radburn style' housing layout.	No
H-LONGDE-203	Rear of 2-12 Arundale Close Mottram	0.12	DISSML	Grass verge & strip of hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.	No
H-LONGDE-204	Rear of 8-12 Abbey Grove Mottram	0.13	DISSML	Grass verge & hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.	No
H-LONGDE-212	62 Ashworth Lane Mottram	0.06	DISSML	Private rear garden.	No
H-LONGDE-224	Manley Grove, Mottram, Hyde, SK14	5.06	DISGS	Disused playing pitch to rear of Longdendale Recreational Centre	No
H-LONGDE-225	The Old Court House, Market Place, Mottram,	0.01	DISSML	Grade II listed former office building within conservation area	No
H-LONGDE-233	Chain Bar Lane, Hattersley, Hyde	4.43	DISBLR	Area of green space	No
H-LONGDE-241	3 Rabbit Lane, Mottram	0.05	DISSML	Residential Dwelling	No
H-LONGDE-254	Clough End Farm, Webb Grove, Mottram	1.98	DISGB	Open land in Green Belt	Yes
H-LONGDE-255	Clough End Farm	11.07	DISGB	Vacant land in Green Belt	Yes
H-LONGDE-256	Mottram Road, Mottram	0.95	DISGB	Land within Green Belt	No
H-LONGDE-257	Mottram Road, Mottram	2.14	DISGB	Land within Green Belt	No
H-LONGDE-258	Westwood Farm, Mottram Road, Mottram	1.70	DISGB	Farm complex and land within Green Belt	No
H-MOSSLE-003	Stableford & Andrew St Mossley	1.87	DISGB	Green Belt site at end of &Andrew St/Stablefold comprising fields on a steep gradient, stables & ponds.	No
H-MOSSLE-004	Brown Edge Service Reservoir, off Lane Head Rd	0.10	DISGB	Green Belt site containing covered reservoir adj waste transfer station.	No
H-MOSSLE-005	Allotment Gardens Brunswick St Mossley	0.24	DISGS	Allotment gardens in residential area.	Yes
H-MOSSLE-006	New Scout Mill Manchester Rd Mossley	0.41	DIS	Established Employment Site adj to Manchester Rd & railway line.	No
H-MOSSLE-008	Land to the west of Barngate Drive	1.63	DISGS	Part natural space/ countryside with steep gradient & part private stables & Manege surrounded by trees.	No
H-MOSSLE-009	Weir Mill, Manchester Rd	0.41	DIS	Former mill in mixed use located within the greenbelt.	No
H-MOSSLE-010	Bank Mill & Old Fire Station, Manchester Rd (Roaches)	0.40	DIS	Employment site adj to Manchester Rd & the Huddersfield Narrow Canal.	No
H-MOSSLE-013	11 Woodend View, Roughtown Rd, Mossley	0.20	DISSML	Grass embankment between Woodend View & the railway line.	No
H-MOSSLE-014	Garage Site to The Rear of 18-28 Princess Close	0.08	DISSML	Garages enclosed by rear of houses.	No
H-MOSSLE-018	Rear of 57-65 Staley Rd	0.07	DISSML	Rear garages/ parking & gardens.	No
H-MOSSLE-022	Two Mills Lane, Mossley	0.23	DIS	Vacant mill building & land adjoining River Tame.	No
H-MOSSLE-024	Pocket of land adjacent to Riverview Court and Shires View, Manchester Rd	0.19	DIS	Vacant site to the east of Manchester Rd forming part of the Mossley Mills Development Opportunity Area.	No
H-MOSSLE-026	Garage Site Junction of Brunswick St Derby St Mossley	0.08	DISSML	Corner garage site & private garden adj to terraced houses.	Yes
H-MOSSLE-027	Micklehurst Dam, Micklehurst Rd	0.42	DISGS	Naturalised amenity space adj to reservoir & terraced houses, partially in Flood Zones.	No
H-MOSSLE-028	Garage Site Between 25 & 25A Denbigh St	0.04	DISSML	Lock up garages to the rear of & enclosed by houses.	No
H-MOSSLE-029	Amenity Open Space, Between Stockport Rd & Carrhill Rd	0.22	DISGS	Formal park/garden with mature trees includes footpath linking Stockport Rd & Carrhill Rd.	No
H-MOSSLE-030	Westholme Masonic Lodge Stockport Rd	0.61	DIS	Large, detached property set in grounds with TPOs	No
H-MOSSLE-031	Land to The Rear of George Hotel/Stamford Rd	0.09	DISSML	Grass embankment with steep gradient. Footpath crosses site connecting Stamford Rd to George St.	No
H-MOSSLE-032	Land Between 69-71 Stamford Rd	0.03	DISSML	Grass verge with steep gradient between houses.	No
H-MOSSLE-033	Land Between 76 & 80 Stamford Rd Mossley	0.01	DISSML	Area of enclosed hardstanding used for informal resident parking.	No
H-MOSSLE-034	Land adjacent to Hanover St	0.12	DIS	Site with steep gradient between Hanover St & Stamford St.	No
H-MOSSLE-035	Land Adj. to 38 Denbigh St	0.01	DISSML	Private side garden & outbuilding between terraced houses.	No
H-MOSSLE-036	Corner of Market St/ Chapel St	0.01	DISSML	Grass verge with tree on junction adj to electricity sub-station.	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-MOSSLE-037	Car Park to Rear of George Lawton Hall	0.15	DIS	Public car park used by visitors to library & public hall.	No
H-MOSSLE-038	Rear Garden 3 Walkers Fold Barkwell Lane	0.06	DISSML	Private rear garden.	No
H-MOSSLE-039	Adj. to 22 Barkwell Lane	0.01	DISSML	Private garden.	No
H-MOSSLE-040	Heathcliffe, Hanover St	0.26	DIS	Detached property with linear garden.	No
H-MOSSLE-046	2-4 Barkwell Lane	0.03	DISSML	19th century stone cottages located on the junction of Stamford St & Barkwell Lane.	No
H-MOSSLE-047	Rear of 2-8 The Knoll	0.06	DIS	Private rear gardens.	No
H-MOSSLE-048	Land Between Fox Platt Terrace & Back St Andrew St	0.12	DIS	Private garden on a steep gradient adj to houses.	No
H-MOSSLE-049	Opposite 23-37 Vale Side	0.08	DIS	Narrow plot used as gardens.	No
H-MOSSLE-051	Land Adj. to 23A Denbigh St	0.01	DISSML	Private side garden.	No
H-MOSSLE-052	Land With Garages at Rear of 43-79 Old Brow	0.10	DIS	Land with garages with limited vehicular access to rear of houses.	No
