Tameside Employment Land, Retail and Leisure Needs Study : Tameside Employment Land Study

Tameside Metropolitan Borough Council

Final Report

January 2026

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EXECUTIVE SUMMARY

Introduction

i) This report provides an Employment Land Study (ELS) for the Metropolitan Borough of Tameside (Tameside, the borough). It forms half of a comprehensive study covering both an ELS and a Tameside Retail and Leisure Study (TRLS), collectively referred to as the Tameside Employment Land, Retail and Leisure Needs Study. The outputs of this ELS will assist the Council in evidencing and formulating the new Homes, Spaces, Places Local Plan policies; informing decision-making; and informing other Council plans and strategies, including an update of the Council's Inclusive Growth Strategy. It has been carried out on behalf of Tameside Metropolitan Borough Council (the Council) by consultants BE Group (with Nexus Planning completing the separate TRLS).

ii) The objective of the ELS is to provide a key evidence base document to inform HSP, specifically to:

"a. Provide an Update on the Planning and Economic Policy Context

b. Provide an Update on Current and Emerging Employment, Retail and Leisure Trends

c. Identify Current and Future Employment Needs and Land Supply

d. Review Tameside's Employment and the Local Economy Policies

e. Identify Tameside's Current and Future Needs for Retail and Leisure – Covered in the TRLS.

f. Review Tameside's Town Centre, Retail and Leisure Planning Policies – Covered in the TRLS.

iii) The Study will demonstrate how Tameside can plan effectively for the growth in employment, retail and leisure provision in the borough, making clear recommendations as to how these uses are most appropriately managed through Homes, Spaces, Places. Where possible, benchmark with other similar local authority areas in Greater Manchester/ the North West."

Methodology

iv) Several research methods have been used, site visits, face-to-face and telephone/MS Teams interviews with property market stakeholders such as developers, investors and their agents. Consultations were undertaken with key public sector agencies, and businesses through a mixture of one to one interviews and an electronic survey of local businesses distributed with the support of Tameside Means Business.

v) The Functional Economic Market Area (FEMA) of Tameside has been identified and the property market in the local authority areas within that FEMA has been reviewed through desktop analysis of employment and planning strategies, and consultations with officers from those local authorities.

vi) The supply of office, industrial and warehouse land and premises across Tameside, has been reviewed using a mixture of site visits and data sources such as Valuation Office (VOA) stock tables. Finally, the land supply in the borough has been assessed against forecast data to understand the future need for any additional employment land and premises.

Policy and Strategy

vii) The study has been undertaken in line with the National Planning Policy Framework (NPPF) 2021 rather than 2024. This reflects Paragraph 234(c) of the December 2024 NPPF which states that: “For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where… The plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020.” Tameside Council has received legal advice that point 234(c) applies to the preparation of the HSP Local Plan, because that plan includes policies to deliver the level of housing and other development as set out within Places for Everyone sub regional plan (discussed below). This means both preparation for the HSP Local Plan and the subsequent Examination in Public will be conducted against the version of NPPF under which Places for Everyone was examined. This was the 2021 NPPF.

viii) The 2020 Use Classes Order Amendment combines the B1 Office/Research/Light Industrial Uses along with the A and partly D1/ D2 uses into a single ‘E’ Use Class. For Tameside, the practical effects of this are likely to include some greater pressure to convert town centre offices to other uses, although the market for many of those alternative uses is suppressed at this time. The Use Class change has no spatial considerations and therefore will apply outside of town centres as well. It thus has the potential to result in the introduction of non-office/non-industrial type activities, including retail, in out of centre business parks, and industrial estates, although this is a trend which has been ongoing for some time and can, in moderation, beneficially diversify local economic activity.

ix) Large scale conversions of office and industrial uses are unlikely in modern industrial estates/business parks which are well occupied, still meeting business needs and generating a reasonable return for owners. Mass conversion of stock, particularly offices is a more significant issue in Manchester and Stockport, where the pressures for housing are higher and there is a greater tradition of living in converted buildings.

x) The PfE Plan (2024) identifies the need for at least 2.019 million sqm of accessible new office floorspace, across the nine PfE districts, over the period 2022-2039. Of the supply identified to meet that need, only 0.7 percent or 20,680 sqm is within Tameside, mostly comprising brownfield development options.

xi) The Plan also identified needs of 3.513 million sqm of industrial and warehouse floorspace across the nine PfE districts over 2022-2039. 272,072 sqm of supply is identified in Tameside to meet this need, 6.7 percent of the total supply for the nine PfE districts. This includes 114,072 of existing brownfield and greenfield supply and 160,000 sqm in a then new allocation at JPA27: Ashton Moss West.

xii) Moving forward, investment and development will focus on the Eastern Growth Cluster, which falls within Tameside and extends from Ashton Moss and Ashton in the north west, through Hyde to Hattersley in the south east. The first, and not necessarily final, version of the Greater Manchester Integrated Pipeline indicates that the Eastern Growth Cluster will deliver 4,366 homes and 239,495 sqm of employment floorspace over the next decade. Within the Eastern Growth Cluster is the Ashton Mayoral Development Zone which focuses on Ashton Moss, St Petersfield, and the town centre as areas of strategic importance and regeneration, aligning public and private sector investment.

xiii) The Consultation Draft of the emerging Homes, Spaces, Places (HSP), Local Plan for Tameside sets draft growth targets for the period 1st April 2022 to 31st March 2042 of at least 17,055 sqm of gross office floorspace and at least 277,930 square meters of gross new industrial and warehousing floorspace. The need for, and supply of, employment land in Tameside, to inform the final HSP Plan targets has been tested in this Study.

Findings – Quantitative Needs (OAN)

xiv) The requirements for office and industrial/warehousing floorspace has been assessed using two models – based on historic floorspace growth and using employment forecasts. The employment forecast model assessed two scenarios – a baseline (on-trend) forecast and a growth forecast, which adjusts the baseline forecast, based on more positive assumptions on growth in key sectors. Specifically those more positive assumptions around growth are:

- Manufacturing: +15 percent above baseline.
- Transportation and storage: +5 percent.
- Construction: +10 percent.
- Professional, scientific and technical services: +10 percent.
- Financial and insurance services: +5 percent.

xv) Modelling also included a buffer, which uplifts need to account for uncertainties in planning, to provide choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the forecast period. There is no set guidance on how long this buffer should be, however, in over 70 employment land studies completed by BE Group over the last 15 years, a buffer of 25-35 percent (typically about five years' supply) has been adopted and accepted. For this study, a 25 percent uplift (equivalent to five years' supply) has been applied over the 20-year forecast period. The modelling for offices also accounted for home working and hybrid working being an on-going feature of traditionally office-based sectors.

xvi) The preferred forecasts for floorspace need for the Plan period 2022-2042 are:

- **Office (baseline): Model 2 growth sectors – 8.3 ha or 33,100 sqm.**
- **Office (accelerated growth): Model 2 growth sectors – 10.5 ha or 42,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 55.5 ha or 221,900 sqm.**

xvii) As 2022 is now in the past, if we deduct completions which have occurred since then the recommended requirement would be:

- **Office (baseline): Model 2 growth sectors – 8.0 ha or 32,100 sqm.**

- **Office (growth scenario): Model 2 growth sectors – 10.3 ha or 41,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 46.1 ha or 216,300 sqm.**

Findings – Market Demand

xviii) **Sectoral Strengths** – Manufacturing remains a key part of Tameside's economy, particularly in terms of employment with some 10,000 employed in 2023, 14.1 percent of the total, in 590 businesses. Oxford Forecasting predicts a loss of 3,660 manufacturing jobs to 2042. This will reduce local manufacturing employment to 7,320 or 8.4 percent of total employment which is closer to Greater Manchester, Regional and English averages. This, at least partially, reflects growing automation and efficiency in the sector which does not imply a reduced demand for land and premises as automated processes still take up space.

xix) Other local strengths include construction which accounted for the largest number of businesses locally (1,065) and above average employment numbers (4,000 or 5.6 percent of employment). The sector has seen strong recent growth with further expansion forecast, to 2042. 8,850 staff or around 12 percent of the workforce were employed in private office sectors locally in 2023, in 1,960 businesses. Overall, most local office-based employment is in micro firms, who will only require smaller office suites, and the numbers employed in the sectors are modest. Professional and administrative services are projected to gain 1,991 jobs over 2022-2042 which shows that Tameside will see additional requirements for offices over the Local Plan period.

xx) Strengths in IS-8 Sectors – Research suggests that 3,039 businesses employing 10,732, within Tameside, fell into the IS-8 Sectors of the National Industrial Strategy. Within the Sectors, Advanced Manufacturing appears to be Tameside's main strength. 178 local businesses fell into this sector, including 30 with high growth potential which is above UK Averages (the only Sector where this is true). Those 178 businesses employed 2,340 in 2023. Sectoral employment has declined by 8.2 percent since 2015, although this rate of decrease is in line with the Greater Manchester average and wider change in manufacturing employment.

xxi) In terms of office provision, the IS-8 Sector Professional and Business Services, employed 4,475 in Tameside, as of 2023. This is the only IS-8 Sector which recorded growth in employment numbers over 2015-2023, albeit a very small proportionate gain of 75 jobs or 1.7 percent. The sector comprises 1,749 businesses in Tameside, 175 with growth potential which is again below UK Averages according to research commissioned by the GM Growth Company.

xxii) **Functional Economic Market Area (FEMA)** – The FEMA for Tameside includes the Greater Manchester boroughs of Manchester, Salford, Oldham, Rochdale, Stockport and Trafford, as well as neighbouring High Peak in Derbyshire.

xxiii) Overall, although some office-based businesses are looking for more affordable premises, outside of Manchester City Centre, the office economy of central Manchester (extending into Salford) remains strong and will continue to grow for the foreseeable future. To fully capture any outflow from Manchester requires the provision of high grade stock, comparable to Stockport Exchange which is not currently viable in Tameside without public support.

xxiv) Manufacturing has a larger proportionate role in Tameside than in any other local authority area in the FEMA, apart from High Peak, with a focus on traditional manufacturing industries. Tameside will compete for requirements in such industrial sectors with Oldham and Rochdale (and to a lesser degree High Peak) which have similar economies, but a stronger offer of high grade stock may allow Tameside to differentiate itself and compete for advanced manufacturing requirements.

xxv) **Office Property Market** – Four years on from the Covid-19 Pandemic there is a desire from businesses to bring workers back into the office as much as possible and office spaces that are modern, small, flexible and attractive to workers and well-connected are more likely to achieve this. Reflecting this, the office market in Tameside is almost exclusively local and for suites of 30-50 sqm, including serviced options, with past transactions rarely exceeding 100 sqm. Best rents are most consistently achieved around Denton and Progress Way at £9-£15/sqft (£97-£161/sqm).

xxvi) As of 2025, there are 970 office properties in Tameside, which are 96.6-97.6 percent occupied, but these are mostly dispersed across the industrial estates with little business park or high value stock more generally which might compete in sub-regional markets.

xxvii) **Industrial Property Market** – Local demand is generally for good quality, modern units of up to 5,000 sqm to meet local needs. This is not unexpected as Tameside has few properties larger than 5,000 sqm which might compete in the sub-regional market for strategic requirements. Tameside has 2,910 industrial and warehouse properties overall. Against marketed stock the industrial/warehouse premises of Tameside is 97.8 percent occupied by units and 90.9 percent occupied by floorspace. This suggests there is some shortfall in supply, by premises numbers at least.

xxviii) Tameside lacks new build options which might draw in investment, including both larger properties and modern units suitable for a more specialist fit out for high value sectors. Most recent developments completed/in the pipeline have been for light industrial properties with a regular fit out. However, stakeholders questioned if the rental levels which can be achieved locally are sufficient to encourage larger scale, or specialist, industrial developments.

xxix) **Business and Stakeholder Engagement** – An online survey of the local businesses was completed which secured 18 responses, generally from established firms employing less than 50 people and occupying industrial and office premises of less than 1,000 sqm. These respondents felt that the advantages of operating in Tameside related to the practicality and convenience of the day-to-day operation of the specific company rather than the wider economic benefits of Tameside. The most cited disadvantage was the poor reputation/image of Tameside, i.e., a matter of branding rather than any physical deficiency.

xxx) Businesses showed modest confidence in the future, expecting mostly modest growth in sales and staffing, over the next year, but accompanied by uplifts in operating costs, with more limited change in capital investment and premises. Five of the 18 businesses wished to move within the next 5 years. The property requirements were diverse but broadly reflected the overall property market, with a need for industrial/warehouse of units of less than 5,000 sqm, and offices of less than 200 sqm, plus occasional larger units/sites.

Supply to Meet Needs

xxxi) **Employment Land Supply –** The realistically developable land supply in Tameside can be expressed in two scenarios:

- Scenario 1: 66.04 ha or 351,368 sqm (33 sites) – (5,478 sqm for office uses, 345,890 sqm for industrial/warehouse uses)
- Scenario 2: 46.07 ha or 231,409 sqm (32 sites) – (5,478 sqm for office uses, 225,931 sqm for industrial/warehouse uses)

xxxii) The variation in the scenarios reflects uncertainty over what scale of development can be delivered on the UDP/PfE Sites Ashton Moss East and West. Delivery here is dependent on overcoming issues including multiple ownership in the east and the need to remodel 1 million cubic metres of placed material from the arisings during the construction of the M60 in the west. On Ashton Moss East, Natural England have recently provided an opinion that the peat which covers the site is capable of restoration which puts into question what level of development can be provided.

xxxiii) Almost all this supply is industrial in character. The majority of the office supply is at St Petersfield where 4,757 sqm of office space is proposed, in two plots, as part of a wider regeneration programme. In principle, up to 23,237 sqm (likely netting down to around 18,000 sqm) of office space could be provided at St Petersfield, but this would be subject to significant public sector support to address viability issues.

xxxiv) 87.2 percent of the supply is within the urban west of the borough, i.e., Ashton, Denton, Hyde, Dukinfield and Audenshaw. This is where the bulk of Tameside's population is found, as well as the main transport links, but does mean that options in the eastern settlements are more limited. Stalybridge only has three sites, totalling 4.77 ha or 18,895 sqm, despite its large industrial estates while Mossley only has two small options of 1.01 ha or 4,040 sqm although there are other regeneration opportunities here.

xxxv) **Existing Employment Areas** – 82 Employment Areas have been assessed and graded A-E. Collectively they provide 392.13 ha of primarily developed employment land. Six Areas graded E contain no, or very few, E(g)/B-Class premises, and should not be protected for E(g)/B-Class uses in the next Local Plan. The remaining 76 Areas contain 1,373 properties. Most are smaller industrial estates of less than 20 units each, with most property, including older stock, in use. Certainly, 70 of the 76 higher graded areas were over 90 percent occupied, suggesting that mass vacancy is not an issue, but conversely providing little available premises for businesses.

xxxvi) 72 out of 82 Areas (87.8 percent) were Graded C or D. This means they are active and successful employment locations, which should continue to be identified and protected for E(g)/B-Class uses in the Local Plan. It also means that while they may accommodate some large employers, the bulk of the stock, in terms of unit sizes, quality and location, primarily meets the needs of local firms. Only four Areas were graded B, meaning that they would compete well across the sub-regional market place of Greater Manchester for investment. These were generally the larger industrial estates south of the M60/M67 interchange at Denton.

xxxvii) Most existing stock is in Denton, Dukinfield, Hyde, Stalybridge, and links well to main A-Roads and the M67. Further east, Hattersley, Mottram, and Mossley have levels of supply comparable to the scale of the settlements. In Mossley, however, a lot of the stock is older and of budget quality.

xxxviii) Within the defined town centres of Tameside, there are 219 office units. These generally comprise un-serviced properties, above shops or in converted residential units, with an average size of 216 sqm each. Good quality serviced accommodation, which might specifically support business incubation and growth, and attract smaller firms from outside the borough, is only found in Ashton Town Centre (including St Petersfield) and only in two schemes.

xxxix) **Supply and Demand Considerations** – The identified outstanding requirement, less post 2022 take up, to 2042, is for 32,100-41,100 sqm of offices and 216,300 sqm of industrial or up to 257,400 sqm in total. Meeting this requirement, from the existing supply, would be dependent on a reasonable delivery at Ashton Moss falling between Supply Scenarios 1 and 2.

xl) Regardless of the ultimate position at Ashton Moss, some supply shortfall against the office provision appears likely. Overall, 5,478 sqm of the supply is suitable for office uses, almost all of it at St Petersfield.

Recommendations

xli) The key recommendations are:

- **Recommendation One – Defining the Objectively Assessed Need –** The recommended forecasts for floorspace, over 2022-2042 are:
  - Office (baseline): Model 2 growth sectors – 8.3 ha or 33,100 sqm (reducing to 8.0 ha or 32,100 sqm, allowing for post 2022 take up)
  - Office (accelerated growth): Model 2 growth sectors – 10.5 ha or 42,100 sqm (reducing to 10.3 ha or 41,100 sqm, allowing for post 2022 take up)
  - Industrial/warehousing: Model 1 gains only – 55.5 ha or 221,900 sqm (reducing to 46.1 ha or 216,300 sqm, allowing for post 2022 take up).

  In terms of which of the two office models to adopt, an aspirational Local Plan would likely wish to seek the higher level of provision, i.e. 41,100 sqm.

- **Recommendation Two – Defining and Protecting the Current Realistic Land Supply –** Given the dependence on Ashton Moss to meet needs, it is recommended that, as a priority, the Council work with partners, including the landowners and statutory bodies, to agree a position on what employment land is realistically available at Ashton Moss East and particularly West, ideally securing development agreements on the amount of E(g)/B-Class floorspace to be provided and an achievable plan for delivery. Agreements will need to cover which parties are responsible for addressing site constraints, when in the development process and with what financial contributions. The defined and agreed employment supply should be protected from loss to alternative, non-E(g)/B2/B8, uses, in the new Local Plan and elsewhere subject to permitted development rights.

- **Recommendation Three – Meeting Overall Industrial/Warehouse Needs –** Due to the range of technical matters and constraints at Ashton Moss which may need to be addressed, it is recommended that Tameside Council consider alternative sites which could meet strategic needs in similarly prominent locations in the west of Tameside which are quickly accessible to the M60 and/or M67.

- **Recommendation Four – Meeting Office Needs –** Up to 41,100 sqm of E(g)(i) offices are needed to 2042. Within the existing supply, only at St Petersfield is large scale office provision likely. The Council, and other public partners, should therefore explore options for supporting the provision of offices at St Petersfield. Additionally, it is recommended that the Council consider alternative locations for office provision, which is likely to be the most significant shortfall against needs.

- **Recommendation Five – Local Supply Gaps –** There are notable supply gaps in Stalybridge and Mossley. Accordingly, it is recommended that the Council should seek to identify some smaller growth options to meet local needs in these settlements, which can also contribute to meeting the wider requirements noted above. These are likely to come through the intensification of uses and regeneration within existing Employment Areas.
- **Recommendation Six – Attracting High Value Occupiers –** It is recommended that the Council seek to encourage the development of high grade industrial stock, plus some associated offices, which might support the growth of Advanced Manufacturing locally, particularly in accessible locations close to the Motorways and existing clusters of high value occupiers.
- **Recommendation Seven – Existing Employment Areas to be Retained –** It is recommended that the 76 Employment Areas graded B-D continue to receive protection under the new Local Plans. Local Plan policies will need to reflect the new ‘E’ Use Class and the changes now permissible within it, i.e. accept that it is not possible to prohibit changes within the E Use Class. However, it is still possible to protect against the loss of larger B2/B8 premises, which are a key part of the local economies and to regulate physical redevelopment proposals.
- **Recommendation Eight – Future Reviews –** Review and monitor the employment land and premises position and undertake the study again in about five years.
- **Recommendation Nine –** Maintain Awareness of External Influences – The Council should continue to work with neighbouring authorities on issues in which interests will overlap.

1.0 INTRODUCTION

1.1 This report provides an Employment Land Study (ELS) for the Metropolitan Borough of Tameside (Tameside, the borough). It has been carried out on behalf of Tameside Metropolitan Borough Council (the Council) and forms half of a comprehensive study covering both an ELS and a Tameside Retail and Leisure Study (TRLS), collectively referred to as the Tameside Employment Land, Retail and Leisure Needs Study. The TRLS is included in a separate report.

1.2 BE Group, economic development and property consultants, completed this ELS, with input from Nexus Planning, who completed the TRLS.

1.3 The outputs of this ELS will assist the Council in evidencing and formulating new Homes, Spaces, Places Local Plan policies; informing decision-making; and informing other Council plans and strategies, including an update of the Council's Inclusive Growth Strategy, all of which will help to deliver the future growth needs of businesses and employers in Tameside. The Study was completed over May-September 2025.

Background

1.4 Between 2014 and 2024 Tameside was involved in the preparation of the Places for Everyone Plan (PfE), a joint plan covering nine of the Greater Manchester districts, which was adopted in March 2024. Tameside is now working on the follow up Local Plan, Homes, Spaces, Places (HSP) which will complete an up-to-date planning policy framework for Tameside, replacing any saved policies from the Tameside Unitary Development Plan (2004), which have not already been superseded by the policies in PfE, and other plans.

Study Objectives and Requirements

1.5 The objective of the ELS is to provide a key evidence base document to inform HSP, specifically to:

a. Provide an Update on the Planning and Economic Policy Context

i. A summary of current and emerging national, sub-regional and local planning policy and economic strategic context for the study.

b. Provide an Update on Current and Emerging Employment, Retail and Leisure Trends

i. Review of existing market trends and identification of future opportunities for economic growth by sector in order to align with the emerging national industrial strategy and the strategic policies of PfE.

ii. Give a clear indication of the sectors that could drive the future sustainable economic growth of Tameside.

iii. A review of local commercial markets, current supply, and demand for employment land and buildings that particularly impact the demand and supply for different types of employment space and identify any “gaps” in provision.

iv. How employment and retail / leisure trends have and may impact on Tameside centres and consideration of trends in relation to changing consumer habits, increasing use of special forms of trading, influence of out of centre large scale retail, consolidation of high street multiples, rise of commercial leisure and retail services – Primarily covered in the TRLS.

v. Impact of increased flexibility within the Use Class Order and GPDO on town centres and employment areas and other recent legislative changes affecting town centres (e.g. rental auctions of vacant units).

vi. Consider issues around the night-time economy in Tameside’s centres and consider whether the Council should focus on a specific strategy for the night-time economy – Covered in the TRLS.

c. Identify Current and Future Employment Needs and Land Supply

i. Assess the future need for land or floorspace for economic development in Tameside to 2042 and beyond, considering the Places for Everyone Joint Plan and its evidence base.

ii. Assess the existing and future supply of land available for economic development and its suitability to meet the identified needs. This should identify an up to date and balanced portfolio of sites for employment uses and that have the potential to introduce a sectoral shift that delivers transformative growth and builds resilience in Tameside's economy.

iii. Assess the availability and achievability of employment-led development taking into account market conditions.

iv. Consider the need to balance the quality of floorspace versus the quality of land, identifying sites in existing employment use that could potentially be released for other more suitable uses. This should pay full regard to any future mix of uses being compatible with one another; whilst adopting a flexible approach to use classes (going beyond traditional employment land use classes) that does not restrict the operation of existing employment uses.

v. Identify employment sites that are capable of improvement based on market attractiveness, planning and sustainability criteria and good transport links.

vi. Recommend appropriate allocations of employment land taking into consideration the identified growth scenarios and future land requirements.

vii. Determine how Tameside can maintain a strong and diverse supply of employment sites, safeguarding key employment areas and identifying the "best" employment areas and sites that are key to the Tameside economy.

viii. Demonstrate that the ELR has been undertaken in consultation with stakeholders with an interest in the supply of employment land, e.g. employers, business groups, and landowners, etc.

ix. Consideration should be given to the impact of cross-boundary provision in neighbouring local authority areas.

d. Review Tameside's Employment and the Local Economy Policies

i. Review Employment and the Local Economy Policies UDP E1-5 and 7, UDP 2004, including those around regional investment sites, development opportunity areas and established employment areas to encourage the delivery of employment needs identified in section C above.

ii. Review the boundaries of the regional investment area, development opportunity areas, and established employment areas and consider recommendations for any potential boundary amendments.

e. Identify Tameside's Current and Future Needs for Retail and Leisure

Covered in the TRLS.

f. Review Tameside's Town Centre, Retail and Leisure Planning Policies

Covered in the TRLS.

1.6 The Study will demonstrate how Tameside can plan effectively for the growth in employment, retail and leisure provision in the borough, making clear recommendations as to how these uses are most appropriately managed through Homes, Spaces, Places. Where possible, benchmark with other similar local authority areas in Greater Manchester/ the North West."

Methodology

1.7 The ELS comprised several stages:

- Market Assessment – Reviewed the current market demand for employment land and premises analysing socio-economic data on sectoral change and transactional/vacancy data, sourced from EGi Radius. This quantitative data was supported by engagement with property market stakeholders, public sector partners and an online business survey (sent out to 2,100 businesses via Tameside Means Business) to provide a full picture of the market. The borough level analysis was expanded upon to review the property market within Tameside's wider Functional Economic Market Area (FEMA) through desktop analysis of employment and planning strategies, and consultations with officers from the constituent local authorities
- Assessment of Employment Sites and Premises – Reviewed the existing pipeline, and future supply of employment land and premises which can meet both present demand and future needs. Work included analysis of developed Employment Areas and undeveloped sites through site visits, reviews of planning consents, physical constraints and past sales/lettings on sites, via the Nimbus database and utilising Valuation Office (VOA) data. Landowners, developers and their agents were interviewed to identify plans for change
- Future Need – Used recognised methods of Labour Demand, utilising Oxford Economics forecasting, and Past Take Up analysis to project the future employment land needs to 2042
- Comparing Need/Demand and Supply – Identifying what additional/alternative

supply may be required. This is then developed into a series of economic development recommendations that cover not just land, but also premises.

1.8 The methodology follows Planning Practice Guidance on employment land reviews and with consideration of national, sub-regional and local planning policy, research and policy guidance.

1.9 A list of those consulted is provided at Appendix 1.

Employment Land Review Guidance

1.10 A key reason for undertaking the updated ELR is to take account of updated Planning Practice Guidance (PPG), which provides guidance on how local authorities should approach both housing and employment land reviews. Two guidance notes were produced in 2014 and updated over 2018/19 – Housing and Economic Land Availability Assessment which provides a methodology of reviewing suitable land, and Housing and Economic Needs Assessments, which provides guidance on how future needs can be determined. A third PPG Effective Use of Land (2019) provides advice on assessing whether existing employment allocations should be protected or reallocated for a more deliverable use.

1.11 The assessment process takes the form of a five-stage methodology under the following headings:

- **Stage 1: Identification of sites and broad locations** to provide an audit of available land of 0.25 ha and above. This will be a review identifying as wide a range as possible of sites and broad locations for development (including those existing sites that could be improved, intensified or changed). Identification methods may include a public ‘Call for Sites’ exercised by the local authority. The outcome of this stage is to understand key employment land supply issues and generate a portfolio of potential employment sites to take forward for more detailed review.
- **Stage 2: Site and broad location assessment** to estimate the development potential. This will include a re-appraisal of the suitability of previously allocated land, and the potential to designate allocated land for different or a wider range of uses. This stage entails a qualitative review of all significant sites and premises

for their ‘suitability’, ‘availability’ and ‘achievability’ in order to confirm which of them are unsuitable for/unlikely to continue in E(g)/B2/B8 employment use; to establish the extent of ‘gaps’ in the portfolio; and if necessary, identify additional sites to be allocated or safeguarded. This exercise will help to inform whether a site is ‘deliverable’, ‘developable’ or neither. In assessing the portfolio, factors which need to be considered include:

  - The best fit functional economic market area
  - The existing stock of land within the area - this will indicate a baseline for land in employment uses
  - The recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or loss to permitted development)
  - Market demand – sourced from market intelligence from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums including locational and premises requirements of particular types of business
  - Market signals – based on projected growth in the certain markets and demographic changes; and
  - Oversupply and evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively.

- When considering whether there is a realistic prospect of an existing employment site being developed for its intended use, PPG *Effective Use of Land* suggests that the following factors be considered:
  - The length of time since the site was allocated in the development plan
  - The planning history of the site including any planning applications or pre-application enquiries
  - Whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and
  - Whether there are any changes of circumstance that mean that take-up of

the site for its intended use is now unlikely.

- Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.
- **Stage 3: Windfall assessment** Not applicable as relates to housing only.
- **Stage 4: Assessment review** ascertaining the need for economic development uses. To understand the future quantity of land required across the main business sectors; to provide a breakdown of that analysis in terms of quality and location and provide an indication of 'gaps' in supply through economic forecasting, consideration of recent trends and/or assessment of local property market circumstances. Preferred forecast methods include:
  - "Sectoral and employment forecasts and projections (labour demand)
  - Demographically derived assessments of future employment needs (labour supply techniques)
  - Analysis based on the past take-up of employment land and property and/or future property market requirements

  This is combined with "consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics."

  The outcome of this stage is to provide broad quantitative employment land requirements across the principal market segments covering the district's Local Plan period and an analysis of the likely 'gaps' in supply that need to be filled.
- **Stage 5: Final evidence base**, the outcome of which will be the completion of the employment land review, to be taken forward in the Local Plan. The ELS is prepared in line with this advice.

1.12 Table 1 shows how the ELS aligns with this Guidance. The link between the report and the PPG methodology is not always clear cut, with different sections overlapping, indeed certain steps overlap.

Table 1 – Employment Land Reviews – PPG Guidance

Stage 1 – Site / Broad Location Identification	
Determine assessment area and site size	Undertaken by Tameside Metropolitan Borough Council
Desktop review of existing information	Review of the policy position, socio-economic position, local/sub-regional property market and the 2025 land supply (Covered in Sections 2, 3, 4, 5, 6)
Call for sites / broad locations	Call for Sites exercises completed internally by the Council.
Site / broad location survey	Review of available employment sites. Broad locations to meet future land needs completed in Conclusions and Recommendations. (Covered in Sections 7, 9, 10 and Appendices)
Stage 2 – Site / Broad Location Assessment	
Estimating the development potential in parallel with assessing suitability, availability, achievability – including viability	Covered in Section 7 and Appendices
Overcoming constraints	Covered in Section 7 and Appendices
Stage 3 – Windfall Assessment	
Determine housing / economic development potential of windfall sites (where justified)	N/A
Stage 4 – Assessment Review	
Review assessment and prepare draft trajectory; enough sites / broad locations?	Section 8
Stage 5 – Final Evidence Base	
Step 12 – Evidence Base and monitoring	ELS produced by BE Group and monitoring undertaken by the Council

Source: BE Group, 2025

2.0 STRATEGIC AND POLICY CONTEXT

Introduction

2.1 This section focuses on national, regional, sub regional and local reports and strategies that measure supply and demand, for employment land in Tameside. More general strategic policy is not reviewed unless it has specific relevance to sites or key aspects of the local property market. Retail and town centre policy is considered in the separate TRLS.

2.2 Please note that strategies relating to Tameside's neighbours are included in Section 6.0 on the FEMA. Completions data from relevant Council monitoring is incorporated into Objectively Assessed Needs (OAN) forecasting undertaken in Section 8.0.

National Planning Policy

2.3 This sub-section considers national policy, relevant to the completion of this Employment Land and Premises Study. Planning Practice Guidance, relevant to Employment Land and Premises Reviews, was considered in Section 1.0.

National Planning Policy Framework

2.4 It should be noted that the Tameside Employment Land, Retail and Leisure Needs Study: Tameside Employment Land Study has been prepared in conformity with the 2021 version of the National Planning Policy Framework (NPPF) as opposed to the revised NPPF of December 2024. Paragraphs 234 and 235 of the December 2024 NPPF note that "For the purpose of preparing local plans, the policies in this version of the Framework will apply from 12 March 2025 other than where one or more of the following apply:

a) The plan has reached Regulation 1982 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need

b) The plan has been submitted for examination under Regulation 2284 on or before 12 March 2025

c) The plan includes policies to deliver the level of housing and other development set out in a preceding local plan (such as a joint local plan containing strategic policies) adopted since 12 March 2020

d) The local plan is for an area where there is an operative Spatial Development Strategy, and the local plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025; or e. the plan deals only with minerals and/or waste matters and has reached Regulation 19 on or before 12 March 2025; or has been submitted for examination under Regulation 22 on or before 12 March 2025." (Paragraph 234).

2.5 "Where paragraph 234a, b, c, d or e apply, the plan will be examined under the relevant previous version of the Framework." (Paragraph 235).

2.6 Tameside Council has received legal advice that point 234(c) applies to the preparation of the HSP Local Plan, because that plan includes policies to deliver the level of housing and other development as set out within Places for Everyone sub regional plan (discussed below). This means both preparation for the HSP Local Plan and the subsequent Examination in Public will be conducted against the version of NPPF under which Places for Everyone was examined. This was the 2021 NPPF, which is summarised here.

National Planning Policy Framework (NPPF), 2021

2.7 The framework set out planning policies for England and the ways in which they can be applied. The introduction stated that it "provides a framework within which locally prepared plans for housing and other development can be produced." The NPPF must be considered when developing local authority development plans and remains a material consideration in planning decisions.

2.8 Section 2 'Achieving Sustainable Development' notes that "The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs" (Paragraph 7).

2.9 Three overarching objectives are given to help the planning system achieve sustainable development. Most relevant here is the economic objective (Objective a) which requires that planning policy and practice "…help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure” (Paragraph 8).

2.10 Planning should also operate with a presumption in favour of sustainable development (Paragraph 11). For plan making, this means:

- “a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

  i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area or

  ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

2.11 The framework requires that strategic policies, including policies for employment uses, “should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.” (Paragraph 22).

2.12 Section 6 ‘Building a strong, competitive economy’ indicates that “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential" (Paragraph 81).

2.13 To achieve this "Planning policies should:

- a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration
- b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period
- c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
- d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances" (Paragraph 82).

2.14 Additionally, "Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations." (Paragraph 83).

2.15 To support a prosperous rural economy "Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings
- b) the development and diversification of agricultural and other land-based rural businesses" (Paragraph 84).

2.16 To achieve sustainable development, it is recognised that "Sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport." Development on such sites needs to be sensitive to its surroundings, not have an unacceptable impact on local roads and maximising any opportunities to make a location more sustainable. (Paragraph 85).

2.17 Key for employment, and other sites, is Chapter 11 on making 'Effective Use of Land.'

Para 122 encourages reallocating land where there is no reasonable prospect of an application coming forward for the allocated use. Specifically Local Planning Authorities should:

- "As part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped)
- In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area."

2.18 "Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to … use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework." (Para 123).

2.19 Additionally, planning policy should "promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)" (Para 120).

Use Class Order Amendments, September 2020

2.20 As of September 2020, changes have been made to the Use Classes Order which mean that Use Classes A1, A2, A3 and B1 are now to be treated as Class E. The B1 class has been changed to E(g) and defined as " [Employment] Uses which can be carried out in a residential area without detriment to its amenity." E(g) is further separated into three sub-categories which reflect the previous a, b, c division of the B1 Use Class:

- E(g)(i): Offices to carry out any operational or administrative functions (former B1(a))
- E(g)(ii): Research and development of products or processes (former B1(b))
- E(g)(iii): Industrial processes. (former B1(c)).

2.21 Class D (Non-residential Institutions, and Assembly and Leisure) has also been redefined to newly introduced Classes E and F, with Class F comprising of Local Community and Learning premises. D1 is split out and replaced by the new Classes E(e-f) and F1. D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses, including:

- Pubs, wine bars and other drinking establishments (including those with expanded food provision) (Former A4)
- Hot food takeaways (Former A5)
- Live music venues
- Cinemas, concert halls, bingo halls and dance halls.