H-MOSSLE-053	End of Andrew St	0.83	DISGS	Area of natural space / countryside with footpath at end of &Andrew St.	No
H-MOSSLE-054	Adj. to 2 Andrew St	0.01	DISSML	Grass space adj to gable of 2 &Andrew St & footpath providing access rear gardens.	No
H-MOSSLE-055	Rear of 2-50 Andrew St	0.37	DIS	Numerous private rear gardens with no vehicular access.	No
H-MOSSLE-056	Land adjacent to 24 Stablefold	0.08	DISSML	Land at the end of residential cul-de-sac.	No
H-MOSSLE-057	Rear of 15-87 Andrew St	0.28	DIS	Numerous private rear gardens with no vehicular access.	No
H-MOSSLE-058	Rear of 1 to 25 Cecil St	0.11	DIS	Private garden to the rear of houses on Cecil St & Barngate Drive.	No
H-MOSSLE-059	Land Adj. to 12 Park St	0.02	DISSML	Site of demolished workshop now vacant green site corner of Park St & Cecil St.	No
H-MOSSLE-060	Land to The Front of 1-9 Round Hey	0.02	DISSML	Grass verge adj to terraced houses.	No
H-MOSSLE-061	Land off Staley Rd/Richmond Crescent/Huddersfield Rd	1.92	DIS	Steep sided site with dense tree coverage including TPOs & brook.	No
H-MOSSLE-062	Land Adj. to 9 Park St	0.02	DISSML	Private side garden surrounded by high hedge & fence.	No
H-MOSSLE-063	Adj. to 13 Old Brow	0.02	DISSML	Area of hardstanding used as informal resident car parking.	No
H-MOSSLE-064	Land at Back Cecil St	0.07	DIS	Numerous private rear gardens with limited vehicular access.	No
H-MOSSLE-065	Corner of Quickedge Rd/ Lees Rd	0.02	DISSML	Grass verge with tree & bench on road junction adj to houses.	No
H-MOSSLE-066	Land Between & to The Rear of 10-12 Greaves St	0.07	DIS	Private rear gardens with steep gradient.	No
H-MOSSLE-067	Land on south side of Greaves St	0.15	DIS	Grassed terraced embankment with steep gradient.	No
H-MOSSLE-068	Adj. to 11 Webster St	0.01	DISSML	Vacant green space enclosed by terraced housing.	No
H-MOSSLE-069	Rear of 22-32 Greaves St	0.05	DIS	Rear gardens.	No
H-MOSSLE-071	South Side of Saxon St	0.11	DISSML	Gardens enclosed by housing on steep gradient with no vehicular access.	No
H-MOSSLE-072	Narrow Strip of Land On Roman St	0.03	DISSML	Gardens on steep gradient with no vehicular access.	No
H-MOSSLE-073	Narrow Strip of Land On Dane St	0.03	DISSML	Gardens on steep gradient with no vehicular access.	No
H-MOSSLE-074	Land Adj. to Huddersfield Narrow Canal	0.16	DIS	Offices & workshop adj to Huddersfield Narrow Canal.	No
H-MOSSLE-075	New Bridge PH, Micklehurst Rd	0.09	DIS	Public house with ancillary car park	No
H-MOSSLE-076	Victoria House & Adjoining Land Micklehurst Rd	0.14	DIS	Detached house converted to flats with small industrial units to side & motor repair garage to rear.	No
H-MOSSLE-078	Land Alongside King St & Station Rd	0.15	DIS	Tree covered embankment adj to highway.	No
H-MOSSLE-079	Garage Site Adj. to 9 Station Rd Mossley	0.05	DISSML	Lock up garage site & adjoining land.	No
H-MOSSLE-080	Land Between 4 & 6 Alphin Square	0.09	DISGS	Allotment site tightly enclosed by houses & limited access.	No
H-MOSSLE-081	Land On Moorlands Crescent	0.05	DIS	Oval landscaped space adj to houses.	No
H-MOSSLE-082	Land at the end of Pennine View	0.43	DISGS	Grass amenity space with steep gradient adj to houses.	No
H-MOSSLE-083	Land on junction of Winterford Rd and Mansfield Rd	0.10	DISSML	Enclosed grass amenity space adj to houses.	No
H-MOSSLE-084	Mansfield Rd lock up garages	0.09	DISSML	Enclosed lock up garages to rear of houses.	No
H-MOSSLE-085	Land to the rear of 10-28 The Rowans	0.52	DISGS	Grass amenity space adj to houses.	No
H-MOSSLE-087	Corner of Dalesfield Crescent & Moorside Rd	0.02	DISSML	Grass verge on junction adj to houses.	No
H-MOSSLE-088	Land Between 16-18 The Larches	0.03	DISSML	Enclosed grass space between houses.	No
H-MOSSLE-089	Garage Site Adj. 9 Micklehurst Rd	0.03	DISSML	Lock up garages adj to terraced houses.	No
H-MOSSLE-090	Land south of Mossley Youth Base, Hollins Lane	0.16	DIS	Sloping area of land attached to Youth Base.	No
H-MOSSLE-091	Land Rear of 32-56 Micklehurst Rd/ off Hollins Lane	0.11	DIS	Rear gardens with poor vehicular access & step gradient.	No
H-MOSSLE-092	Squire Mill & Vale Mill Micklehurst Rd	1.66	DIS	Employment site containing multi storey mill & single storey laundry.	No
H-MOSSLE-093	Richmond House, off Richmond Close	0.46	DIS	Large, detached villa converted into apartments set in private grounds.	No
H-MOSSLE-094	Adj. 27 The Sycamores	0.02	DISSML	Grass verge on junction adj to houses.	No
H-MOSSLE-095	Land opposite 1-7 the Limes	0.16	DISGS	Sloping grass amenity space with trees between The Limes & Huddersfield Rd.	No
H-MOSSLE-097	Land to The Rear of 7-21 Winterford Rd	0.21	DIS	Vacant land tightly enclosed by housing with no vehicular access.	No
H-MOSSLE-098	Adj. 120 Micklehurst Rd	0.02	DISSML	Grass verge on junction adj to houses.	No
H-MOSSLE-099	Lower Hey Farm Kennels, Huddersfield Rd	0.41	DIS	Boarding kennels & area of enclosed land.	No
H-MOSSLE-102	End of Alphin Close	0.24	DISGS	Natural space/ countryside with steep gradient, trees & footpath.	No
H-MOSSLE-109	48 Manchester Rd, Mossley, OL5 0AA	0.01	DISSML	Vacant shop within local parade of shops & terraced houses	No
H-MOSSLE-112	Land at Northern End of Bury St	0.93	DIS	Employment land & allotment gardens adj to River Tame with limited vehicular access from Bury St.	No
H-MOSSLE-114	3 Hawthorn Terrace Mill Lane	0.02	DISSML	End terrace property.	No