2.22 The residential (C classes), general industrial (B2) and storage and distribution (B8) use classes remain unchanged.

2.23 The E Class brackets together a wide variety of uses, all of which are now considered to be in the same use class:

- Retail
- Restaurants
- Financial, professional, or other commercial services
- Publicly accessible indoor sport, recreation, or fitness
- Publicly available medical or health services
- Crèches, day nurseries and day centres
- Offices, including research and development
- Industrial uses which do not harm amenity.

2.24 Planning permission is not required for changes of use within the same use class, including the new E Use Class, unless local planning authorities create some locally specific restrictions in local policy. This means that many types of business user will be able to change the uses of properties without seeking planning permission. For example, under the new use class order, a shop will be able to change to an office and then to a gym and back again, without planning permission. Amongst other impacts, this will make it more difficult for local planning authorities to monitor changes of use within local commercial premises as there is no longer an automatic requirement for property owners/occupiers to engage with councils when making now permitted changes.

2.25 In order to change the uses within a class, there must have been actual and lawful use (i.e. if the building is not being used or occupied for the use permitted under an existing planning permission, it will need to be brought into that use before it can then change to another use within Class E).

2.26 The government has said that the main driver of the changes has been the need to enable the repurposing of buildings on high streets and town centres. The new Class E allows for a mix of uses to reflect changing retail requirements. It will allow a building to be used flexibly by having several uses taking place concurrently or by allowing different uses to take place at different times of the day. The aim is for this to support the high street revival and allow greater flexibility to change uses within town centres without the need for planning permission.

2.27 The Government has also implemented separate changes to permitted development rights. These include allowing the demolition and rebuilding of single and detached vacant and redundant office and light industrial buildings into dwellings, without planning permission subject to a number of restrictions and limitations set out in the General Permitted Development Order.

2.28 To implement this will require prior approval from the local authority prior to commencement of the development. This includes approval in respect of transport and highway matters, contamination risks, flood risk, the design of the new building, the external appearance of the new building, the provision of adequate natural light in all habitable rooms of the new dwellings, impact on amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light, impact of noise from commercial premises on intended occupiers, impact upon heritage and archaeology, method of demolition of the old building, plans for landscaping, air traffic and defence asset impacts, and the impact on any protected vistas.

2.29 For Tameside, the practical effects are likely to include:

- Some impacts on the supply of town centre office stock, with some properties converted from office to retail, leisure and other town centre services. This is considered further in this study and particularly the TRLS, but, as many local retail and leisure markets continue to remain suppressed following the Covid-19

Pandemic and reflecting ongoing economic uncertainty, the real impacts on the town centres of Tameside are likely to be modest.

- This new flexibility has no spatial considerations and therefore will apply outside of town centres as well. It thus has the potential to result in the introduction of non-office type activities, including retail, in out of centre business parks, which runs contrary to national and local planning policies designed to protect town/city centre retail. In Section 7.0, this Study considers changes of use and losses of stock in Tameside's Employment Areas to consider the impact of such policy in the Borough
- Some conversion of light industrial stock to retail/leisure uses is likely, on sites with good main road access, or in settlement locations, particularly as retail/leisure uses may be able to pay higher rents than traditional industrial and warehouse businesses. However, this continues existing trends which have seen uses such as gyms be accommodated on industrial estates. On a small scale such conversions can be welcome as they deliver useful services on local industrial estates, generate footfall outside of normal business hours, provide viable uses for older stock and increase the attractiveness of estates to occupiers. Large scale conversions would have a significant impact on the stock available to meet the needs of industrial and warehouse businesses and create incompatibilities between uses (i.e., retail next to heavy industry) although in the short term, a depressed retail/leisure market makes extensive losses unlikely.

2.30 There will also be policy impacts as Local Plan policies which seek to protect specific uses in the town centre, or office space within designated areas, will no longer be up to date. Some of the impacts of Use Class reform on town centres are considered further in the Tameside Retail and Leisure Study (TRLS, 2025), paragraphs 2.38-2.42, page 12; 3.14-3.19, page 17-18 and 9.36, page 61.

2.31 Landlords will also need to be particularly aware of the new arrangements when looking at leases and the extent of use that is authorised. Allowing too broad a permitted use could now result in undesirable changes of use within the scope of the lease, and landlords will not be able to fall back on the planning system to prevent such changes.

2.32 The changes will also have an impact on property valuation. For example, a property which has achieved a desirable change of use may now find that any such extant permission is unnecessary and does not result in an uplift in value. Similarly, there is likely to be a levelling-out of values for properties within the new use class, given the interchangeability of uses therein.

The UK's Modern Industrial Strategy (2025)

2.33 The UK Government's priority mission is to "deliver strong, secure, and sustainable economic growth to boost living standards for working people in every part of the UK. Growth will put more money in people's pockets, fund our public services, and revitalise our communities."

2.34 The modern Industrial Strategy is a critical part of that growth mission, increasing employment and income levels by "increasing productive business investment through targeted industrial policies." Such industrial policies should "focus on sectors with the greatest potential to raise national levels of investment and productivity, spread prosperity to all parts of the country, make us all more secure, and seize the opportunities of net zero."

2.35 Table 2 summarises the general policies and interventions of the Modern Industrial Strategy. The Strategy also focuses on eight 'frontier industries' or sectors, known as the Industrial Strategy Eight or IS-8. These are:

- Advanced Manufacturing
- Clean Energy
- Creative Industries
- Defence
- Digital and Technologies
- Financial Services
- Life Sciences
- Professional and Business Services.

2.36 The policies and interventions for these sectors are set out in Table 3. The current role of the IS-8 sectors in Tameside is considered in Section 3.0.

Table 2 – Modern Industrial Strategy General Policy Summary

Topic	Policy Approach	Interventions
Reducing electricity costs, accelerating grid connections and promoting industrial decarbonisation	• Make electricity cheaper for manufacturing industries in the IS-8 and foundational industries • Accelerate grid connection for major investment projects	• Reduce electricity costs for IS-8 manufacturing industries increase support • Reduce grid connection waiting times for strategically important projects • Deepen cooperation with the EU. We will both explore the UK's participation in the EU's internal electricity market.
Promoting trade and international cooperation	• Use the full suite of trade tools to boost UK growth and unblock barriers for UK exporters and importers • Forge new partnerships to promote our frontier industries and increase supply chain resilience • Greater support to grasp opportunities in the world's largest economies/highest-potential markets	• Drive forward specific negotiations with key international partners • Support UK businesses to export • Refocus the Government's overseas network towards the IS-8 • Expand our 'Government to Government' (G2G) commercial partnerships capability.
Strengthening our economic and national security	• Ensure that public finance is deployed strategically to support economic and national security • Collaborate with our international partners to increase investment into our strategic industries • Strengthen our domestic foundations and increase business support	• Invest in critical supply chains and national security capabilities • Take immediate action to support foundational industries for the IS-8 by building up infrastructure and supply chains • Support the shift to low-carbon energy in the production of critical inputs
Expanding access to finance	• Boost our public finance offer and tilt it towards the IS-8 • Develop the UK's venture ecosystem • Reform capital markets and pensions investment to support the most innovative firms • Use public finance to help the IS-8 access critical supply-chain inputs or develop critical capabilities.	• Harness our Public Financial Institutions to support initiatives • Increase the British Business Bank's capacity and capability • Deliver further reforms to ensure that our capital markets and domestic investors support growth • Prioritise economic security and resilience in the public finance offer.
Driving and supporting innovation	• Prioritise government support for innovation towards the IS-8 and the city regions and clusters where they are concentrated • Focus the UK's R and D system on long-term economic growth • Ensure that science and technology inform how we deliver our national missions and drive economic growth	• Drive innovation in frontier industries through increased funding stability, increased collaboration between industry and academia, innovation-led growth across the UK • UK Research and Innovation will increase support for the IS-8 by pivoting its programmes and budgets • Establish a new Sovereign AI Unit

Topic	Policy Approach	Interventions
	• Help innovative firms with high growth potential • Make the UK the best place in the world to invest in AI	• Continue to support universities through Higher Education Innovation Funding • Improve technology adoption across the economy through an expansion of proven interventions, an Industrial Strategy AI Adoption Fund and government taking a greater role to coordinate technology adoption activity.
Capitalising on the value of data	• Treat data as a modern economic, financial, and social asset • Ensure that stakeholders have the tools, infrastructure, and capabilities to unlock data's financial, economic and societal benefits • Transform how data is used.	• Develop and implement a data valuation framework • Invest up to £12 million in UK Data Sharing Infrastructure Initiatives • Support the development of data and content marketplaces or exchanges in the UK • Invest £36 million to support a new Smart Data scheme • Introduce the National Data Library.
Enhance skills and accelerate access to talent	• Ensure that the skills system and employment support are aligned to strategic economic priorities • Encourage engagement and investment from employers to address skills gaps and build talent pipelines • Make it easier for innovators, investors, entrepreneurs, researchers and creatives to come to the UK to live and work • Promote evidence-based initiatives aimed at improving workforce diversity to support business and economic growth.	• Align skills systems with the IS-8 including: • Provide specific support for skills critical to the IS-8. Bring forward three further packages targeted at engineering, technology and defence • Work with employers to drive investment in training • Help more people start and progress in careers in the IS-8 • Temporarily exempt occupations crucial to the delivery of the Industrial Strategy from the planned increase to the to the threshold for the Skilled Worker visa • Focus on getting the world's brightest minds to relocate to the UK • Improve business mobility.
Reducing regulatory burdens	• Press ahead with root-and-branch reform of the system, including by reducing the administrative costs of regulation by 25 percent by the end of this Parliament • Prioritise regulatory reform for our frontier industries.	• Improve regulator performance through stronger transparency and accountability • Ensure that regulation supports and keeps pace with innovation • Unlock the full potential of competition to increase market dynamism and economic growth • Simplify corporate reporting requirements and make it easier for foreign companies to move to the UK.

Removing planning barriers and accelerating infrastructure	• Ensure that the planning framework supports growth in the eight priority sectors, as reflected in the revised NPPF
	• Undertake a 10-Year Infrastructure Strategy.
		• Fast-track more projects through the planning process, by:
		  ○ Increasing certainty for gigafactories, laboratories, and data centres by allowing them to 'opt in' to be designated as Nationally Significant Infrastructure Projects
		  ○ Reduce the average pre-application period for major infrastructure projects to 12 months
		  ○ Launch a Call for Evidence on the expansion of permitted development rights
		  ○ Streamline processes for judicial reviews so that claimants have just one attempt to

Topic	**Policy Approach**	**Interventions**
		challenge a development o Establishing AI Growth Zones. • A 13-week target for decisions made by Ministers on called-in applications • Provide funding for 300 new planning officers and offering new flexibilities for planning application fees to be set locally • Implement a Nature Restoration Fund so developers can make a single payment for environmental obligations
Delivering a tax system that supports growth	• An internationally competitive headline tax rate • World-leading capital allowances • A competitive Patent Box regime • Investment schemes which stimulate private investment into early-stage and high-growth potential businesses • Support businesses to recruit and retain important skilled employees • tax reliefs for the creative sector • Businesses can also deduct the cost of training their staff taxes	Ongoing
Supporting the UK's city regions and clusters	• Focus our efforts on the city regions and clusters where the IS-8 concentrate • Ensure that public investment in the nations and regions of the UK is given a fair hearing.	• Launch a new Strategic Sites Accelerator with over £600 million • Enhance the offer for Industrial Strategy Zones • Establish new AI Growth Zones across the UK • Grow high-potential innovation ecosystems through the Local Innovation Partnerships Fund • Establish a new local growth fund • Review the recommendations put forward by the New Towns Taskforce considering the location of growth-driving sectors • Relocate Civil Service roles and half of UK-based senior civil servants to towns and cities across the UK. **Supporting Mayors and Local Authorities in England** • Make a new £500 million Mayoral Recyclable Growth Fund available to Mayors in the North and Midlands

Topic	Policy Approach	Interventions
		• Invest in high streets. **Strengthening Connections Between and within City Regions and Clusters** • Improving rail connectivity across the North of England, including delivery of the TransPennine Route Upgrade between Manchester and York • £10 billion in Transport for City Regions funding • Boosting Northern city regions and clusters strengths in the IS-8, with funding including £150 million from the Local Innovation Partnerships Fund, a share of £150 million from the new Creative Place Growth Fund and new Professional and Business Services Hubs in Greater Manchester, Liverpool and West Yorkshire • The National Wealth Fund will deliver Strategic Partnerships with Greater Manchester and West Yorkshire.
Creating an enduring partnership with business	• Implement our Industrial Strategy in and through partnership with business. • Use public procurement to bolster domestic competitiveness • Work closely with devolved governments and Mayoral Strategic Authorities (MSAs) to harness the potential of places across the UK • Ensure that we are on track to deliver our ambition in the IS-8 by 2035 • Maintain our momentum and focus on the long-term.	• Take opportunities to combine public and private funding to attract private capital • Ensure that the full benefits of public and private investments, especially for delivering the objectives of our Industrial Strategy, are considered when considering the case for government action or support • .Improve the way in which grant funding is approved • Reform public procurement • Ensuring that businesses and investors receive timely support and decisions • Improve support for SMEs

Source: UK Government, 2025

Table 3 – Modern Industrial Strategy IS-8 Sector Policy Summary

IS-8 Sector	Policy Approach	Interventions
Advanced Manufacturing	• Reform the business environment so that the Advanced Manufacturing sector has the long-term certainty, stability and ease	• Reduce electricity costs for the energy intensive manufacturers by increasing discounts through the British Industry Supercharger and creating a new British Industrial

IS-8 Sector	Policy Approach	Interventions
	of doing business to build resilience, scale up innovation and automation, develop a dynamic and digitally literate workforce • Prioritise frontier manufacturing industries with the greatest growth potential – Automotive, Batteries, Aerospace, Space, Advanced Materials, Agri-Tech • Support Advanced Manufacturing clusters across the UK • Partner with industry to implement the Plan.	Competitiveness Scheme for specific manufacturing industries • Strengthen supply chains by supporting foundational industries vital to competitiveness • Drive innovation and commercialisation in our frontier industries by committing up to £4.3 billion in funding • Accelerate the uptake of robotics and 'lean processes' • Build the sector's skills base • Make targeted regulatory changes to boost growth • Support clusters by collaborating with Mayoral Strategic Authorities and local authorities to support electric vehicle manufacturing and supporting Industrial Strategy Zones.
Clean Energy	• Reform the business environment to build resilience • Double down on frontier clean energy industries with the greatest growth potential – Wind, Nuclear Fission, Fusion Energy, Carbon Capture Usage and Storage, Hydrogen, Heat Pumps • Support electricity networks as a foundational enabler to growth • Utilise the skills of our existing energy workforce • Deliver joint commitments from both government and industry.	• Provide a clear mission to drive investment certainty • Deliver targeted and catalytic funding to support jobs, innovation and growth • Break down barriers to investment, such as removing blockers in the planning system via the Planning and Infrastructure Bill and National Policy Statements • Ensure we have the skilled workforce we need, creating good quality jobs and placing them at the heart of the clean energy future • Collaborate internationally to diversify supply chains • Back our network of Investment Zones.
Creative Industries	• Transform the business environment to accelerate innovation, improve access to finance, grow the long-term skills pipeline, responding to the sector's needs and supporting a productive, increase trade and exports • Prioritise frontier industries − Advertising and Marketing, Film and TV, Music, Performing and Visual Arts and Video Games • Support the growth of creative clusters across the UK • Partner with creative leaders, companies, Mayors, trade associations, universities and colleges.	• Boost innovation and commercialisation by significantly increasing UK Research and Innovation's support for creative businesses • Ensure a copyright regime that values and protects human creativity • Establish a Creative Content Exchange (CCE) to be a trusted marketplace for selling, buying, licensing, and enabling permitted access to assets • Boost creative education • Explore with the EU and member states how best to improve arrangements for touring artists across Europe • Increase the number of creative trade missions and markets accessed • Provide targeted support for our frontier industries, with £75 million for film and TV, £30 million for video games, and up to £30 million for music over the next three years • Support creative clusters through A new Creative Places Growth Fund devolving £150 million

IS-8 Sector	Policy Approach	Interventions
		over three years.
Defence	• Reform the business environment to back UK-based businesses, improve defence procurement and acquisition, make the UK a defence innovation leader, put exports and international capability partnerships at the heart of our approach, support resilient and secure growth • Prioritise frontier industries critical to security and growth – Drones and Autonomous Systems, Combat Air, Complex weapons, Maritime Capabilities, Directed energy weapons • Launch new Defence Growth Deals across the UK to support localised ecosystems in the places with the highest growth potential in defence-related industries • Deepen collaboration with the sector.	• Accelerate the adoption of novel and dual-use technologies by spending at least 10 percent of the Ministry of Defence's equipment budget on acquiring novel technologies, and other funding • Back UK-based business by increasing MODs spending with SMEs • Reform procurement • Increase defence exports • Working with industry to deliver a defence skills package.
Digital and Technologies	• Reform the business environment so that the Digital and Technologies sector can invest in R and D, start and scale up, grow the skills pipeline and attract the brightest and best, benefit from reformed regulation and standards and secure the benefits of international collaboration • Prioritise frontier technologies with the greatest growth potential − Advanced Connectivity Technologies, Artificial Intelligence (AI), Cyber Security, Engineering Biology, Quantum Technologies and Semiconductors • Unlock the potential of Digital and Technology clusters • Partner with industry to implement this Plan.	• Support innovation, including by increasing R and D funding to £22.6 billion by 2029/2030 • Build the workforce through wider skills reforms while attracting top talent from overseas • Create a more supportive regulatory environment • Strengthen international partnerships • Invest in R and D and scale-up infrastructure for frontier technologies • Seize AI opportunities, including by expanding the Government's AI Research Resource, establishing a new Sovereign AI Unit, invest in AI for science opportunities.
Financial Services	• Ensure the Financial Services sector can fulfil its role as the enabler of growth across the real economy • Channel our pensions capital into the UK to support the IS-8 • Boost our capital markets, building on their depth and strength • Aim to make the UK the most technologically advanced global financial centre • Enable industries with the greatest potential to invest and grow −	• Ensure that the Financial Services regulatory system supports growth • Set up a bespoke Financial Services 'concierge service' to help international firms get to grips with UK regulations.

IS-8 Sector	Policy Approach	Interventions
	Asset Management and Wholesale Services, Capital Markets, Fintech, Insurance and Reinsurance Markets, Sustainable Finance • Unlock the economic potential of our financial services clusters, including Greater Manchester • Implement our Sector Plan with industry.	
Life Sciences	• Reform the business, regulatory, and public finance landscape across three pillars − Supporting world-class Rand D, Making the UK an outstanding place in which to start, grow, scale, and invest, Driving health innovation and NHS reform • Prioritise frontier life sciences industries with the greatest growth potential – Pharmaceuticals and Medical Technologies • Unleash the economic potential of Life Sciences clusters, including Manchester.	• Realising a Health Data Research Service • Slashing trial approval times to under 150 days • Backing manufacturing with up to £520 million through the Life Sciences Innovative Manufacturing Fund • Streamlining regulation and market access • Introducing Low-friction Procurement • Partnering with industry to increase growth and innovation.
Professional and Business Services	• Reform the business environment so that the sector has the ease, certainty, long-term stability to increase tech adoption and innovation, develop a highly skilled workforce, enter new markets and grow exports, access growth finance in all regions of the UK, provide international leadership in setting standards and regulations • Prioritising pioneering and world-leading frontier industries with the greatest growth potential − Accountancy, Audit, and Tax; Legal Services; Management Consultancy • Build on the sector's regional strengths by supporting clusters in Greater Manchester and elsewhere	• Boost tech adoption for SMEs by expanding the Made Smarter programme • Unlock innovation by developing a Smart Data programme • Expand the new AI Skills Hub • Support exports, trade, and inward investment • Create opportunities across the UK by launching sector Hubs in locations including Greater Manchester.

Source: UK Government, 2025

Sub Regional Economic Policy

2.37 Relevant economic policy documents produced by the Greater Manchester Combined Authority are reviewed here. Key are the assessments of sub-regional employment land needs, both general office, industrial and warehouse requirements and strategic logistics requirements.

Places for Everyone Joint Development Plan, Adopted March 2024

2.38 This document was prepared following the withdrawal of Stockport Council from the Greater Manchester Spatial Framework (GMSF) process. Places for Everyone is a Joint Development Plan Document between Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan, setting out strategic housing and employment need to 2039 across the authorities and ensuring there is an appropriate supply of land to deliver that need.

2.39 The Joint Development Plan outlines a vision for Greater Manchester as 'to make Greater Manchester one of the best places in the world to grow up, get on and grow old'. To meet this vision, the Plan outlines ten strategic objectives, which are:

1. "Meet our housing need
2. Create neighbourhoods of choice
3. Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester
4. Maximise the potential arising from our national and international assets
5. Reduce inequalities and improve prosperity
6. Promote the sustainable movement of people, goods and information
7. Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region
8. Improve the quality of our natural environment and access to green spaces
9. Ensure access to physical and social infrastructure
10. Promote the health and wellbeing of communities."

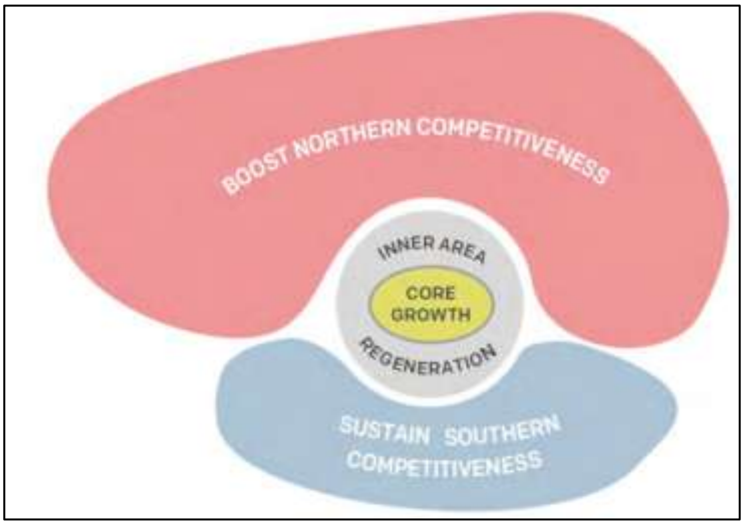
2.40 While several of these strategic objectives have relevance to employment land and jobs, the most pertinent objective is objective three. The Plan commits the local authorities to ensuring that there is adequate development land to meet employment needs, prioritise the use of brownfield land, ensure diversity of employment sites and premises and promote the development of high value clusters in key sectors such as:

1. Advanced manufacturing
2. Digital and cyber
3. Health innovation, including life sciences
4. Low carbon goods and services
5. Business, financial and professional services
6. Logistics.

(Policy JP-J1: Supporting Long-Term Economic Growth)

2.41 The overall spatial strategy of the Plan includes to support ongoing growth in the Core Area of Manchester, Salford and Trafford and secure major investment in the inner areas which surround that Core. Additionally, “if the forecast patterns of growth continue unchecked, reinforcing past trends, then Greater Manchester will become increasingly southward focused, with greater disparities between its northern and southern areas. This is not considered to be consistent with delivering inclusive growth and would adversely impact on the long-term prospects for Greater Manchester. Hence, the Plan seeks to boost significantly the competitiveness of the northern parts of Greater Manchester [including Tameside], whilst ensuring that the southern area continues to make a considerable contribution to growth by making the most of its key assets.” Figure 1 illustrates that spatial strategy.

Figure 1 – Illustrative Spatial Strategy



Source: Greater Manchester Combined Authority, 2024

2.42 The areas identified in Figure 1 do not have firm boundaries. There is some overlap between them, and they are likely to evolve over time. However, in broad terms they can be described as:

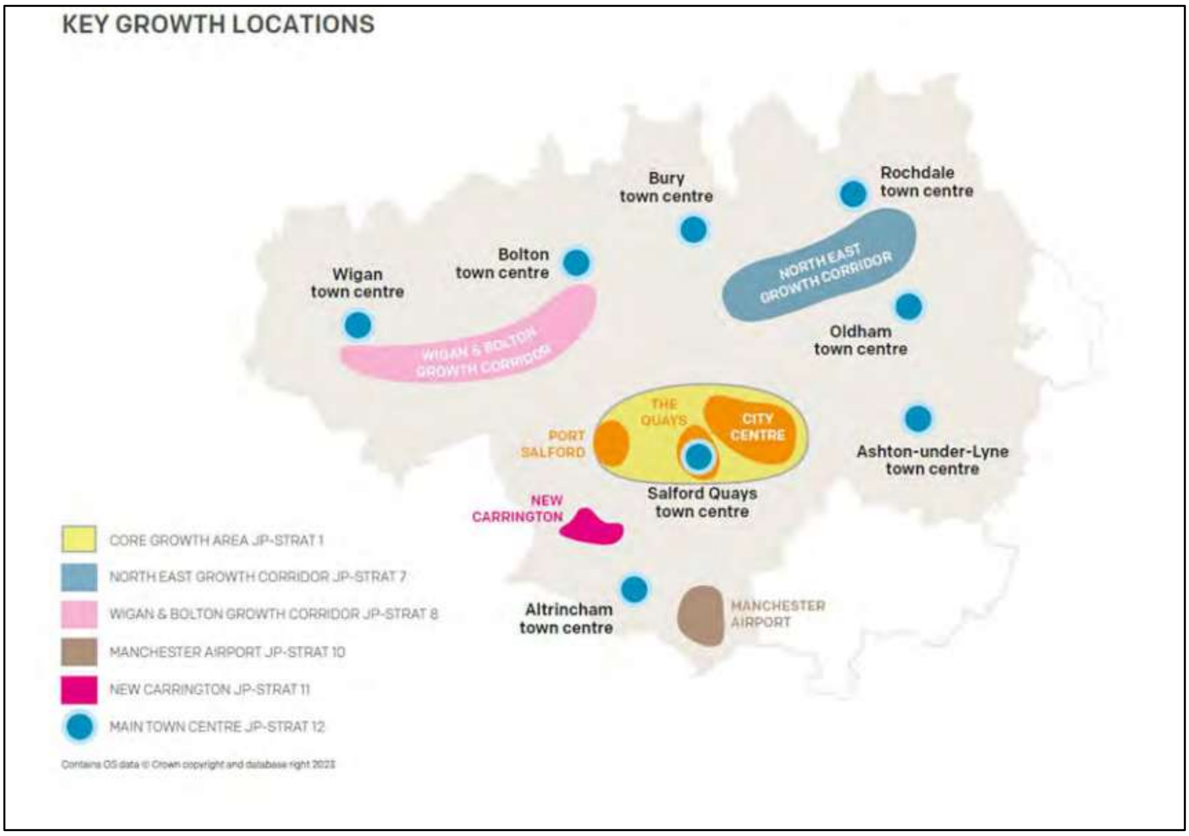
- “Core Growth Area: central Manchester, south-east Salford, and north Trafford
- Inner Area Regeneration: surrounding inner parts of Manchester, Salford and Trafford
- Boost Northern Competitiveness: Bolton, Bury, Oldham, Rochdale, **Tameside**, Wigan, and west Salford
- Sustain Southern Competitiveness: Most of Trafford and south Manchester but also Stockport, who will play a vital role in this through its own Local Plan.”

2.43 ‘Policy JP-Strat2: City Centre’ states that Manchester City Centre “will be a priority for investment in development and infrastructure, enabling it to compete effectively at the international level for investment, businesses, skilled workers, residents and tourists.”

2.44 ‘Policy JP-Strat6: Northern Areas’ covers the northern area of Greater Manchester, including Tameside, as was discussed above. This policy states that, “A significant increase in the competitiveness of the northern areas will be sought. There will be a strong focus on making as much use as possible of suitable previously developed (brownfield) land through urban regeneration, enhancing the role of the town centres and diversifying the residential offer. This will be complemented by the allocation of sites for development… that will help to boost economic opportunities and diversify housing provision. Improving transport connections and accessibility by public transport, cycling and walking will be a priority to ensure access to key employment opportunities. In supporting the principles of inclusive growth, the significant increases in economic growth in this location will help to reduce deprivation.”

2.45 Two Growth Corridors are also identified (see Figure 2) although neither includes Tameside, with the North East Growth Corridor focused on the M62 corridor from Junction 18 (the confluence with the M60 and M66) to Junction 21 (Milnrow), extending across parts of Bury, Rochdale and Oldham. The Wigan and Bolton Growth Corridor links those two settlement areas in the west of Greater Manchester.

Figure 2 – Key Growth Locations



Source: Greater Manchester Combined Authority, 2024

2.46 Also shown on Figure 2 are eight main town centres, including Ashton-under-Lyne. These "are immensely important to their host districts, and Greater Manchester as a whole, as a source of local identity and pride, the prime location for shops and services, and a major supply of employment and leisure opportunities." 'Policy JP-Strat12: Main Town Centres' notes that "The role of the main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas."

2.47 'Policy JP-J2: Employment Sites and Premises' notes that "A diverse range of employment sites and accessible premises, both new and second-hand, will be made available across the Plan area in terms of location, scale, type and cost." 'Policy JP-J3: Office Development' identifies the need for at least 2.019 million sqm of accessible new office floorspace over the period 2022-2039. This new provision will be focused on The City Centre, Salford Quays, Manchester Airport and town centres, which offer "a strong local profile and lower cost options with excellent public transport connections and access to services, with opportunities being sought to significantly increase the supply of new office floorspace beyond that currently identified especially in the northern parts of Greater Manchester."

2.48 The refurbishment of existing office accommodation will be encouraged. As Table 4 shows, overall some 2.88 million sqm of floorspace have been identified to meet the need. Unsurprisingly, 71.8 percent of that supply, 2.069 million, is within the city. Tameside's provision is a more modest 20,680 sqm[1] or only 0.7 percent of the supply, mostly comprising brownfield development options.

Table 4 – Greater Manchester Office Land Supply 2022-2039

District	Existing Brownfield Supply 2022-2039	Existing Greenfield Supply 2022-2039 (sqm floorspace)	Existing Mixed Supply 2022-2039 (sqm floorspace)	Places for Everyone Allocations (sqm floorspace)	Total 2022-2039
Bolton	56,780	3,447	10,512	-	70,739
Bury	1,177	-	-	-	1,177
Manchester	1,873,445	128,484	3,306	64,500	2,069,735
Oldham	67,093	-	14,905	-	81,998
Rochdale	19,753	81,249	-	-	101,002
Salford	309,102	-	-	-	309,102
Tameside	***20,110***	***570***	***-***	***-***	***20,680***
Trafford	190,661	33,000	-	-	223,661
Wigan	-	2,055	-	-	2,055
Places for Everyone	**2,538,122**	**248,805**	**28,723**	**64,500**	**2,880,150**

Source: Greater Manchester Combined Authority, 2024

[1] Based on based on the previous, higher level estimate of office floorspace provision at St Petersfield. The latest estimates of the amount of office provision which could be delivered in this area are provided by the St. Petersfield Design Strategy Briefing (2024) which is reviewed below.

2.49 ‘Policy JP-J4: Industry and Warehousing Development’ identifies needs of 3.513 million sqm of industrial and warehouse floorspace across Greater Manchester over 2022-2039. As Table 5 shows, some 4.075 million sqm of supply was identified to meet that need, around half of which will come from existing district supplies of greenfield and brownfield land, the other half from new, mostly greenfield allocations in this Plan. The largest supplies are allocated to Bolton followed by Bury. 272,072 sqm of supply is identified in Tameside, 6.7 percent of the total supply for Greater Manchester. This includes 114,072 of existing brownfield and greenfield supply and 160,000 sqm in new allocations for this Plan.

Table 5 – Greater Manchester Industrial and Warehouse Land Supply 2022-2039

District	Existing Brownfield Supply 2022-2039	Existing Greenfield Supply 2022-2039 (sqm floorspace)	Existing Mixed Supply 2022-2039 (sqm floorspace)	Places for Everyone Allocations (sqm floorspace)	Total 2022-2039
Bolton	195,913	115,295	8,653	386,000	705,861
Bury	10,725	6,859	-	591,000	608,584
Manchester	37,838	12,855	-	-	50,693
Oldham	83,171	-	59,031	136,720	278,922
Rochdale	137,572	203,311	-	244,000	584,883
Salford	224,862	3,454	-	320,000	548,316
Tameside	***59,867***	***52,489***	***1,716***	***160,000***	***274,072***
Trafford	414,439	-	26,115	103,365	543,919
Wigan	83,125	303,579	33,117	60,500	480,321
Places for Everyone	**1,247,512**	**697,842**	**128,632**	**2,001,585**	**4,075,571**

Source: Greater Manchester Combined Authority, 2024

2.50 The new strategic allocations for Tameside, as defined in the PfE Plan are:

- JPA27: Ashton Moss West – Allocated for 160,000 sqm of Research and Development and Industrial/Light Industrial uses, accessed from A6140 Lord Sheldon Way
- JPA28: Godley Green Garden Village – Primarily a housing scheme with 2,350

new homes proposed. It will comprise two defined villages, each with a service hub which could include flexible workspace opportunities

- JPA29: South of Hyde – Primarily a housing scheme with 440 new homes proposed. No E(g)/B-Class uses identified.

2.51 Relevant strategic proposals in other local authority areas are considered in relation to the FEMA in Section 6.0.

<u>Greater Manchester's Strategy 2025-2035 (2025)</u>

2.52 The Strategy sets a collective vision for Greater Manchester's next decade: "to see a thriving city region where everyone can live a good life. But economic and social progress have always gone hand in hand here, so Greater Manchester is only successful if every part of our city region and every person in our city region is successful. By creating the conditions for our people and our businesses to succeed we can unlock a new form of economic growth where no one is left behind. Our plans for growing our economy and making sure all our people can live well will fix the foundations of life: shelter, safety, mobility, opportunity and support, deliver a greener city region and create a once in a generation opportunity to tackle all forms of inequality."

2.53 This vision will be achieved by 'Growing our economy' and 'Making sure people can live well'. Some pledges made by the Strategy, relevant to this Study, include that:

- "We will ensure all residents and businesses have access to advice, support and space to start (including self-employment) and grow their businesses
- We will create 10,000 jobs and two million sqft per annum of employment floorspace by 2029 through our integrated investment pipeline
- We will continue to drive innovation and build on the success of our universities, increasing cross-sector investment in innovation so that by 2030 every £1 of extra public investment made in research and development in Greater Manchester will generate an additional £2.40 investment in investment by businesses in research and development
- We will maintain our position as the leading inward investment region (outside London) in the UK"

2.54 Strategy plans for growth are underpinned by seven workstreams

- “Healthy homes for all
- Safe and strong communities
- A transport system for a global city region
- A clear line of sight to high-quality jobs
- Everyday support in every neighbourhood
- A great place to do business
- Digitally connected places and people.”

2.55 ‘A great place to do business’ includes ‘an integrated pipeline for growth’, which will target investment at six growth locations in Greater Manchester. One of the six locations is the “Eastern Growth Cluster, linking development opportunities of Ashton Moss, St. Petersfield and Ashton Town Centre, building on the creation of Ashton’s Mayoral Development Zone”. This area will benefit from a new single investment model, where public funding is used strategically to unlock substantial private sector investment and build confidence among the businesses that will contribute to long-term economic growth.

2.56 With the expected £10billion in investment created over the next decade, the wider Integrated Pipeline will “deliver game-changing innovation districts, manufacturing sites and hubs for entrepreneurship, creating tens of thousands of new jobs and millions of square feet in research and development assets and industrial and commercial space”.