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H-MOSSLE-115	Garage Site Adj. to 10 Mill St	0.02	DISSML	Lock up garage & area used for informal resident parking.	No
H-MOSSLE-116	Land & Buildings South of Brown Edge Farm	0.17	DISGB	Site in employment use/ recycling facility located in the Green Belt to the south of Brown Edge Farm	No
H-MOSSLE-118	149 Stockport Rd, Mossley, OL5 0RB	0.02	DISSML	Side garden elevated above road with stone retaining wall.	No
H-MOSSLE-119	Land adjacent 25 Luzley Rd	0.22	DISGB	Green Belt site used as garden located between Nos. 23 & 25 Luzley Rd.	No
H-MOSSLE-120	Car Park, Mill St	0.11	DIS	Public car park.	No
H-MOSSLE-121	111A Manchester Rd	0.05	DISSML	19th century stone house & garden.	No
H-MOSSLE-122	17-19 New Earth St	0.01	DISSML	Two terraced houses, converted into one.	No
H-MOSSLE-123	Garden at 61 Lees Rd	0.03	DISSML	Private side garden.	No
H-MOSSLE-125	Triangular Area at Junction of Waggon Rd & Bury St Mossley	0.09	DISSML	Triangular grass verge with trees, footpath & steps.	No
H-MOSSLE-128	Land With Garages Opposite 9-13 Sun St	0.03	DISSML	Very small informal car parking area.	No
H-MOSSLE-129	50 Manchester Rd	0.01	DISSML	Vacant terraced property with railway line to rear.	No
H-MOSSLE-133	Brookfields, land to the rear of houses on Stamford Rd and Carrhill Rd	2.81	DISGS	Natural space with steep gradient & public footpath linking Stamford St to Three Counties Rd.	No
H-MOSSLE-134	Bus Stop On Manchester Rd, Opposite Three Counties Rd	0.04	DISSML	Grass verge with steep gradient between railway line & Manchester Rd.	No
H-MOSSLE-135	St. Anthonys Drive	0.17	DIS	Vehicle hire company adj to Manchester Rd & railway line.	No
H-MOSSLE-136	Park Mill Industrial Estate, Manchester Rd	0.97	DIS	Existing established employment location.	No
H-MOSSLE-138	Roaches Lock PH, Manchester Rd	0.18	DIS	Public house with ancillary car park & beer garden adj to the Huddersfield Narrow Canal & River Tame.	No
H-MOSSLE-140	Rough town Green, off New Earth St	0.18	DISGS	Amenity space with play area to rear of terraced houses.	No
H-MOSSLE-141	Adj. to 1 Higher Newtons off Roughtown Rd	0.01	DISSML	Enclosed land with steep gradient adj to terraced houses.	No
H-MOSSLE-142	PH Car Park Manchester Rd	0.06	DISSML	Public house car park with mature trees adj to houses.	No
H-MOSSLE-144	Jacobs Ladder	0.39	DIS	Steep sided site with footpath linking Hanover St & Stamford Rd.	No
H-MOSSLE-145	Plot 2 Woodmeadow Court off Carrhill Rd & Mill Lane	0.05	DISSML	Vacant naturalised land with steep gradient between houses.	No
H-MOSSLE-147	D & G Motors 43 Carrhill Rd	0.01	DISSML	House.	No
H-MOSSLE-148	D C Joinery 42 Carrhill Rd	0.01	DISSML	Family business with single storey offices on road frontage & large workshop at rear.	No
H-MOSSLE-149	Adj. to 2 St Johns Gardens Roughtown Rd	0.05	DISSML	Vacant naturalised land with steep gradient between St Johns Gardens & the sub-station on Carrhill Rd.	No
H-MOSSLE-150	Sheldon's View, Carrhill Rd	0.39	DIS	Detached house & garden.	No
H-MOSSLE-151	Stockport Rd Car Wash	0.07	DISSML	Former petrol filling station & end terraced house used as car wash.	No
H-MOSSLE-152	Car Park/ Allotments, Stockport Rd	0.06	DISSML	Formal resident car park on Stockport Rd.	No
H-MOSSLE-153	Benchmark Building Suppliers Ltd, Manchester Rd	0.35	DIS	Builders' merchants adj Warmco Industrial Estate.	No
H-MOSSLE-154	Garage Site off Roughtown Rd Mossley	0.05	DISSML	Garage site & land to rear of houses off Roughtown Rd.	No
H-MOSSLE-155	Former George Hotel Stamford St Mossley	0.03	DISSML	Former public house, with ground floor in use as a bar & first & second floors in residential use.	No
H-MOSSLE-156	Land Adj. to 28 Woodbank Terrace Milton View Mossley	0.03	DISSML	Vacant green site adj to Milton View with railway line to south.	No
H-MOSSLE-160	Barn at Little Haigh Farm Quickedge Rd Mossley	0.02	DISSML	Barn attached to farmhouse, located within the Green Belt.	No
H-MOSSLE-166	Bank Chambers Old Brow	0.04	DISSML	Vacant former bank with offices above.	No
H-MOSSLE-176	3 Arundel St	0.01	DISSML	Mid terrace property with retail shop on the ground floor & living accommodation above	No
H-MOSSLE-179	Land at Greaves St	0.11	DIS	Rocky outcrop with steep gradient enclosed by housing	No
H-MOSSLE-180	Billy Goat ph. & Rear Car Park, 71 Stamford St	0.10	DIS	Occupied public house & rear car park located within the Green Belt	No
H-MOSSLE-182	Land at Foxwood Drive	0.10	DISGB	Vacant land to the north of 1 Foxwood Drive	No
H-MOSSLE-186	Midgehill Farm, Midge Hill, Mossley	0.19	DISSML	Green belt site as part of farm	No
H-MOSSLE-189	Waggon Rd, Mossley, Ashton-under-Lyne	0.27	DISBLR	Former works site	No
H-MOSSLE-190	73 Micklehurst Rd	0.02	DISSML	Vacant land between residential dwellings	No
H-MOSSLE-193	6 Lees Rd	0.01	DISSML	Residential dwelling	No
H-MOSSLE-200	Land Between MDR Autos & Heron Lane Manchester Rd	0.01	DISSML	Vacant land north of Manchester Rd	No
H-MOSSLE-213	Land to the North of Britannia New Mill, Two Mills Lane / Queen Street, Mossley OL5 9AL	0.79	DIS	Site of Old Mill, now overgrown	Yes
H-MOSSLE-214	Land to the south of Britannia New Mill, Two Mills Lane / Queen Street, Mossley OL5 9AL	0.24	DUP	Site in housing land supply	Yes
H-MOSSLE-215	Land east of Huddersfield Road, Mossley	10.70	DISGB	Steep land within Green Belt	No
H-MOSSLE-216	Bank Terrace, Huddersfield Road, Mossley	0.04	DISGB	End terrace and garage. Small site within Green Belt	No