Eastern Growth Cluster and the Ashton Mayoral Development Zone

2.57 The Greater Manchester Strategy is being rewritten to set the vision for Greater Manchester for the next 10 years, supported by a 10-year Growth and Prevention Delivery Plan. This will include a 10-year integrated growth pipeline to provide the 175,000 new homes and 5 million sqm of employment space, as required by PfE. Within this pipeline growth will be focused towards six Growth Locations (see Table 6).

2.58 Of direct relevance here is Eastern Growth Cluster which falls within Tameside and extends from Ashton Moss and Ashton in the north west, through Hyde to Hattersley and the Godley Green Garden Village proposal in the south east (see Figure 3). The first, and not necessarily final, version of the Integrated Pipeline indicates that the Eastern Growth

Cluster will deliver 4,366 homes and 239,495 sqm of employment floorspace.

Table 6 – Development Potential in Greater Manchester's Growth Locations (based on all future years' land supply)

Growth Location	No. of Homes	Employment Floorspace, Sqm
Airport and Southern Growth Corridor	13,571	362,919
Central Growth Cluster	100,465	2,387,422
Eastern Growth Cluster	4,366	239,495
North-East Growth Corridor	20,989	1,775,144
Western Gateway	20,533	1,197,697
Northfold	17,128	851,618
Total	**177,052**	**6,814,295**

Source: Greater Manchester Combined Authority, 2025

Figure 3 – The Eastern Growth Cluster

Source: Greater Manchester Combined Authority, 2025

2.59 Within the Eastern Growth Cluster is the Ashton Mayoral Development Zone which focuses on Ashton Moss, St Petersfield, and the town centre as areas of strategic importance and regeneration, aligning public and private sector investment.

2.60 Development in the Cluster will "build upon Tameside's existing strengths in advanced materials and manufacturing of coatings, plastics and textiles." It will include:

- Investment into the town centres of Ashton-under-Lyne, Hyde, and Stalybridge
- The development of new high-quality homes at Godley Green Garden Village
- "Through close collaboration and joint development with residents and the borough's Further Education institutions and improved links to the city region's Universities, skills provision and investment will be developed and expanded to support residents of some of our more deprived communities, such as Ashton-under-Lyne, Droylsden, and Hyde to access the employment opportunities being created."

2.61 "The completion of Tameside College's Construction Skills Centre, on the same campus as their manufacturing focused Advanced Skills Centre, and ongoing work to establish additional Further and Higher Education provision in the Ashton Mayoral Development Zone, demonstrates the first clear steps of this strategy being put into action."

2.62 Within the Ashton Mayoral Development Zone specifically, "key sites like Ashton Town Centre, Ashton Station and St Petersfield are set to attract businesses and create c. 2,500 high quality new homes on 12.5ha of development land close to existing and future employment opportunities."

2.63 "Tameside own 5 ha of land within Ashton Town Centre, which provides a unique opportunity to use publicly owned land to catalyse wider town centre regeneration creating a new 'city-living' residential market which can capitalise on Ashton's excellent public transport links into East Manchester and the city-centre."

2.64 In terms of transport there is a commitment to bring Ashton Railway Station into the Bee Lines network by 2028. Surrounding the station is 1.48 ha of land owned by Tameside Council and National Rail, "providing the opportunity to create a major transport interchange gateway capitalising on the existing infrastructure while improving the entrance to Ashton town centre and delivering approximately 210 new homes in a sustainable location." "The development would also build on the existing work around the Market Square and Market Hall currently ongoing in Tameside, delivering improvements to existing businesses and providing an enhanced food, drink and leisure offer for the residents of Ashton and Tameside more widely."

2.65 At St Petersfield, land owned by the Council provides the opportunity to create a residential and commercial mixed-use neighbourhood including residential, creative studios, hotel, cafés and communal spaces. "Development in this location will likely require capital funding support to realise its delivery…".

Local Policy

2.66 This sub-section reviews the relevant policy documents of Tameside. It is split between planning policy; the evidence base which informed planning policy and local regeneration plans.

Local Plan Policy

Tameside Unitary Development Plan (2004*)*

2.67 The Tameside Unitary Development Plan (UDP) published in 2004 set out the borough's strategic approach to land use, regeneration, and development. The UDP is saved as a Development Plan Document beyond its expiry date of 27th September 2007, allowing the Council to continue to apply its policies, following Direction from the Secretary of State.

2.68 A relevant Part One policy is 'Capturing Quality Jobs for Tameside People'. This emphasised the need to reverse the decline of Tameside's traditional employment base and grow a modern, diverse local economy, to "create and maintain a healthy and diverse local economy and to attract quality jobs". This is to be achieved by:

- Making land available for inward investment
- Facilitating retention and expansion of local businesses
- Supporting new employment initiatives
- Enabling the efficient movement of freight.

2.69 Proximity to Manchester Airport is also highlighted as a strategic asset.

2.70 Part Two of the UDP contains several saved policies on employment. Policy E1 ‘Regional Investment Site / Strategic Regional Site’ identifies Ashton Moss, then comprising 23.9 ha of employment land, as a “Regional Investment Site / Strategic Regional Site for high quality employment development.” The allocation is for research and development, industry/light industry, warehousing, car showrooms, and hotel uses. A limited amount of office development (no more than 9,290 sqm gross internal floorspace) is also acceptable only on the part of the site at the junction of the A635 and the Ashton Northern Bypass, so long as it is not of a scale, or type, which prejudices proposed office development in Ashton Town Centre.

2.71 In Policy ‘E2 Development Opportunity Areas’, the UDP indicates that in the following Development Opportunity Areas “the Council will permit redevelopment or refurbishment schemes which include uses likely to create higher levels or quality of employment, leisure, retail or residential provision and bring about significant improvements in overall appearance. Mixed use schemes will be particularly encouraged in these areas.” The Areas are:

1. Cavendish Street / Old Street / Henry Square, Ashton (former ATC12) (office, leisure, residential, light industrial and supporting retail uses)
2. Portland Basin surrounds / Cavendish Street, Ashton (former ATC16) (residential, leisure, arts and culture, office, light industrial and supporting retail uses)
3. Audenshaw Road /Moss Way, Audenshaw (former AUD4) (office, light industrial and warehouse uses)
4. Market Street / Sedgley Buildings / Fairfield Locks, Droylsden (former DRO7) (office, light industrial, residential, leisure and specialist retail uses)
5. Godley Hill / The Thorns / Hare Hill / Mottram Road, Hyde (former HYD8) (residential and employment uses)
6. Manchester Road / Raglan Street / Peak Forest Canal, Hyde (former HTC4,5) (light industrial, office, leisure, residential and specialist retail uses)
7. Mossley Mills / Manchester Road, Mossley (former MOS2) (residential and employment uses)
8. Castle Street / Longlands Mill, Stalybridge (former STC9 and remainder of STC8) (workshops, leisure, office, retail and residential uses)
9. Harrop Street / Shepley Street, Stalybridge (former STC10) (industrial, leisure and non-food retail uses)
10. Knowl Street / North Road, Stalybridge (former STC11) (residential, leisure and

office uses)

11. Edward Street / Howard Lane / Amelia Street / Hyde Road, Denton (employment, leisure, retail and residential uses)
12. Oldham Road / Wellington Road / Cavendish Street / Cotton Street, Ashton (retail and leisure uses)
13. Grounds of the former Longlands, Mottram Road, Hyde (former HYD3) (leisure, office, institutional and residential uses)
14. Talbot Road / Newton Works, Hyde (industrial and residential uses).

2.72 Policy E3 ‘Established Employment Areas’ states in the established employment areas, as identified in UDP maps, “the Council will permit development for employment purposes …both on vacant sites and through the redevelopment of sites already in use. Proposals for residential or mixed use development in "established employment areas" or at individual or small groups of existing employment premises not shown on the proposals map, will not be permitted unless, after assessment of the following factors, it is considered that the Borough's housing requirements and the regeneration benefits of the development outweigh the potential of the site in its present form for further employment use:

a) The quantity and type of employment sites and premises available in the area.
b) Evidence of demand for employment sites and premises in the area.
c) The suitability of the site for further employment use in terms of size, physical characteristics, access, traffic impact, and sensitivity of surrounding land uses.
d) The opportunity which may be presented for new forms of employment as part of a mixed use scheme.”

2.73 Policy E5 ‘Local Employment Opportunities and Mixed Uses’ permits “developments, such as mixed use schemes, reuse of existing buildings, or projects involving teleworking, which contribute to innovation, growth and diversity in the economy and generate local employment opportunities in areas of the Borough outside the "strategic employment sites" and "established employment areas" shown on the proposals map, including sites outside the urban area where there may be potential for rural diversification. This is subject to the nature of the employment activities and the layout and design of any scheme not having an adverse effect on the amenities of surrounding residential areas or creating traffic problems, and in the case of developments in rural areas not conflicting with the purposes of the Green Belt, considering any mitigation measures that are proposed.

2.74 The Council will permit and facilitate developments for local employment use by such measures as land assembly, derelict land reclamation, remediation of contamination, access improvements and environmental enhancements, where appropriate and necessary to overcome constraints on previously developed sites which are part of or within designated regeneration programmes."

2.75 Policy 'E6 Detailed Design of Employment Developments' sets out the detailed design arrangements for E(g)/B-Class developments while Policy 'E7 Local Access to New Employment' indicates that "The Council will negotiate with developers or occupiers of major employment schemes to agree targets for the employment of people living within the local area, taking account of the available skill base and the additional costs which may be involved, and not restricting the employment of skilled personnel from outside the local area who are essential to the establishment of new developments." It also seeks to encourage developers and occupiers to "make arrangements for training for local people in skills related to employment opportunities at the proposed development, particularly if this is located in or adjacent to areas of the Borough where there are high levels of unemployment or deprivation."

Employment Land Supplementary Planning Document (2009)

2.76 "The purpose of this Supplementary Planning Document (SPD) is to support the Council's planning policies relating to employment land and premises in the Borough. It sets out the circumstances in which the release of employment land / buildings for alternative uses will be considered and provides detailed guidance relating to design and layout of proposed employment developments." It builds upon the objectives of the Tameside UDP, as reviewed above.

2.77 The key aims of the SPD are:

1) "To enable employment generating development to take place in the best locations available to meet employment objectives contained in the Regional Spatial Strategy,

the Tameside Unitary Development Plan and the emerging Tameside Economic Development Plan

2) To achieve high-quality design in employment developments."

2.78 The objectives of the SPD are:

1) "To provide guidance to clarify situations where the Council will require employment land to be retained for employment uses, and where the Council will consider allowing the release of a site from employment uses.

2) Encourage the development of new high quality employment development to meet the needs of local firms and people

3) To promote well-considered layouts and external appearance

4) To encourage efficient use of resources."

2.79 The Council's approach towards proposals that involve the loss of employment land and premises, as set out in the SPD, can be summarised as:

Consider the Following in Relation to the Site

- "Alternative Sites: Are there sufficient alternative genuinely available and high quality employment sites and premises in the area?
- Demand: Is there evidence of a lack of demand for employment sites and premises in the area, backed up by a validated marketing exercise for the site?
- Land-Use Issues and Viability: Is redevelopment for employment uses appropriate in terms of compatibility with surrounding land uses, physical attributes of the site and access arrangements etc? Is there evidence to show that the retention of the whole site for employment use:
  a. as it stands
  b. after refurbishment
  c. after redevelopment
  is **not** a financially viable option?
- Mixed-use and Enabling Development: Is there potential for enabling development

on site to allow continued employment uses on part of the site?”

Consider the Following in Relation to the Proposed Scheme

- “Housing Requirements: Do the Borough’s housing requirements outweigh the potential of the site in its present form for further employment use?
- Regeneration Benefits: Is there an important building or feature on the site which outweighs other proposals or potential that the site may offer?”

2.80 Design guidance is also provided in terms of the appropriate locations, uses of resources, traffic impacts, public transport access, parking standards and general design and layout for E(g)/B-Class developments.

Homes, Spaces, Places – Options and Preferences Consultation Draft, Part 2 Local Plan (2025)

2.81 HSP is the emerging Local Plan for Tameside, setting out the spatial strategy, thematic policies and area specific approaches to guide development through to 2042. It is a local plan which will compliment, and operate alongside, the PfE Joint Development Plan Document (2024), discussed above, as well as the Greater Manchester Joint Waste Development Plan Document (2012) and the Greater Manchester Joint Minerals Plan Development Plan Document (2013).

2.82 The emerging HSP Local Plan includes both strategic and topic based policies in areas such as town centres, environment, homes, jobs, people, travel and places. It sets the direction for future land use planning and identifies the scale and location of development needed to meet the borough’s long term economic, environmental and social priorities, with the Vision that by 2042, Tameside will be:

- “Homes: A place where people are proud to live, with a range of attractive and affordable homes that meet local needs
- Jobs: A place with a strong local economy where businesses choose to remain, invest and grow, and where residents can learn and earn
- Centres: A place with a range of strong, vibrant and diverse centres which serve their local communities and where people want to spend time
- Travel: A well-connected place, where active travel is the first and natural choice,

with high quality public transport connections, where people can travel safely and conveniently to destinations both within and beyond the borough

- Places: A place where our cultural and built heritage are cherished, and where good design creates sustainable, safe, inclusive and accessible places
- Environment: A greener place with a thriving natural environment and clean air, where communities and infrastructure are sustainable and climate resilient
- People: A place where children are given the best start in life, are able to exceed expectations and where everyone is able to live a healthy, happy and active life within thriving supportive communities, supported by the services they need."

2.83 HSP sets out three draft Spatial Policies, identified as Policy Approaches, which are relevant to this Study. Policy Approach HSP S1: 'Overall Spatial Strategy' sets draft growth targets for the period 1st April 2022 to 31st March 2042 where provision will be made for:

a. "At least 9,700 net additional dwellings
b. At least 17,055 square meters of gross office floorspace
c. At least 277,930 square meters of gross new industrial and warehousing floorspace."

2.84 Policy Approach HSP S1 will deliver sustainable patterns of growth by:

a. "Being in conformity with spatial strategy set out in Chapter four of PfE, particularly Tameside being within the Northern Areas
b. Maintaining a strong focus on making as much as possible of suitable previously developed brownfield land and vacant buildings, to meet development needs
c. Directing development toward accessible locations
d. Allocating sites for development".

2.85 The housing and employment land need will contribute to the wider Greater Manchester requirements, as set out in PfE. To meet the proposed needs, Tameside has an identified supply of new office floorspace totalling 23,381 sqm and "comprised of:

- Gross completions between 1 April 2022 and 31 March 2024 – 1,771 sqm
- Specific sites in the supply between 1 April 2024 to 31 March 2039 – 17,817 sqm
- Gross completions expected beyond the SHELAA period – 3,793 sqm.

2.86 The overall industry and warehousing supply for the period 2022 to 2042 is around 287,092 sqm of floorspace. This is comprised of:

- Gross completions between 1 April 2022 and 31 March 2024 – 2,768 sqm
- Specific sites in the supply between 1 April 2024 to 31 March 2039 – 284,324 sqm
- Gross completions expected beyond the SHELAA period – 0 sqm".

2.87 Policy approach HSP S2: 'Neighbourhood Spatial Policies' identifies the targeted growth areas and the functional geographies of Tameside, specifically:

1. "Growth Priorities

a. Eastern Growth Cluster
b. Ashton Mayoral Development Zone
c. Hyde Triangle

2. Neighbourhood Areas

a. Ashton-under-Lyne
b. Audenshaw
c. Denton
d. Droylsden
e. Dukinfield
f. Hyde
g. Longdendale
h. Mossley
i. Stalybridge."

2.88 Policy Approach HSP C1: 'Network, Hierarchy and Designation of Centres' defines the network and hierarchy of the borough's centres, as recommended in Tameside Retail and Leisure Study (2018):

- Principle Town Centre – Ashton-under-Lyne (in line with PfE Policy JP-P4)
- Town Centres – Hyde and Denton
- District Centres – Stalybridge and Droylsden
- Replacement District Centre – Hattersley
- Local Centre – Mossley.

2.89 "In accordance with national planning policies, these centres will be protected and strengthened, supporting thriving communities relative to their size and role. They will be the main locations for investment with an emphasis on making them safe, inclusive and welcoming place".

2.90 "In response to regional and national trends, the Tameside Retail and Leisure Study (2018) also recommends a contraction of the town centre boundaries to encourage investment and ensure that town centre uses are more concentrated and to improve the operation of the sequential test for all main town centre uses" .

2.91 In terms of thematic policies, Policy Approach HSP J1: 'Existing Employment Areas' intends to promote economic growth and business continuity across the borough by supporting the ongoing role of existing employment areas, including smaller clusters and standalone premises. It will encourage modernisation, renewal and environmental improvements where these enable employment areas to meet the emerging business needs of both established and emerging sectors.

2.92 "The following employment uses will be encouraged within existing employment areas:

a) Industry and warehousing, and other employment uses that are of a similar nature (including for example, Research and Development – Eg(ii), Light Industrial Eg(iii), General Industrial – B2, B8 – Storage or Distribution and Sui Generis commercial uses with similar characteristics to industrial and warehousing uses)
b) Office that is of a scale that is ancillary to existing employment and does not detract from the role of the borough's designated centres as the primary location for office activity (Use Class Eg(i))
c) Training facilities and similar uses that are ancillary to existing employment uses
d) Waste management development that promotes reuse and recycling and delivers high environmental standards, and that are consistent with the relevant policies in the Greater Manchester Joint Waste Development Plan Document or any subsequent version of that plan."

2.93 Policy Approach HSP J2: 'New Employment Development' notes that "The Council proposes to take a positive approach when considering proposals for new employment developments, including offices, which contribute to the innovation, growth and diversity in the borough's economy that are located outside of existing employment areas... It will be supportive of such applications unless there are clear policy reasons or other material considerations as to why those proposals would be unacceptable in planning terms."