H-MOSSLE-217	Quickedge Road, Mossley	0.47	DISGB	Land within Green Belt	No
H-MOSSLE-218	Land off Waterton Lane, Mossley	2.01	DISGB	Woodland area within Green Belt	No
H-MOSSLE-219	Land south of Old Kiln Lane, Mossley	10.57	DISGB	Woodland area within Green Belt	No
H-MOSSLE-220	Land west of Huddersfield Road, Stalybridge	70.38	DISGB	Golf course within Green Belt	No
H-MOSSLE-221	Britannia New Mill, Two Mills Lane / Queen Street, Mossley OL5 9AL	0.79	DUP	Site in housing land supply	Yes
H-MOSSLE-222	Riverside Mill and Land to East of BNM, Mossley	0.17	DIS	Vacant mill building	Yes
H-MOSSLE-223	Land bounded by Stamford Road, the railway line and Brookfields, Mossley	3.27	DISGS	Existing greenspace	Yes
H-STANTH-001	Land to The Front of Moorfield Terrace off Huddersfield Rd Carrbrook	0.06	DISSML	Triangular grass verge with trees & area of hardstanding used for informal residential car parking.	No

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H-STANTH-002	Stamford Arms PH 815 Huddersfield Rd	0.09	DISSML	Grade II listed public house with ancillary car park to the south.	No
H-STANTH-003	Boundary Cottages, off Staley Rd	0.16	DISSML	Private gardens, allotments & outbuildings & lock up garages.	Yes
H-STANTH-005	Adj. to 61 Moorgate Rd, Carrbrook	0.06	DISSML	Grass amenity space enclosed by housing.	No
H-STANTH-006	Carr Rise and Thorn Bank, Carrbrook	0.19	DIS	Communal drying area/car parking to the rear of Carr Rise & Thorn Bank.	No
H-STANTH-007	Rear of Beaconsfield Terrace & Oak Villas, Carrbrook	0.10	DISSML	Informal residential parking area to rear of houses & adj to area of natural space.	No
H-STANTH-008	Rear of Spring Bank, off Carr Lane, Carrbrook	0.09	DISSML	Communal grass space to rear of houses	No
H-STANTH-009	Carrbrook Bowling Green, Carr Rise, Carrbrook	0.42	DISGS	Bowling green & club house located at centre of Carrbrook Conservation Area.	No
H-STANTH-010	Drying Ground, Rear of Long Row, Carrbrook	0.09	DISSML	Narrow communal grass space to rear of houses.	No
H-STANTH-011	Carrbrook Car Park, Carr Rise, Carrbrook	0.33	DISGB	Green Belt site off Carr Rise used as informal car park.	No
H-STANTH-012	Hey tor, 670 Huddersfield Rd, Carrbrook	0.17	DIS	Detached house & garden.	No
H-STANTH-015	Baptist Church Hall, Ambleside	0.18	DIS	Church/ community centre & car park.	No
H-STANTH-016	Side of Community Centre John St Heyrod	0.08	DISSML	Community Centre car park & adj area of natural space with mature trees.	No
H-STANTH-017	Small Garage Site Next to Community Centre John St Heyrod	0.04	DISSML	Small garage site between to houses.	No
H-STANTH-018	Rear of Holland Ave/ Cambridge St	0.11	DIS	Garages & informal green space with limited vehicular access.	No
H-STANTH-019	Adj. to Gordon Terrace	0.05	DIS	Informal triangular green space bound by houses on all sides with no vehicular access.	No
H-STANTH-020	Land to The Rear of 17-29 St Georges St	0.15	DISGS	Park/ formal garden enclosed by houses.	No
H-STANTH-021	Land & Garages to The Rear of 45-51 West St	0.15	DIS	Narrow garage site & informal green space surrounded by houses with limited access.	No
H-STANTH-022	Land to The North East of Arlies Primary School, Broadhill Rd	0.33	DIS	Mature, steep woodland area.	No
H-STANTH-023	Land Adj. to 4 Borrowdale Terrace, off Springs Lane	0.07	DISSML	Informal green space enclosed by housing with no access.	No
H-STANTH-024	Land at The End of Grasmere Close/ Langdale Terrace/ Wasdale Terrace	0.10	DISSML	Enclosed vacant green space adj to houses.	No
H-STANTH-025	Land Adj. to 10 Lapwing Close	0.04	DISSML	Private front garden.	No
H-STANTH-026	Land Between Pennine View & Wakefield Rd, Heyrod	0.54	DISGS	Natural space/ countryside with steep gradient & footpaths connecting Pennine View & Wakefield Rd.	No
H-STANTH-028	Adj. 10-16 Newton St	0.03	DISSML	Informal parking area.	No
H-STANTH-030	Land Between Milton Ave/ Huddersfield Rd, Millbrook	0.41	DISGS	Formal amenity space with ball court & footpath linking Huddersfield Rd to Milton Ave.	No
H-STANTH-031	Millbrook Sidings	8.09	DISGB	Green Belt site. Location of disused railway line adj to Huddersfield Narrow Canal.	No
H-STANTH-035	Former Coach House Rear of Portland Chambers/Higher Tame St	0.06	DISSML	Vacant land used for informal residential parking to rear of Portland Place.	No
H-STANTH-036	13-15 Stamford St	0.01	DISSML	Existing building in residential use.	No
H-STANTH-037	Vacant land adjoining 13-15 Stamford St	0.02	DISSML	Vacant land/garden enclosed by stone wall & railings.	No
H-STANTH-044	54 Stamford St	0.04	DISSML	Terrace house with informal parking area to rear.	No
H-STANTH-048	Land Adj. to Staveleigh Wakefield Rd Stalybridge	0.98	DISGB	Green Belt site comprising fields & stables adj to Staveleigh/listed toll Bar Cottage Wakefield Rd.	No
H-STANTH-049	Site Adj. Heroes of Waterloo PH 3 Mossley Rd Ashton	0.67	DISGB	Green Belt site located to the southwest of public house, Mossley Rd.	No
H-STANTH-050	Land to West of Arlies Lane/North of Broadhill Rd	1.04	DISGB	Green Belt site comprising fields located to west of Arlies Lane & north of Broadhill Rd.	No
H-STANTH-051	Site to The East of Wakefield Rd, Heyrod	6.97	DISGB	Green Belt site comprising fields, footpaths & pylon with overhead power cables.	No
H-STANTH-052	91 Market St, Stalybridge	0.02	DISSML	Three storey mid terrace located within Stalybridge town Centre/Conservation Area, backing onto the River Tame.	No
H-STANTH-070	Printworks Rd/Northend Rd, Stalybridge	2.27	DISBLR	Overgrown land between factories.	No
H-STANTH-071	Clarence St, Stalybridge	0.66	DISBLR	Site of former mill.	No
H-STANTH-073	120 Wakefield Rd	0.04	DISSML	Garden area next to residential dwelling.	No
H-STANTH-089	Land at Melyncourt, Wakefield Road, Stalybridge	8.36	DISGB	Land within Green Belt	No
H-STANTH-090	Windy Harbour Farm, Arlies Lane, Stalybridge	6.70	DISGB	Land within Green Belt	No
H-STANTH-091	Arlies Lane, Stalybridge	6.23	DISGB	Land within Green Belt	No
H-STANTH-092	Wakefield Road, Stalybridge	2.48	DISGB	Land within Green Belt	No
H-STANTH-093	Land east of Long Row, Stalybridge	1.41	DISGB	Reservoirs and land within Green Belt	No
H-STASTH-001	Land Between 20 & 22 Crantock Drive	0.11	DISSML	Raised grassed area with trees adj to houses.	No
H-STASTH-002	Land to The Rear of Elms Rd/ Tudor Ave/ Poplars Rd	0.25	DISGS	Play area with secure multi use games area tightly enclosed by housing	No
H-STASTH-003	Land Rear of 2-32 Flaxfield Ave	0.34	DIS	Triangular grassed site with steep gradient with no vehicular access adj to houses.	No
H-STASTH-005	Land Adj. to Copley High School/ 2 Walkerwood Drive, Copley	0.36	DIS	Part of Leisure Centre/School car park & garden area.	No
H-STASTH-006	Land Next to Copley Mill, off Huddersfield Rd, Copley	0.86	DIS	Informal car park associated with adj mill.	No
H-STASTH-007	Land In Front of 6-18 Copley Ave	0.08	DISSML	Grass amenity space with footpaths & steep gradient in front of houses.	No
H-STASTH-008	Garage Site Between & to The Rear of 28-30 Copley Ave	0.07	DISSML	Garages to the rear of houses with limited vehicular access.	No
H-STASTH-009	Land Between 175-177 Demesne Drive	0.06	DISSML	Part of school playing fields off Demesne Drive.	No
H-STASTH-010	Land at The End of Demesne Crescent	0.11	DISSML	Steep, grass verge adj to houses.	No
H-STASTH-011	Opposite 25-41 Oxford St	0.14	DISSML	Amenity space with trees, foot paths & benches.	No
H-STASTH-012	Land Between 38 & 60 Mottram Old Rd	0.07	DISSML	Private side garden with mature trees.	No
H-STASTH-013	Land Opposite Stalyhill Infants School, Stalyhill Drive	0.52	DIS	Site forms part of the playing fields & car park for the adj schools.	No
H-STASTH-014	Side of 39/50 Bardsley Gate Ave	0.12	DISSML	Private garden containing mature trees & a watercourse on steep gradient.	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-STASTH-015	Land of Shutts Lane/ Rear of Heather Brow	0.25	DISGB	Green Belt site comprising strip of green space adj to Lukes House, Shutts Lane.	No
H-STASTH-016	Land at The Junction of Stalyhill Drive/ Mottram Old Rd	0.18	DIS	Heavily wooded site containing group TPO.	No
H-STASTH-034	Land to The East of Mottram Old Rd	40.38	DISGB	Green Belt containing fields & hedgerows.	Yes
H-STASTH-035	Land off Matley Lane Stalybridge	6.89	DISGB	Green Belt site containing Acres Brook & SBI, bounded by residential on Matley Lane, Blundering Lane & Woodend Lane.	No
H-STASTH-037	Land Adj. to 240 Mottram Rd Stalybridge	0.20	DIS	Rear garden with steep gradient containing group tree preservation order & watercourses.	No
H-STASTH-038	Land off Bardsley Gate Ave Stalybridge	0.12	DISSML	Private garden with water course & group tree preservation order.	No
H-STASTH-043	Croft House Howard St Millbrook Stalybridge	0.13	DISSML	19th century house with garden situated within the Millbrook Conservation Area.	No
H-STASTH-063	Huddersfield Rd, Stalybridge	1.25	DISBLR	River embankment leading to industrial site	No
H-STASTH-073	Land east of Huddersfield Road, Stalybridge	1.03	DISGB	Area of land in Greenbelt	Yes
H-STASTH-074	Bower Fold, Mottram Road, Stalybridge	2.70	DISGS	Football Stadium and Playing Pitch within protected GS	No
H-STASTH-075	Land off Mottram Road, Stalybridge	2.68	DISGB	Allotments and tennis court within Green Belt	No
H-STASTH-076	Land north of Matley Lane, Stalybridge	17.86	DISGB	Land predominantly within Green Belt	No
H-STASTH-077	Land South of Matley Lane	22.19	DISGB	Land within Green Belt	No
H-STASTH-078	Land south of Dewsnap Farm, Dewsnap Lane, Mottram	6.37	DISGB	Land within Green Belt	No
H-STASTH-079	Land south of Hobson Moor Road, Mottram	2.46	DISGB	Land within Green Belt	No
H-STASTH-080	Land off Roe Cross Road, Mottram	18.37	DISGB	Land within Green Belt	No
H-STMICH-002	19A Corkland St & Adjoining Land	0.03	DISSML	Commercial vehicle storage adj to terraced house.	No
H-STMICH-003	79 Stamford St East	0.04	DISSML	Large 19th century residential property & garden.	No
H-STMICH-005	174 Whiteacre Rd	0.01	DISSML	Commercial business located within terraced block in high density residential area.	No
H-STMICH-006	Land Adj. to 17 Bowman Crescent	0.08	DISSML	Vacant land & grass verge adj to houses.	No
H-STMICH-008	Site of Former Pointsmans Inn PH Clarence St Stalybridge	0.03	DISSML	Site of former public house currently used for car sales.	No
H-STMICH-011	112 Queens Rd	0.01	DISSML	End terrace property in retail use adj to self-storage site.	No
H-STMICH-017	Land Adj. to 255 Whiteacre Rd	0.04	DISSML	Grass verge with tree adj to houses.	No
H-STMICH-018	Land Adj. to 5 Arlies St	0.01	DISSML	Triangular area of enclosed hardstanding adj to terraced houses.	No
H-STMICH-020	Lock Up Garage Plot On Board St	0.04	DISSML	Lock up garages on corner plot adj to houses.	No