2.94 Policy Approach J3: 'Assessing the Loss of Employment Land or Accommodation' describes how the Council will not support proposals for non-employment uses within existing employment areas or on standalone employment sites, unless a detailed market appraisal shows there is no current or future demand for the site for employment purposes. Such a market appraisal would need to clearly set out:

a) "Why the land or premises are no longer suitable for employment use,
b) Why it's not possible to retain or replace existing business occupiers,
c) Detailed consideration of the potential for refurbishment or redevelopment,
d) A thorough marketing exercise for employment use for a period of not less than 12 months, and
e) A detailed assessment of the impact of the proposed loss on the economic health of the wider employment area."

2.95 "Where it has been clearly demonstrated that it is not possible to retain, either in full or in part, the employment land or accommodation, the council would require that:

a. Where practicable that part of the land or buildings is retained for future redevelopment for employment purposes; or
b. Where this is not practicable, that a financial contribution is provided to fund the development of new employment premises or the improvement of existing employment premises".

2.96 Finally, Policy Approach HSP PL12: 'Design of Employment Sites' supports employment developments where the design aligns with relevant planning policies, including TfGM's Streets and All Design Guide. "All new employment development, where applicable, should:

1. Ensure suitable access arrangements to and from the highway with no unacceptable impact on the surrounding highway network,
2. Be accessible by sustainable modes of travel; including public transport, walking, wheeling and cycling,
3. Incorporate an effective water management and draining system,

4. Provide an effective layout including, but not limited to, the efficient use of land, clear circulation routes, building lines and retention of important views,
5. Design buildings, layouts and lighting schemes that encourage natural surveillance and reduce crime and anti-social behaviour,
6. Positively respond to local building vernacular using high quality design and materials that will complement and, or enhance the character and appearance of neighbouring properties and the surrounding area,
7. Incorporate a design that has the potential to adapt to future employment sectors and needs,
8. Incorporate energy efficient and low carbon heating technologies,
9. Provide adequate, secure and well-designed parking provision, cycle storage and servicing areas,
10. Incorporate high quality hard and soft landscaping, tree planting, screening and boundary treatments including retention of existing natural and or historic built features, to enhance the appearance of the development and minimise the visual impact of plant machinery, open storage and service areas,
11. Ensure there is no unacceptable impact on neighbouring properties because of overlooking, overshadowing, noise, vibration, smell, smoke, dust, fumes, lighting, litter, traffic and other disturbance, and hours of operation,
12. Consult with the Health and Safety Executive in instances where new development will involve quantities of hazardous substances and, or is located within the consultation zones around major hazard sites,
13. Provide a clear, undeveloped buffer between new development and the top of the bank of a main river, and
14. ‘Open up’ culverted watercourses to improve biodiversity and reduce overall flood risk”.

Homes, Spaces, Places Associated Documents

Homes, Spaces, Places – Shaping Tameside for tomorrow – Integrated Assessment (2023)

2.97 The Integrated Assessment’s (IA’s) purpose “is to promote sustainable development, health and equality issues through better integration of social, environmental and economic considerations into the preparations of Homes, Spaces, Places (HSP)”. It brings together the legal and strategic requirements of the Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equality Impact Assessment (EqIA), and

Health Impact Assessment (HIA) into a single process, shaping how the Local Plan is assessed and structured.

2.98 "The IA Framework is made up of a series of objectives which has been created specifically for Tameside… to assess HSP and provide a benchmark against the effects of the Plan can be tested". The IA Scoping Report of 2023 identifies 18 IA objectives in Section 5.2, and these have been taken forward in the IA of the HSP Options and Preferences Plan (April 2025). The most relevant objectives in terms of the economy have been listed below, along with the relevant criteria against which HSP will be assessed:

1) Provide a sustainable supply of housing land which meets identified needs and supports economic growth
    - Relevant Assessment Criteria: Ensure housing land is well connected with employment land, centres and green space or co-located where appropriate
2) Provide a sustainable supply of employment land to ensure sustainable economic growth and job creation
    - Relevant Assessment Criteria: Meet current and future demand for employment land for Tameside
    - Relevant Assessment Criteria: Support education and training to provide a suitable labour force for future growth
    - Relevant Assessment Criteria: Provide sufficient employment land in locations that are well connected and well served by infrastructure
    - Relevant Assessment Criteria: Support the diversification of Tameside's local economy
    - Relevant Assessment Criteria: Support the enhancement of the vitality and viability of Tameside's town centres
3) Ensure that there is sufficient coverage and capacity of transport and utilities to support growth and development
    - Relevant Assessment Criteria: Ensure that the transport network can support and enable the anticipated scale and spatial distribution of development
    - Relevant Assessment Criteria: Ensure that utilities/digital infrastructure can support and enable the anticipated scale and spatial distribution of development
4) Reduce levels of deprivation and disparity

- Relevant Assessment Criteria: Reduce the proportion of people living in deprivation
- Relevant Assessment Criteria: Support reductions in poverty deprivation and disparity across the domains of the Indices of Multiple Deprivation.

Integrated Assessment of The Homes, Spaces and Places Plan – Options and Preferences – Non-Technical Summary (2025)

2.99 "The purpose of this report is to explain and summarise the Integrated Appraisal Report (IA) which identifies the potential sustainability impacts of implementing the HSP Plan… This summary is to explain the IA process undertaken to support the development of the Plan".

2.100 "The IA helps to guide the development of the Plan, by testing the Plan at each stage, against an agreed list of objectives. These objectives focus on potential sustainability, health, social and economic impacts if the Plan was implemented".

2.101 Overall, the assessment found that all but one of the Plan objectives were compatible or very compatible with the IA objectives as set out in the 2023 IA document reviewed above. In terms of the economy, the assessment concluded that:

- The Plan performs well against Objective 2 (reviewed above), which seeks to provide a sustainable supply of employment land to ensure sustainable economic growth and job creation
- Policy Approach HSP S1: 'Overall Spatial Strategy' was recognised for setting out strong employment land provision, though it was noted it could better address retail needs
- 'Centre' policies were seen as making a strong contribution to town centre revitalization objectives
- 'Travel' policies were viewed positively in terms of their support for logistics.

2.102 Recommended improvements included incorporating retail focused elements, emphasising renewable energy opportunities, and strengthening connectivity within employment areas.

Homes, Spaces, Places Scoping Statement of Compliance (2024)

2.103 "This statement sets out how the Council meets Regulation 22 (1)(c) of the Town and Country Planning (Local Planning)(England) Regulations 2012 and demonstrates that consultation has been undertaken in accordance with Tameside's adopted Statement of Community Involvement (SCI) as published in August 2023" .

2.104 As part of the Council's revised SCI, consultation was designed to reach statutory consultees, the general public, businesses, and development interests. "Consultation on the scoping of HSP took place over ten weeks from 8th July 2024 to 16th September 2024 and included consultation on the high-level Scoping Document and a Call for Sites document, calling for the nomination of sites for proposals such as housing, employment development, renewable energy and community uses ".

2.105 Several engagement actions were conducted with business stakeholders and commercial landowners, these included:

- Over 1,000 letters and emails were sent to contacts on the Council's planning policy consultation database, which includes developers, landowners, planning agents, local businesses, councillors and MPs
- A targeted 'Tameside Means Business' Breakfast Event held in person reached 92 businesses and agents, providing an overview of the HSP Plan and encouraging participation in the consultation process
- The consultation was publicised in the Business Weekly newsletter on 26 July 2024, targeting the borough's business readership
- The Council shared promotional material via the GM Business Growth Hub, further extending its reach to commercial and development stakeholders
- Community engagement workers supported face to face consultation in high footfall commercial areas, including Hyde Artisan Market, Denton Crown Point, and Droylsden shopping centre, capturing feedback from local business owners and the public
- Business related stakeholders were also engaged through sub regional strategic networks, including the RRP Place-making and Regeneration Sub-group, which was briefed on the Local Plan

- The Council maintained a dedicated online consultation portal via the Citizen Space platform, which included a Call for Sites submission form open to employment and commercial proposals.

Other Relevant Policy Documents

Building Back Fairer, Stronger, Together – Tameside Joint Health and Wellbeing Strategy and Locality Plan 2023-2028

2.106 *The report "*sets out the ambitions for improving the health of Tameside residents and reducing the inequalities many communities in Tameside experience. It also explains how these ambitions will be achieved by making commitments across the life course, including a focus on mental health and wellbeing and then building back fairer, stronger and together to achieve these".

2.107 Six areas of focus are laid out in terms of tacking inequalities:

1) "Give Tameside children the best start in life
2) Help people stay well across the life course and detect illness earlier
3) Enable all Tameside residents to grow old with dignity and independence
4) Help people get into, and stay in good work
5) Strengthen our communities
6) Deliver healthy places with accessible and inclusive services."

2.108 The strategy makes repeated links between poor health outcomes and economic insecurity, calling for more high quality and inclusive jobs to improve wellbeing. It recognizes that "many residents find it difficult to find employment due to a lack of opportunities and available roles not matching their skillsets" It also commits to increasing the proportion of jobs that are flexible, inclusive and pay the real living wage.

Local Plan Evidence Base for Employment Land

Employment Land Study Site Appraisal Stage 1
Comprising Appendix A of the Employment Land Supplementary Planning Document (2009)

2.109 The study reviewed a total of 585.3 ha of developed employment land and undeveloped sites. Of this, 265.6 ha (45.4 percent) was classed as high quality, 289.5 ha (49.5 percent) as middle ranking and 30.2 ha (5.2 percent) as lower quality.

2.110 The majority of the high quality employment sites were concentrated along the River Tame through north Hyde and Dukinfield, extending from the M67 in the south to Tameside Park in the north, including Broadway Industrial Estate, Globe Lane Industrial Estate, Tudor Industrial Estate, Shepley Industrial Estate and Tameside Park. Also, in the Tame Valley west of Stalybridge Town Centre to Clarence Street Area surrounding Windmill Lane and Oldham Street in Denton, and Ashton town centre periphery, including Ashton Moss.

2.111 Middle ranking sites are spread more evenly around the borough, although concentrations can be witnessed in a number of areas:

- Droylsden
- From Guide Bridge through the Tame Valley on the Ashton / Dukinfield border extending to Clarence Street in the east
- In Hyde running from Adamson's Industrial estate up to the M67 and north of the M67 across to Commercial Street
- The majority of sites in Mossley.

2.112 The lower quality areas are distributed throughout the borough and are often isolated freestanding employment locations or on the fringes of other core and secondary employment areas. There is a higher concentration of lower quality sites in the east of Tameside.

2.113 Research records that between 2007 and 2009 (the date of the next employment land review, see below) 13.84 ha of employment land were taken up, which in theory reduced the then requirement from 94-130 ha to between 80 and 116 ha over the next 12 years or 9.67 ha/year to the Regional Spatial Strategy end date of 2021 or 6.8 ha/year based on the then Local Development Framework (LDF) end date of 2026.

<u>Tameside Employment Land Study – CBRE (2009)</u>

2.114 The Tameside Employment Land Study (ELS) assessed the quantity, quality and suitability of employment land across the borough, forming a key part of the evidence base for the then Local Development Framework and subsequent policy formulation. Its findings highlight ongoing challenges in Tameside's industrial and office property markets, alongside planning policy recommendations that remain relevant to current policy.

2.115 The study identified a gross employment land supply of 71.2 ha but concluded that only 42.5 percent of this (31.34 ha) was readily developable due to infrastructure, viability, and ownership constraints. Based on an average take-up rate of 6.8 ha/year to 2026, as noted above, this represented fewer than five years of effective land supply. "It is important therefore for the Local Authority to maintain its stance of seeking to retain employment land and restrict the level of employment land that is given up for alternative uses particularly within already established employment areas."

2.116 The report highlighted general issues that the borough needs to address:

- "The decline in manufacturing
- The loss of jobs not being replaced by higher skilled opportunities
- The lack of development of a local skills base
- The lower than average income base."

2.117 In terms of the industrial property market, the ELS highlighted strong demand for units of less than 300 sqm from local occupiers, particularly the micro businesses, employing 10 people or less, which made up 83 percent of local firms at that time. At the same time, the report identified a "lack of good quality industrial accommodation of circa 20,000 sqft" (1,858 sqm). There was also a lack of transition or interim stock to allow business growth. The lack of such options may be pushing some employers out of the area.

2.118 Only around 10 percent of the 58,500 sqm total industrial stock was considered Grade A standard, with most of this concentrated at Hyde Point and Tameside Business Park. In terms of new development, "the companies that traditionally dominated the industrial development market have effectively said that they do not intend to speculatively develop industrial units in the foreseeable future. They are increasingly focused on reducing void rates and the associated empty rates liability."

2.119 Regarding office accommodation, this is an immature market in Tameside. St Petersfield could offer the supply of office accommodation in the future, but further development here was threatened by the economic climate of the time, competition from Stockport, Oldham and Manchester and St Petersfield's lack of connectivity with Ashton Town Centre.

<u>Tameside Site Appraisal Report – GVA (2013)</u>

2.120 This document provides a qualitative appraisal report of the employment land supply portfolio as part of the Local Plan evidence base. It follows the 2009 Employment Land Review, discussed above.

2.121 A total of 54 sites were assessed, resulting in a refined list of 43 realistically available sites with an estimated 196.23 ha of net developable land. This land was then categorised into relevant property market sectors, with most suited to general industrial and warehousing uses, reflecting local strengths.

2.122 The study identified 11 strategic sites with employment potential, albeit frequently with moderate to significant site constraints. These are:

- Ashton Moss West (Site 2, 40.2 ha net): is identified as safeguarded land, constrained by *"several meters of peat which will require remediation*" and needing investment in road access infrastructure. The site is "likely to require significant public funding/subsidy to proceed"
- Ashton Town Centre (Site 3, 5 ha net): The development land is split across multiple sites. The report notes that any commercial potential is "linked to wider investment in the town centre…"
- Mottram M67 (Site 4, 13.9 ha net): A long-term opportunity, but "its future use is linked to the delivery of a currently unfunded bypass". This links to the site's strategic position on the M67 corridor but highlights its reliance on infrastructure.
- Godley Hill (Site 5, 21.6 ha net): Benefits from a new access road, but delivery was still considered to be market constrained. A separate market study identified a lack of new-build accommodation and recommended a strategy of small to medium-sized industrial and warehouse units or self-build plots for employment use.
- Gate Street (Site 6,20.6 ha net): Was linked to the future relocation of United Utilities. Until such a relocation occurs, *"*it is considered unlikely that it will come forward for employment development and [is] more appropriate to retain… as a piece of public infrastructure"

- Hooley Hill (Site 7, 7.4 ha net): Included land vacated by Monopumps, and the report notes “limited wider commercial appeal in [its] current state,” but also suggests it could attract a sub-regional occupier “with the right product in place”
- Ashton Moss 3000 (Site 8, 13.0 ha net): A further remaining development plot on the Ashton Moss employment area, then benefitting from outline planning permission for up to 37,000sqm of industrial and warehouse development. “This site is less constrained than Ashton Moss West in terms of the presence of peat.” It was being marketed with its delivery subject primarily to the securing of an occupier/pre-let.
- Audenshaw Business Park (Site 9, 7.9 ha net): The Audenshaw Business Park is the former Robertsons Jam site. “This is considered to be a good employment location with links to the M60 and the metro, and with canal frontage to the south. The site is considered to have general business appeal with potential for mixed use development to be brought forward on the site to include some traditional employment provision”
- Junction 23 Business Park (Site 10, 7.6 ha net): Was well located and prominent but challenged by fragmented ownership and contamination risk. “Ownership aspirations to deliver residential development” could undermine its potential as an employment location
- Stalybridge West (Site 11, 4.5 ha net): Was considered important for the wider regeneration of Stalybridge. While the site has town centre proximity and river frontage, constraints include potential contamination, flood risk, and a conservation area designation. “The site is noted to have general business appeal… with the opportunity to deliver B1a/b and B2 employment as part of a mixed-use scheme”
- Newton Works (Site 14, 5.4 ha net): Was heavily constrained by topography, contamination, and flood risk. However, its visibility from the M67 and potential for sub-regional impact supported the case for cross-subsidy for employment delivery.

2.123 The study acknowledges that many of the strategic sites will not come forward through conventional commercial development models. Instead, it recommends flexible and mixed-use approaches to development.

<u>Strategic Housing and Economic Land Availability Assessment 2024-2039 (2024)</u>

2.124 The Tameside SHELAA provides an updated review of undeveloped sites with potential for residential and economic development across the borough over the period 2024 to 2039. It considered sites which are already allocated, have planning permission, or aligns with the development plan, including PfE and the saved UDP, which could provide, in terms of economic development, more than 0.25 ha of employment land or 500 sqm of E(g)/B-class floorspace. For employment, the identified supply was:

- *Industry:* 34 sites totalling 76.97 ha with capacity for 284,324 sqm. Includes 41.82 ha at Ashton Moss West
- *Offices:* Eight sites totalling 1.7 ha with capacity for 17,817 sqm. Mostly plots at St. Petersfield.

Tameside Industrial and Commercial Land Supply 2024/25 (2024)

2.125 Separately, this research identified that, as of 31st March 2024 Tameside had 77.89 ha of employment land capable of providing 304,866 sqm of floorspace[2]. By use, the split was:

- Industry and Warehousing – 76.13 ha (283,074 sqm)
- Office – 1.77 ha (22,270 sqm).

2.126 "Following on from the adoption of Places for Everyone in March 2024, the allocation of site JP Allocation 27 - Ashton Moss West is now the largest employment site within the borough and is available and suitable for a variety of industrial uses in line with the policy. The site benefits from public transport accessibility from the nearby Metrolink service to Ashton-under-Lyne, including the stop at Ashton Moss."

2.127 In addition, there were a number of other large sites with potential for employment development:

- AS526 – Plot 3000, Ashton Moss East, E1 – 8.75 ha
- AU506 – Moss Way/Audenshaw Road, E2(3) DOA – 4.87 ha
- ST551 – Former Total Petrochemicals Site – 3.8 ha
- HY502 – Remaining land at the Thorns/Godley E2(5) DOA – 3.22 ha.

[2] The Tameside Industrial and Commercial Land Supply reviews all employment sites and development regardless of scale, hence the difference with the supply figures in the SHELAA (2024), noted previously, which only looked at sites of 0.25 ha or larger (or capable of providing more than 500 sqm of floorspace).