H-STMICH-022	Land to the rear of 13-16 Pavilion Drive	0.38	DIS	Area of overgrown land with no vehicular access.	No
H-STMICH-023	Plot of Amenity Space Adj. to 72 Leech Ave	0.05	DISSML	Triangular grass verge with mature trees adj to road junction & houses.	No
H-STMICH-024	Land Between 56 & 58 Leech Ave	0.09	DISSML	Private adjoining side gardens.	No
H-STMICH-025	Land Between 44 & 46 Leech Ave	0.09	DISSML	Enclosed grassed area with trees between houses.	No
H-STMICH-026	Land at Junction Between Leech Ave & Palace Rd	0.07	DISSML	Triangular grass verge with mature tree adj to road junction & houses.	No
H-STMICH-027	Land to the rear of 145-169 Rose Hill Crescent	0.21	DIS	Strip of vacant land between houses.	No
H-STMICH-028	Land Between 24 & 26 Hadfield Crescent	0.08	DISSML	Grass verge with public footpath connecting Hadfield Crescent & cemetery.	No
H-STMICH-029	Fortress Self Storage, Queens Rd	0.09	DISSML	Secure shipping containers used for storage business.	No
H-STMICH-030	Land at Junction of Gordon St/Wigmore St	0.04	DISSML	Car park to rear of commercial business & adj to houses.	No
H-STMICH-031	Garages On Curzon Rd Stanhope St	0.04	DISSML	Triangular lock up garage plot adj to terraced houses.	No
H-STMICH-032	Garage Plot on Stanhope St to Rear of 2-14 Dixon St	0.05	DISSML	Lock up garages & area of hardstanding adj to terraced houses.	No
H-STMICH-034	Land Adj. to 8 Pot Hill Square	0.02	DISSML	Area of hardstanding adj to houses.	No
H-STMICH-035	Land Adj. to 66 Smithy Grove	0.03	DISSML	Area of hardstanding adj to houses.	No
H-STMICH-036	Land Adj. to 34 Smithy Grove	0.02	DISSML	Area of hardstanding between houses.	No
H-STMICH-037	Land around Hurst Brook/ Cottingham Drive/ Holden St	0.27	DIS	Open grassed areas between houses.	No
H-STMICH-038	Land Between 39 & 49 Neal Ave	0.11	DIS	Enclosed vacant green space with TPO trees between 39 & 49 Neal Ave.	No
H-STMICH-039	Land to The Side of 30 Hutton Ave/ Argyll St	0.05	DISSML	Garages enclosed by rear gardens, with enclosed sub-station to west.	No
H-STMICH-040	Sycamore Inn, 4 Stamford Square	0.12	DIS	Public house with ancillary car park to the rear.	No
H-STMICH-042	Land to The Side of 4 Corkland St	0.01	DISSML	Private side garden.	No
H-STMICH-043	Electricity Substation to The Side of 17 Hall St	0.02	DISSML	Electricity sub-station site.	No
H-STMICH-044	Amenity Area On Rutland St/ to Rear of Marshall Court	0.21	DISGS	Play area including sports court in high density residential area.	No
H-STMICH-046	Holly Bank, Currier Lane	0.53	DIS	House with private walled garden with TPO.	No
H-STMICH-047	Rear Gardens of Larkhill & The Nook, Grafton St	0.06	DIS	Rear gardens.	No
H-STMICH-048	Garden to Side of 76 Currier Lane	0.05	DIS	Side & rear garden with TPO.	No
H-STMICH-049	225 & 227 Mossley Rd	0.26	DIS	Community & commercial premises.	No
H-STMICH-050	The Churches off Currier Lane, Ashton-under-Lyne	0.39	DISSML	Large plot with house & garden to rear of houses on Currier Lane.	No
H-STMICH-051	Land Between 13 & 19 Leech Ave	0.04	DISSML	Garage & informal resident parking area between houses.	No
H-STMICH-052	Land On Corner of Hadfield Crescent & Chippendale Place	0.09	DISSML	Grass verge with footpath adj road junction & houses.	No
H-STMICH-053	Gardens to The Side of 15 & 17 Palace Rd	0.05	DISSML	Private adjoining side garden.	No
H-STMICH-055	Works at Carr St	0.09	DISSML	Works with garages to the south.	No
H-STMICH-056	23 Cedar Avenue, Ashton-under-Lyne	0.05	DISSML	Residential Dwelling	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-STMICH-057	Band Club, 2 Evans St Ashton	0.22	DIS	Childrens nursey.	No
H-STMICH-058	Halfway House 123 Whiteacre Rd Ashton	0.06	DISSML	Public house located on junction adj to terraced properties.	No
H-STMICH-062	Site of 61 Mount Pleasant St	0.00	DISSML	Former site of end terraced house.	No
H-STMICH-074	80 Currier Lane, Ashton-under-Lyne	0.13	DISSML	Area of greenspace north of residential gardens	No
H-STMICH-076	Former Sites of 242 to 248 Kings Rd, Ashton-under-Lyne	0.03	DISSML	Car park south of Kings Rd	No
H-STMICH-086	Green space south Holden St	0.21	DISGS	Green space south of Holden St	No
H-STMICH-087	Rear 61-83 Palace Rd	0.58	DISGS	Green space south of Palace Rd	No
H-STPETE-004	9-15 Wellington St and 6-10 Wood St	0.02	DISSML	Cleared vacant site within town centre.	No
H-STPETE-012	Land at St Peters St, St Petersfield	0.23	DIS	Site forms part of St. Petersfield redevelopment area.	No
H-STPETE-026	142 Stamford St Central	0.02	DISSML	Early 19th century building in town centre with ground floor in retail use.	No
H-STPETE-033	25-27 Wellington St	0.02	DISSML	Early 19th century three storey former loom shop in town centre with retail uses on ground floor.	No
H-STPETE-036	173 Union St, Ashton-under-Lyne, OL6 8NL	0.07	DIS	Vehicle repair garage.	No
H-STPETE-040	Henrietta St	0.46	DIS	Employment site containing storage units, yard & garages located adj to housing.	No
H-STPETE-041	Cleared Land Adj. to 11 Melbourne St South	0.03	DIS	Previously cleared site adj to houses.	No
H-STPETE-042	Junction of Romney St/Penny Meadow	0.07	DIS	Car park.	No
H-STPETE-043	Side of 88 South St & 103 Pelham St	0.02	DISSML	Private side gardens of two end terraces.	No
H-STPETE-044	Land to The Side 14 Sharon Close	0.02	DISSML	Flat grass amenity space adj to houses.	No