2.128 The supply increased by 26 percent from 62.04 ha in 2014/15 to the current level of 77.89 ha. Small sites (1 ha or less) form a significant proportion of the supply, 86 percent of the total number of sites. “This fact would appear to constrain the availability of grow on space for some existing businesses or deter investment opportunities from outside of the borough.”

Regeneration Plans and Policies

2.129 This Section considers the key regeneration plans and policies, both borough-wide and town specific. Public regeneration plans for Tameside are also discussed in the Stakeholder Engagement Section, Section 5.0.

<u>**Ashton-under-Lyne Town Centre Masterplan (2025)**</u>

2.130 This stage 1 Design Report sets out a vision to regenerate Ashton’s town centre through a phased and deliverable masterplan. The town centre scheme forms part of the Ashton Mayoral Development Zone (AMDZ), alongside St. Petersfield (identified for digital and creative industries) and Ashton Moss (to be focused on advanced manufacturing), which collectively comprise one of Greater Manchester’s Eastern Growth Clusters.

2.131 Within Ashton Town Centre, redevelopment will be focused on enhancing accessibility, co-locating services, and reintroducing workspace into underused or retail dominated blocks.

2.132 For this Study, the most relevant project will be the regeneration of the Ladysmith and Arcades Shopping Centres, which is proposed for partial demolition and internal reconfiguration of the remainder. Options for upper floors include either a Health Hub of up to 6,460 sqm or co-working and office space of up to 2,870 sqm. This workspace offer is modelled on successful schemes such as Ashton Old Baths and the Spindles redevelopment in Oldham. This would mean a co-working space supporting businesses such as start-ups, micro and small businesses, social enterprises, as well as larger, more established firms.

<u>**Let’s Talk About Hyde: A Masterplan for Hyde Town Centre (2024)**</u>

2.133 The masterplan vision is that "Hyde town centre will become a place known for its beating independent cultural heart , with a culturally focused, reimagined Town Hall and a rejuvenated market square that encourages socialising and events. High quality sustainable town centre homes, independent retail and great transport links will allow Hyde to flourish and find its own unique identity within the context of Greater Manchester and the North West."

2.134 The masterplan comprises a series of spatial frameworks that implement the design principles in order to achieve the vision and its goals. It proposes significant rationalisation of land uses in Hyde Town Centre including:

- Removing semi-industrial uses from the urban core
- A significant increase in town centre residential uses
- Consolidation of car parking

2.135 "A office space would be welcome and help increase footfall and improve the local economy, while new health and leisure facilities would help the community while increasing the town centre offer. Note that any new developments need to carefully consider their setting while responding to the surround streetscape." "Vacant or under-used buildings of architectural or cultural merit could also be re-purposed to meet that changing needs of the community."

2.136 The Framework splits the town centre into four quarters:

- Western Residential
- Town Centre Core
- Southern Residential
- Northern Development Zone

2.137 Within the Town Centre Core future uses in Hyde Town Hall could include flexible office and studio spaces for startups and creative industries alongside live music, concerts, performances and screenings, creative and well-being activities and workshops, public facing cafe/restaurant/ bar and a youth zone. This would be subject to a more detailed study of the building and its possible uses. Vacant buildings in the wider Town Centre Core could also be used for the incubation of a wide range of businesses.

2.138 There is also scope for office development or workspace in the Northern Development

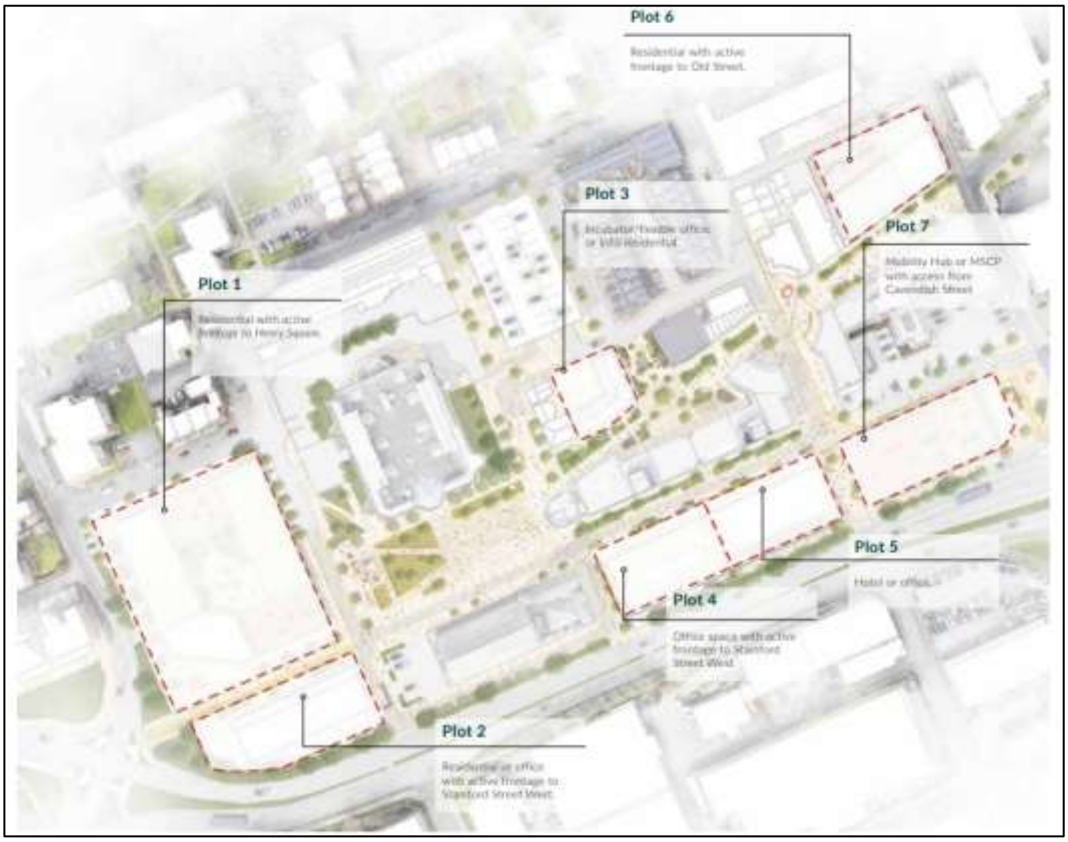
Zone although there no is detail on the nature and quantum of such uses, which could be delivered.

St. Petersfield Design Strategy Briefing (2024)

2.139 The Design Strategy provides a development framework and updated design principles for the transformation of St. Petersfield into a town centre mixed use residential and business district, with a strong emphasis on commercial workspace, digital industries, and flexible employment uses "a great location where global meets local, possessing potential for local independent tech start-ups and SMEs to grow and expand".

2.140 The St. Petersfield development area is structured around seven development plots, of which Plots 3-4 have offices, and incubator space, identified as their preferred use (see Figure 4). The individual plots, and their options for delivering office employment, are considered in Section 7.0.

Figure 4 – St. Petersfield Design Strategy, Development Opportunities



Source: TMBC, 2024

2.141 4,757 sqm of office floorspace is proposed across the area, alongside 1,616 sqm of commercial floorspace for retail, food and beverage, or civic use. There is potential to deliver additional office floorspace should Plots 2, 5, 6, or 7 come forward under their alternative proposal for office use. The maximum gross office space which could be provided is 23,237 sqm, however, for reasons discussed in Section 7.0, provision at this scale is unlikely.

Droylsden Town Centre Masterplan and Implementation Strategy (2025)

2.142 This masterplan outlines a targeted place-based regeneration strategy for Droylsden, focusing on delivering a “compact, attractive and thriving neighbourhood centre”. The need for this redevelopment stems from Droylsden’s “high vacancy rates, outdated buildings, and poor connections and accessibility” which all “contribute to the town’s sense of decline”.

2.143 While the strategy sets out a strong placemaking and housing led vision, there is no reference to the delivery of new office, industrial or warehouse floorspace within the masterplan. Commercial activity is limited to the enhancement of the existing retail core and support for local services.

2.144 Engagement with Council officers, on these centres and others not covered by masterplans is summarised in Section 5.0.

Stalybridge Regeneration: Stalybridge Town Centre Delivery Framework (2024)

2.145 Building on the earlier Stalybridge Town Centre Challenge Action Plan – Our Place Our Plan, the Stalybridge Town Centre Delivery Framework provides policy options to “increase the town centre population, repairs to heritage buildings and improvements in access to public transport and associated public realm works, in turn enhancing the overall environment.” The Framework seeks to capitalise on the opportunities provided by the award of £19 .9 million in external capital funding from the UK Capital Regeneration Projects scheme and completion, in 2024, of High Street Heritage Action Zone programme investment.

2.146 The Framework focuses on 16 development sites along with the wider public realm network of Stalybridge. There are no plans for office, industrial or warehouse development within the Framework.

Summary

2.147 This section reviewed national, regional and local reports and strategies that have a relevance to the allocation and need for employment land and premises. It is distinct from the consideration of Socio-Economic matters in the section to follow.

National Policy

2.148 Reflecting legal advice, this Study is informed by the policies of 2021 NPPF, rather than more recent (2024) NPPF Guidance. The 2021 NPPF was the adopted version of national policy guidance when Places for Everyone sub regional plan was being produced and the new Tameside HSP Local Plan includes policies to deliver the level of housing and other development in conformity with Places for Everyone.

2.149 The 2021 NPPF (Section 2) requires a presumption in favour of sustainable development, to support sustainable development and ensure that Objectively Assessed Needs for uses including employment land are met. Planning should also operate with a presumption in favour of sustainable development. Section 6 on ‘Building a strong, competitive economy’ indicates that planning policy should “help create the conditions in which businesses can invest, expand and adapt” supporting economic growth and productivity and accounting for both local business needs and opportunities for development. Finally, Section 11 on making ‘Effective Use of Land’ encourages reallocating land where there is no reasonable prospect of an application coming forward for the allocated use. Specifically, sites should not be held for E(g)/B-Class Uses if there is no prospect of development being progressed.

2.150 The 2020 Use Classes Order Amendment combines the B1 Office/Research/Light Industrial Uses along with the A and partly D1/ D2 use classes into a single ‘E’ Use Class. For Tameside, the practical effects are likely to include some greater pressure to convert town centre offices to other uses, although the market for many of those alternative uses is suppressed at this time. The Use Class change has no spatial considerations and therefore will apply outside of town centres as well. It thus has the potential to result in the introduction of non-office/non-industrial type activities, including retail, in out of centre business parks, and industrial estates, although this is a trend which has been ongoing for some time and can, in moderation, beneficially diversify local economic activity.

2.151 The recently issued UK Modern Industrial Strategy (2025) focuses on eight ‘frontier industries’ or sectors, known as the Industrial Strategy Eight or IS-8. These are:

- Advanced Manufacturing
- Clean Energy
- Creative Industries
- Defence
- Digital and Technologies
- Financial Services
- Life Sciences
- Professional and Business Services.

2.152 The current role of the IS-8 sectors in Tameside is considered in Section 3.0.

Sub-Regional Policy

2.153 The Places for Everyone Joint Development Plan, adopted in 2024 seeks to ‘Boost Northern Competitiveness’ in the northern area of Greater Manchester, including Tameside, while Ashton Town Centre is identified as one of eight ‘Main Town Centres’ in the sub region.

2.154 The Plan identifies the need for at least 2.019 million sqm of accessible new office floorspace, across Greater Manchester, over the period 2022-2039. Overall, some 2.88 million sqm of floorspace have been identified to meet the need. Unsurprisingly, 71.8 percent of that supply, 2.069 million, is within the city. Tameside’s provision is a more modest 20,680 sqm or only 0.7 percent of the supply, mostly comprising brownfield development options.

2.155 The Plan also identified needs of 3.513 million sqm of industrial and warehouse floorspace across Greater Manchester over 2022-2039. Some 4.075 million sqm of supply was identified to meet that need, around half of which will come from existing district supplies of greenfield and brownfield land, the other half from new, mostly greenfield allocations in this Plan. 274,072 sqm of supply is identified in Tameside, 6.7 percent of the total supply for Greater Manchester. This includes 114,072 of existing brownfield and greenfield supply and 160,000 sqm in new allocations at JPA27: Ashton Moss West.

2.156 Moving forward, investment and development will focus on the Eastern Growth Cluster, which falls within Tameside and extends from Ashton Moss and Ashton in the north west, through Hyde to Hattersley and the Godley Green Garden Village proposal in the south east. The first, and not necessarily final, version of the Greater Manchester Integrated Pipeline indicates that the Eastern Growth Cluster will deliver 4,366 homes and 239,495 sqm of employment floorspace over the next decade.

2.157 Within the Eastern Growth Cluster is the Ashton Mayoral Development Zone which focuses on Ashton Moss, St Petersfield, and the town centre as areas of strategic importance and regeneration, aligning public and private sector investment.

Local Policy

2.158 Saved policies in the 2004 Tameside UDP identifies Ashton Moss, then comprising 23.9 ha of employment land, as a “Regional Investment Site / Strategic Regional Site for high quality employment development.” It also identifies 14 development opportunity areas across the borough, with other employment areas and sites protected in this document and in the Employment Land Supplementary Planning Document (2009), which sets out the level of evidence expected in support of circumstances in which the loss of employment land might be acceptable.

2.159 The Consultation Draft of the emerging HSP Local Plan for Tameside sets draft growth targets for the period 1st April 2022 to 31st March 2042 of:

- “At least 9,700 net additional dwellings
- At least 17,055 square meters of gross office floorspace
- At least 277,930 square meters of gross new industrial and warehousing floorspace.”
- To meet the proposed needs, Tameside has an identified supply of new office floorspace of 23,381 sqm and an industrial/warehouse supply of 287,728 sqm.

2.160 The latest, 2024, assessments of employment land supply suggest that Tameside has some 78 ha of available employment land capable of providing some 302,000-305,000 sqm of floorspace. 76-77 ha (283,000-284,000 sqm of floorspace) of this is industrial/warehouse land and 1.7-1.8 ha (17,000-18,000 sqm of floorspace) of office land. Ashton Moss West is by far the largest employment site in the borough.

Local Regeneration Programmes and Projects

2.161 The Ashton-under-Lyne Town Centre Masterplan (2025) includes an option for upper floor co-working and office space of up to 2,870 sqm in the regeneration of the Arcades Shopping Centre. Let's Talk About Hyde: A Masterplan for Hyde Town Centre (2024) identifies the possibility of office/workspace development in the Town Centre Core, particularly Hyde Town Hall, and Northern Development Zone, but does not provide further detail on the scale of employment floorspace which could be delivered. The St. Petersfield Design Strategy Briefing (2024) proposes 4,757 sqm of office floorspace across the area, alongside 1,616 sqm of commercial floorspace for retail, food and beverage, or civic use in several plots. The individual plots, and their options for delivering office employment, are considered in Section 7.0.

3.0 SOCIO-ECONOMIC PROFILE

Introduction

3.1 This section provides a summary profile of the socio and economic conditions of Tameside. It aims to provide the socio-economic context which shapes employment land demand and supply factors in the study area to facilitate sustainable growth. Data used includes 2021 Census information and the most recent Office of National Statistics (ONS) data available as of May 2025.

3.2 Where relevant, data has also been gathered for Greater Manchester to provide sub regional comparisons. Regional and national comparators are also used.

Demographic Assessment

3.3 At the time of the 2021 Census, Tameside had a population of 231,069 which represented 8.1 percent of the total for Greater Manchester and 3.1 percent of the North West total (see Table 7).

Table 7 – Population Change, 2011-2021

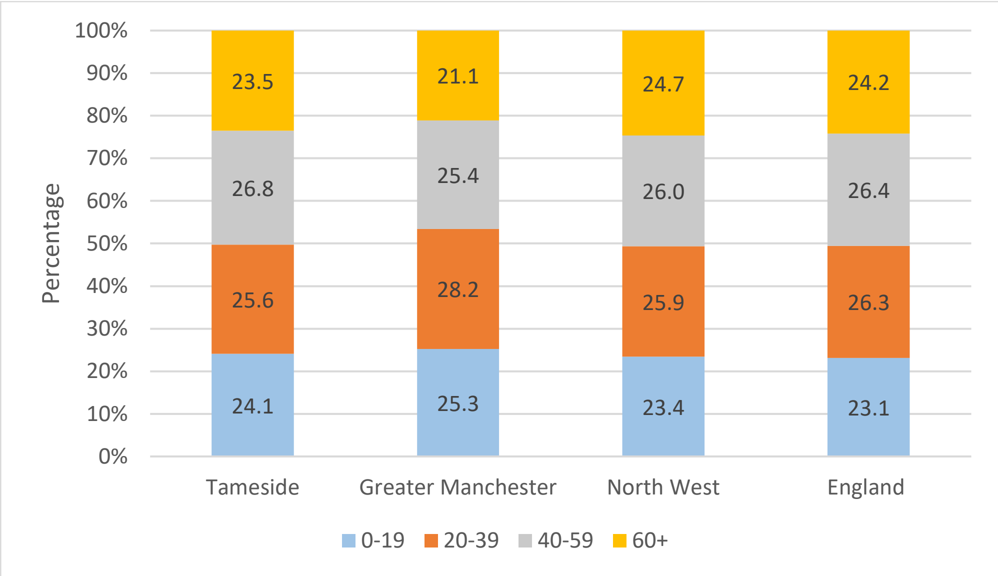
Area	2011	2021	Change 2011-2021: Number	Change 2011-2021: Percentage Change
Tameside	219,324	231,063	11,739	5.4
Greater Manchester	2,682,528	2,867,769	185,241	6.9
North West	7,052,177	7,417,393	365,216	5.2
England	53,052,177	56,490,045	3,437,868	6.5

Source: Census, 2011 and 2021

3.4 Over 2011-2021, Tameside saw a population growth of 5.4 percent, in line with regional growth rate but less than Greater Manchester and national averages. However, the Greater Manchester average will be skewed by factors such as the influx of Higher Education to those districts with universities, a growth in younger people who may not be retained once they graduate.