H-STPETE-045	Land to The Side of 62 Crowthorn Rd	0.03	DISSML	Private side garden.	No
H-STPETE-046	Land to The Side of 30 Mansfield St	0.05	DISSML	Vacant land adj to house & works.	No
H-STPETE-047	Rear Garden of 55 Pelham St	0.02	DISSML	Private rear gardens.	No
H-STPETE-048	Land to The Side of 89 Mansfield St	0.03	DISSML	Grass verge adj to houses.	No
H-STPETE-049	Land to The Side of 25 & 27 Marlborough Close	0.03	DISSML	Private side garden.	No
H-STPETE-058	Car Park Rear 6-12 Oldham Rd	0.11	DIS	Scrapyard, car park & commercial frontage.	No
H-STPETE-059	Garages Works & 39-41 Hill St Portland St	0.47	DIS	Occupied works & yard.	No
H-STPETE-060	Portland St/ Bentick St/ Works Building/ Portland St South	0.25	DIS	Occupied works & yard.	No
H-STPETE-062	Works Building to South of Berkley St/Cavendish St	0.22	DIS	Employment site containing works & offices.	No
H-STPETE-066	Grassed Area to Rear of 2-10 Ashworth Ave	0.06	DIS	Rectangular green space adj to houses.	No
H-STPETE-067	Land to Rear of 53-57 Guide Lane	0.04	DISSML	Resident parking area & grass verge adj to houses.	No
H-STPETE-071	Hooley Hill PH Guide Lane	0.03	DISSML	Public house.	No
H-STPETE-072	Car Park Associated with Shopping Parade, Guide Lane	0.08	DISSML	Formal car park.	No
H-STPETE-073	Shopping Parade Guide Lane off Chapel St	0.24	DIS	Two & three storey properties with commercial to ground floor & residential above.	No
H-STPETE-074	Land Between 33 & 35 East St	0.02	DISSML	Private rear gardens.	No
H-STPETE-075	Garage & Forecourt Adj. to 7 Enville St	0.03	DISSML	Garages & hardstanding enclosed by houses.	No
H-STPETE-076	Queens Arms PH, Guide Lane	0.19	DIS	Public house with ancillary car park.	No
H-STPETE-077	The Woodlands, Shepley Rd	0.19	DIS	Large, detached building in own grounds.	No
H-STPETE-078	Grassed Area to East of Sun Inn, Guide Lane	0.09	DISSML	Grass verge with mature trees.	No
H-STPETE-079	Site of Sun Inn & office Block to North, 200 & 2010 Edge Lane	0.09	DISSML	Public house & ancillary car park located on a prominent site adj to main junction.	No
H-STPETE-080	Garage Plot at Southern End of Garden St	0.03	DISSML	Enclosed garages adj to houses.	No
H-STPETE-081	Garage Plot at Southern End of Mount Pleasant St & Land to Rear of Cartwright St	0.11	DISSML	Area adj to terraced houses & allotments with mature trees & hardstanding used for informal car parking.	No
H-STPETE-082	Open Land at Junction of Guide Lane & Scott Gate	0.07	DISSML	Grass verge on junction within 'Radburn style' housing layout.	No
H-STPETE-084	Garden to Side & Rear of 14 Churchfields	0.04	DISSML	Private side garden.	No
H-STPETE-085	Land at Corner of Manor St/Shepley St	0.10	DIS	Vehicular garage adj to industrial premises.	No
H-STPETE-086	Portland Works Hill St	0.42	DIS	Industrial unit located within Portland Basin Conservation Area.	No
H-STPETE-087	Plot 3000, Ashton Moss, off Rayner Lane	9.72	DIS	Site is designated as a Regional Investment Site/ Strategic Regional Site for high quality employment development.	No
H-STPETE-088	Land Between Groby Rd Hanover St North Audenshaw	4.64	DIS	Open storage with warehousing/industrial units bound by Ashton Canal (SBI), railway line & M60 motorway.	No
H-STPETE-089	Works Unit, Junction of Margaret St/Hertford St, Ashton	1.93	DIS	Industrial units & ancillary car parking bounded by employment uses, residential & Manchester - Ashton Canal SBI to south.	No
H-STPETE-096	1 Dean St	0.06	DISSML	Social club located in Ashton town Centre.	No
H-STPETE-104	15 Churchfields Audenshaw	0.02	DISSML	House & private garden.	No
H-STPETE-108	Clyde House, Clyde St	0.08	DIS	Office building.	No
H-STPETE-113	TMBC Car Park Burlington St	0.19	DIS	town centre car park with ground contamination.	No
H-STPETE-124	140 Old Street, Ashton-under-Lyne	0.04	DISSML	Mixed use site Commercial/Resi	No
H-STPETE-126	135-137 Stamford St Central, Ashton-under-Lyne, OL6 6XJ	0.03	DISSML	Properties with shops on ground floor & living accommodation on upper floors	No
H-STPETE-129	Grosvenor Mill Business Centre Junction, Oxford St East/Grosvenor St	0.77	DIS	Existing employment site with occupied works	No
H-STPETE-130	Guide Mills & Adjoining Land, Oxford St West	2.94	DIS	Works buildings & land at Guide Mills within employment areas	No

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	HSP CFS
H-STPETE-137	John St East, Ashton-under-Lyne	0.03	DISSML	Small area of green space adj to houses.	No
H-STPETE-147	Richmond St, Ashton-under-Lyne	3.72	DISBLR	Industrial estate	No
H-STPETE-148	145 Old St	0.01	DISSML	Vacant retail property	No
H-STPETE-162	202 - 204 Stamford St	0.01	DISSML	Vacant building north of Stamford St	No
H-WATERL-002	1-3 Leicester St	0.09	DISSML	Vacant warehouse & attached dwelling.	No
H-WATERL-003	Land With Stables to Rear of 244 Newmarket Rd	0.06	DISSML	Site of stables to rear of Newmarket Rd.	No
H-WATERL-005	130 Taunton Rd	0.02	DISSML	Former works located at the end of a terrace block now in retail use.	No
H-WATERL-006	Garage Site at Wilshaw Place	0.06	DISSML	Garage site.	No
H-WATERL-016	Land On Corner Adj. to 93 Newmarket Rd	0.03	DISSML	Grass verge with mature trees adj road junction & terraced houses.	No
H-WATERL-017	Land to The Side of 2 Keswick Ave	0.08	DISSML	Part grass verge & part formal resident parking area adj to bungalows.	No
H-WATERL-018	Dog & Partridge, 275 Oldham Rd	0.08	DISSML	Public house & ancillary car park shared with adj surgery.	No
H-WATERL-019	239 Oldham Rd	0.02	DISSML	Former workshop.	No
H-WATERL-020	Land In Middle of Borrowdale Crescent	0.13	DISSML	Oval grass amenity space adj to houses.	No
H-WATERL-021	Land to Side of 19 Borrowdale Crescent	0.07	DISSML	Grass verge within 'Radburn style' housing layout with no vehicular access.	No
H-WATERL-022	Land to The Rear of 14 & 17 Rydal Grove	0.13	DISSML	Area of vacant land to the rear of houses with limited access.	No
H-WATERL-023	Land to Side of 69 Taunton Rd	0.05	DISSML	Side garden with TPO trees.	No
H-WATERL-024	Rear gardens of Brampton the Hurst Hadden and the Nest	0.16	DIS	Rear gardens with TPO associated with 4 houses.	No
H-WATERL-025	Garden to The Side of 6 Knowle Ave	0.03	DISSML	Private side garden with trees/ bushes along boundary.	No
H-WATERL-026	Land to Side of 3 Knowle Ave	0.03	DISSML	Enclosed grass verge with adj TPO.	No
H-WATERL-027	Garage Court Adj. to 20 Glenthorne Drive	0.06	DISSML	Lock up garages adj to houses with TPOs on eastern boundary.	No
H-WATERL-028	Land Between 17 & 19 Camberwell Drive	0.21	DIS	Pylon & electricity cables running through the centre of the site.	No
H-WATERL-029	Land to Rear of Derwent Ave/ Buttermere Rd	0.32	DIS	Vacant land enclosed by houses with no vehicular access.	No
H-WATERL-030	Land to Rear of Grasmere Grove/ Windermere Crescent	0.08	DIS	Vacant site enclosed by housing with no vehicular access	No
H-WATERL-032	Land Between 55 & 57 Thirlmere Ave	0.04	DISSML	Vacant land enclosed by rear of houses with no vehicular access.	No
H-WATERL-033	Land on junction of Back Lane and Richmond St	0.22	DIS	Grassed space.	No
H-WATERL-034	Land at the end of Marsden Close/Rothbury Ave/Morpeth Close	0.36	DIS	Strip of overgrown land to the rear of houses.	No
H-WATERL-035	Land between 28 Lindisfarne Rd and 15 Grove St	0.21	DISGS	Grassed amenity area with trees.	No
H-WATERL-036	Land to The Rear of 61 to 63 Penrith Ave	0.05	DISSML	Former garage plot enclosed & to rear of housing with limited vehicular access.	No
H-WATERL-037	Garages at The End of Taunton Hall Close	0.02	DISSML	Garage site adj to houses & gardens.	No
H-WATERL-038	Land Between 109 & 111 Camberwell Drive	0.04	DISSML	Entrance to amenity space with footpath located between houses.	No
H-WATERL-039	Land to The Side of 118 Cranbourne Rd	0.03	DISSML	Private side garden.	No
H-WATERL-040	Works Unit On Minto St & Surrounding Land On Elgin St	0.10	DISSML	Works unit & adj yard/ garage plot within residential area.	No
H-WATERL-041	Land to Rear of Downshaw Rd/ Beech Mount/ Reins Lee Rd	0.59	DIS	Site tightly enclosed by housing with no vehicular access.	No
H-WATERL-042	Land to Rear of Downshaw Rd/ Southway/ Wilshaw Grove	0.06	DISSML	Rear gardens & vacant land tightly enclosed by houses with no vehicular access.	No
H-WATERL-043	Land at The top of Turner Lane	0.15	DISGS	Grass amenity space forming green gateway to Ashton-Park Bridge railway path.	No
H-WATERL-044	Former Ashton Sewage Works, off Taunton Brook Lane	3.05	DISGB	Green Belt site adj to Taunton Brook containing UU facilities.	No
H-WATERL-045	Dale Grove School Wilshaw Lane	0.53	DIS	Former school site with permission for non-residential use	No
H-WATERL-046	Limehurst Farm, Oldham Rd Ashton	5.60	DISGB	Green Belt site comprising fields, farmhouse & ancillary buildings located adj to steep river valley to north with SBI.	Yes
H-WATERL-047	Land forming part of Hope Farm, Littlemoss	1.04	DISGB	Green Belt site comprising field/open space to north of Back Lane	No
H-WATERL-048	Howbro House, 5 Howbro Drive Ashton	0.24	DISGB	Green Belt site including No. 5 Howard Drive house & garden.	No
H-WATERL-049	Land to South of Lumb Lane & East of M60	16.51	DISGB	Green Belt site including Morningside Farm located to the south of Lumb Lane & east of the M60.	Yes
H-WATERL-058	Site of 323 Oldham Rd	0.01	DISSML	Former site of end terraced property	No
H-WATERL-059	Daisy Nook and Oakhill Riding School, Newmarket Rd, Ashton-under-Lyne, OL7 9JS	0.02	DISSML	Equestrian centre with ancillary stables & manege.	No
H-WATERL-065	Former Taunton Sunday School	0.44	DISGS	Area of natural greenspace	No
H-WATERL-070	Baugh Bros (former Medevale) Oldham Road, Ashton	2.34	DIS	Industrial site in Green Belt	Yes

Appendix 5 – SHELAA Glossary of Terms

Brownfield (previously developed land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure ⁴⁶
BLR	Brownfield Land Register
CFS/Call for Sites	Site identified through Tameside call for sites exercise
DIS	Discounted site
DISGB	Discounted Green Belt site
DISGS	Discounted green space
DISSML	Discounted small site
EXP	Expired planning permission
GMSF	Greater Manchester Spatial Framework
GMSF Call for Sites	Site identified via the Greater Manchester Spatial Framework call for sites exercise
Greenfield	Undeveloped land in a city or rural area
HSP	Homes, Spaces, Places – Tameside’s Local Plan
HSP CFS	Homes< Spaces, Places Call for Sites
NLUD	Site identified via the National Land Use Database
Not permissioned	Site without planning permission
NPPF	National Planning Policy Framework (Dec 2023)
Permissioned	Site with an extant planning permission
PfE	Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (2024)
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
UDP	Adopted Tameside Unitary Development Plan (2004)

⁴⁶ National Planning Policy Framework, 2021, Annex 2 Glossary