3.5 Published 2021 Census data allows for a more detailed analysis of the composition of the populations in each area. Consequently, an age profile detailing the proportion of the population in each age category is provided at Figure 5. This shows that Tameside's older working age group between 40-59 is proportionally the largest cohort. This follows the national and North West average but exceeds the proportions seen in Greater Manchester. In contrast, Greater Manchester, as a whole, skews towards younger people and particularly younger workers of 20-39. Again, this will partly reflect the draw of the universities for younger people as well as city life more generally.

Figure 5 – Population Structure by Age Band, 2021



Source: Census, 2021

3.6 Overall, Tameside's population is slightly older than the Greater Manchester average, with a higher proportion of residents aged 60 and over, although the borough's proportion of older people is not excessive when compared to regional and national norms.

3.7 Additionally, it is important to understand the future projections for the population as they will have an impact on labour force growth and thus employment land requirements. Table 8 breaks down projected population change by age group using 2022 Based Population Projections, for the local Plan period 2022-2042. By far the largest proportionate growth in Tameside is expected among residents aged 85 and over, with an increase of 2,539 people, representing a 55.7 percent rise.

3.8 By numbers, however, the greatest increase will be amongst working age people aged 20-54, a total increase of 17,850 a sizable gain in population. By comparison, the greatest projected loss will be amongst the 0-19 age group of younger people, a reduction of 5,394 people over 2022-2042 or 9.6 percent.

3.9 Thus, while Tameside is seeing an aging population, something true across the UK, it is also still seeing gains in its working population.

Table 8 – Population Projections Split by Age Range, 2022-2042

Age Group	Population 2022	Population 2042	Number Change 2022-2042	Percentage Change 2022-2042, Percent
0-19	56,253	50,859	-5,394	-9.6
20-39	59,844	67,837	7,993	13.4
40-54	44,946	54,803	9,857	21.9
55-64	30,720	29,951	-769	-2.5
65-74	22,088	24,324	2,236	10.1
75-84	14,395	18,940	4,545	31.6
85+	4,560	7,099	2,539	55.7
Total	**232,806**	**253,813**	**21,007**	**9.0**

Source: ONS, 2022 Based Population Projections

3.10 The most recent data (Apr 2024-Mar 2025) from the ONS annual population survey shows that 74.2 percent of Tameside's working population were in employment, equating to 109,100 residents under this dataset. Employment in Tameside was slightly higher than the Greater Manchester employment rate of 71.8 percent and similar to the regional rate of 73.7 percent. Tameside's employment rate was, however, slightly lower than the national level of 75.4 percent.

3.11 As of March 2025, the unemployment rate in Tameside was 4.6 percent which was slightly higher than the Greater Manchester rate of 4.3 percent.

Deprivation

3.12 The English indices of deprivation is the English Government's official measure of relative deprivation for small areas in England. It is designed to identify those small areas where there are the highest concentrations of several different types of deprivation. A high ranking indicates that the area is less deprived, and a low ranking means the area is more deprived. The latest data was published in 2019 (although a revised Index of Multiple Deprivation (IMD) is due to be issued later in 2025).

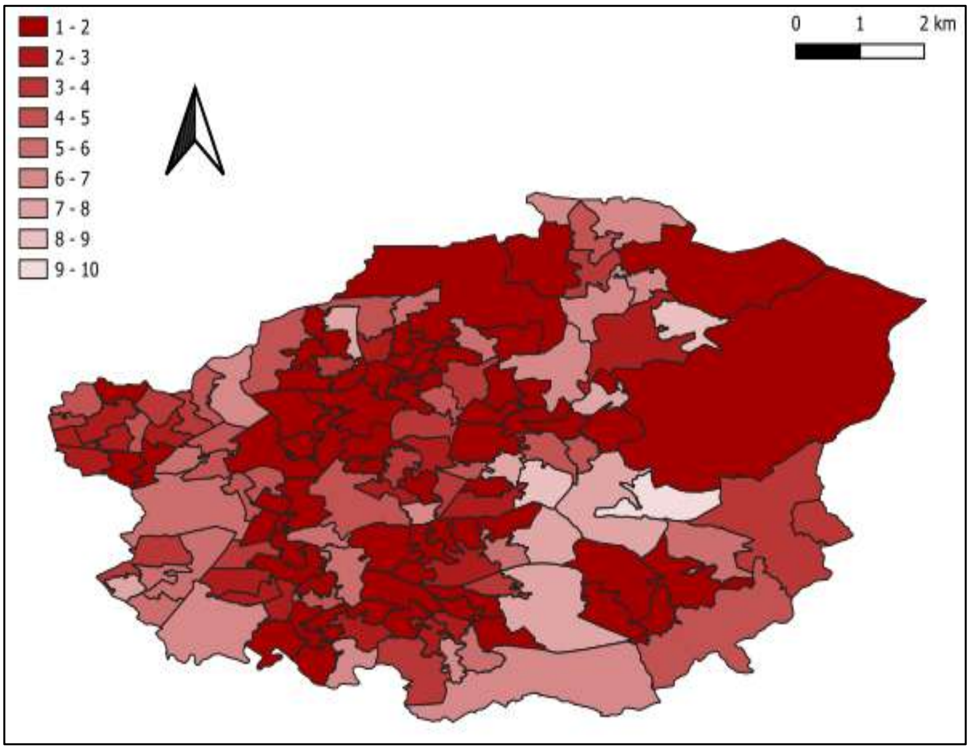
3.13 The IMD of 2019 ranked Tameside as the 28th most deprived local authority in England out of 317 local authorities. Thus, while quite high in the rankings it is only the fifth most deprived local authority in Greater Manchester, after Manchester (6th), Rochdale (15th), Salford (18th) and Oldham (19th). Deprivation in Tameside is, however, noticeably higher than in Wigan (ranked 97th) and Trafford (ranked 191st).

3.14 Figure 6 shows deprivation rates for the Lower Super Output Areas (LSOAs) of Tameside, split by deprivation decile. LSOAs in decile one within the most deprived 10 percent nationally and LSOAs in decile 10 fall within the least deprived 10 percent nationally. The figure shows that most LSOAs in Tameside average within the one to five decile range, indicating that most areas in the borough are among the 50 percent most deprived in the country.

3.15 There is a clear clustering of LSOAs in decile one and two in parts of Ashton-under-Lyne, Hyde and Denton, but also extending into the rural north east. These areas represent some of the most deprived neighbourhoods nationally and highlights where multiple forms of disadvantage are most severe, including income, employment, education, and health deprivation.

3.16 In contrast, fewer LSOAs fall within deciles eight to ten, and these are limited to small pockets around Mossley, parts of Stalybridge, and the eastern rural fringe.

Figure 6 – 2019 Deprivation Data by LSOA



Source: IMD, 2019

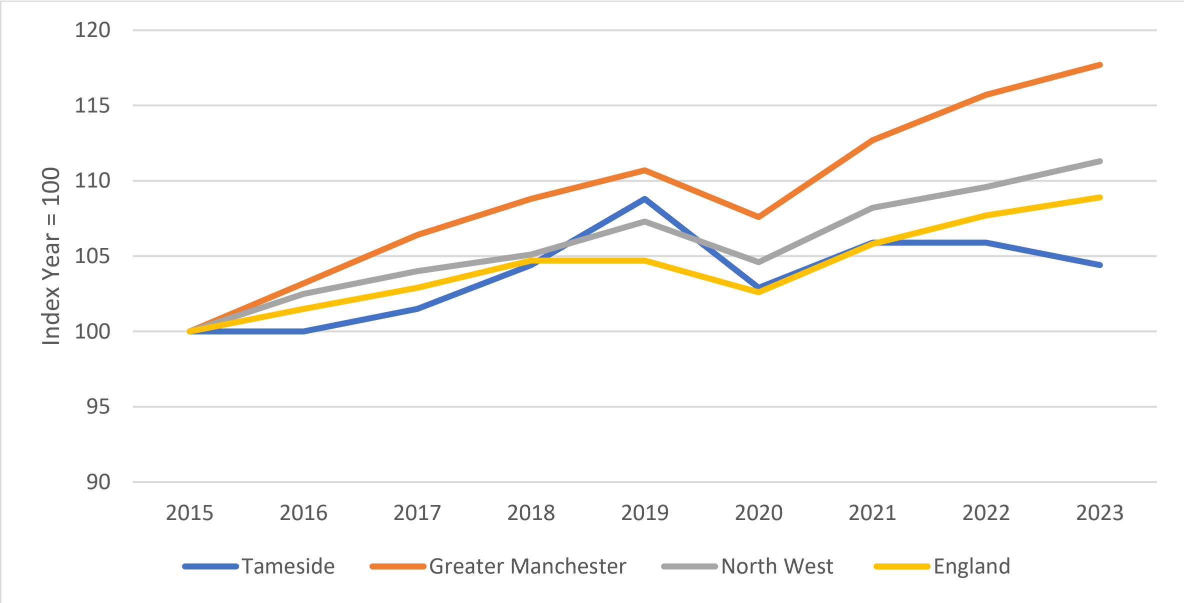
Jobs and Business Change

3.17 This section looks at changes in local employment and business numbers as one measure of the market, and how demand for industrial, warehouse and office premises may be changing.

3.18 The Business Register and Employment Survey (BRES) data provides details on the number of jobs within differing industry sectors within a local authority area. It should be noted that BRES is a measure of all jobs in a local authority area i.e., including those staffed by in-commuters, not just residents employed locally.

3.19 In BRES latest data, 2023, Tameside had a total of 71,000 individuals in employment. Figure 7 compares the proportional growth of employment in Tameside with Greater Manchester total, the region and the nation over the 2015-2023 period with 2015 as the base year.

Figure 7 – Employment Growth, 2015-2023



Source: BRES, 2025

3.20 Greater Manchester, the North West and England saw reasonably steady growth over this period, with a drop in the Pandemic year 2020. Tameside, however, experienced more fluctuation in employment levels. Employment remained flat between 2015 and 2016, before increasing sharply to a peak in 2019. Like elsewhere, jobs numbers fell in 2020 due to the Pandemic and related Lockdowns, though the decline was slightly sharper in Tameside compared to the regional and national averages. While the Greater Manchester and national figures saw a strong recovery post 2020, Tameside's growth was more modest, with employment figures remaining below the 2019 peak through to 2023. Notably, Tameside was the only area to see a decline in employment between 2021 and 2023.

3.21 Table 9 measures local economic activity by sector within the Study Area, as of 2023, alongside sub-regional, regional and national comparators. BRES data places the Tameside workforce total at 70,400, as of 2023.

Table 9 – Economic Activity, 2023

Sector	Tameside, Number	Tameside, Percent	Greater Manchester, Percent	North West, Percent	England, Percent
Agriculture, forestry and fishing	200	0.3	0.2	1.1	1.2
Mining, quarrying and utilities	600	0.8	0.7	1.0	1.1
Manufacturing	10,000	14.1	7.0	8.8	7.3
Construction	4,000	5.6	4.7	5.0	4.8
Motor trades	1,250	1.8	1.4	1.6	1.7
Wholesale	3,500	4.9	4.5	4.0	3.8
Retail	8,000	11.3	8.6	8.9	8.2
Transport and storage	2,000	2.8	4.7	4.5	5.1
Accommodation and food services	4,500	6.3	6.5	7.4	7.8
Information and communication	1,000	1.4	4.4	3.1	4.7
Financial and insurance	350	0.5	3.1	2.4	3.4
Property	1,000	1.4	2.2	1.9	2.1
Professional, scientific and technical	3,000	4.2	11.4	9.8	9.7
Business administration and support services	3,500	4.9	9.9	8.7	8.8
Public administration and defence	3,500	4.9	4.6	4.8	4.2
Education	6,000	8.5	8.1	8.0	8.3
Health	15,000	21.1	14	14.9	13.3
Arts, entertainment, recreation and other services	3,000	4.2	4.1	4.3	4.6
Total	**70,400**	**100**	**100**	**100**	**100**

Source: BRES, 2025

3.22 Table 9 shows that the health sector (which includes residential care and social care) accounted for the largest share of employment in Tameside in 2023, with 15,000 jobs representing 21.1 percent of all employment. This proportion is around 1.5 times higher than the averages for Greater Manchester and the North West and almost 1.7 times the national average. Of these Health sector jobs, 6,500 were specifically within hospital activities, with the rest being in sub-sectors such as social work and child care (3,500), residential care/nursing care (1,750) and general medical practice activities (600).

3.23 Manufacturing was the second largest employment sector in Tameside in 2023, with 10,000 jobs making up 14.1 percent of local workforce. This is more than double the average for Greater Manchester and nationally. This illustrates the strong role that industry still has in the borough. Most local employment is in traditional manufacturing sectors such as textiles (750 employed), plastic products (1,250 employed), treatment and coating of metal products (550 employed) and food production, particularly baking and meat processing (1,075 employed). The role of more advanced industries in Tameside is considered separately, below.

3.24 Retail had the third largest proportion of employment with 8,000 jobs in Tameside, as of 2023. Retail appears to be a local strength, accounting for 11.3 percent of local employment in that year, compared to wider averages of around 8.6 percent.

3.25 8,850 staff or around 12 percent of the workforce were employed in private office sectors locally, specifically in:

- Information and communication
- Financial and insurance
- Property
- Professional, scientific and technical
- Business administration and support services.

3.26 Proportionately, this is less than half the Greater Manchester private office sector average of 31 percent. It is also less than half the regional and national averages of 25.9 percent and 28.7 percent respectively. This is not unexpected as wider averages will be skewed by the presence of cities dominated by office employment, including, of course, Manchester where 181,000 were employed in the private office economy, 39.9 percent of local employment.

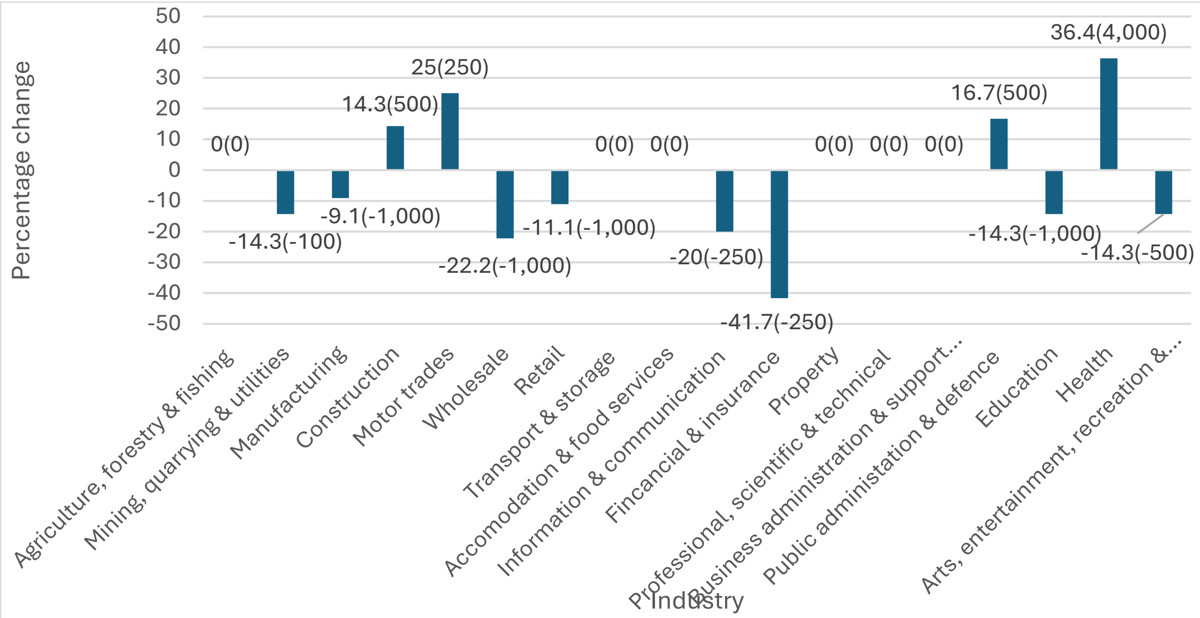
3.27 Local employment in all private office sectors, in Tameside, was below wider averages. Finance and insurance, employing only 350 in 2023, and information and communication, employing 1,000, appear particularly limited locally when compared to wider averages.

3.28 Local employment in transport and storage was also proportionately below wider averages, with 2,000 employed in this sector, in 2023. Conversely employment in construction, at 4,000, was slightly above average.

Growth and Decline of Sectors, 2015-2023

3.29 Figure 8 breaks down the change in the number of jobs by sector over 2015-2023.

Figure 8 – Change in Employment by Sector, 2015-2023*



Source: BRES, 2025

*Left number refers to the percentage change while the right number in brackets is the number of jobs which were gained/lost.

3.30 The health sector saw the greatest increase in jobs over the period observed, with the addition of 4,000 jobs, a 36.4 percent increase. This illustrates the strength and growth of this sector within the Tameside economy. Motor trades saw the next biggest percentage increase in employment, with a 25 percent increase of 250 jobs.

3.31 Most private office sectors saw no change in employment numbers over 2015-2023, but financial and insurance and information and communication saw big proportionate losses, equating to reductions of 250 jobs each. These losses don't appear to relate to the loss, or closure, of any specific business in Tameside but continue to show the limitations of the local office economy.

3.32 In terms of the industrial sectors, Manufacturing saw a loss of 1,000 jobs, although this only correlates to a 9.1 percent loss overall due to the large size of the sector. On the other hand, construction saw a gain of 500 jobs or a 14.3 percent increase. Transport and storage recorded no net change in local employment.

3.33 Overall, the data shows a slight decline in employment with a net loss of 150 jobs across all sectors and reflecting a mixed picture of sectoral change. While total employment remained relatively stable, a greater number of sectors experienced job losses than gains. The overall decline was largely offset by a significant increase in employment within the health sector, again emphasizing that this is a key sector within the borough.

Location Quotients

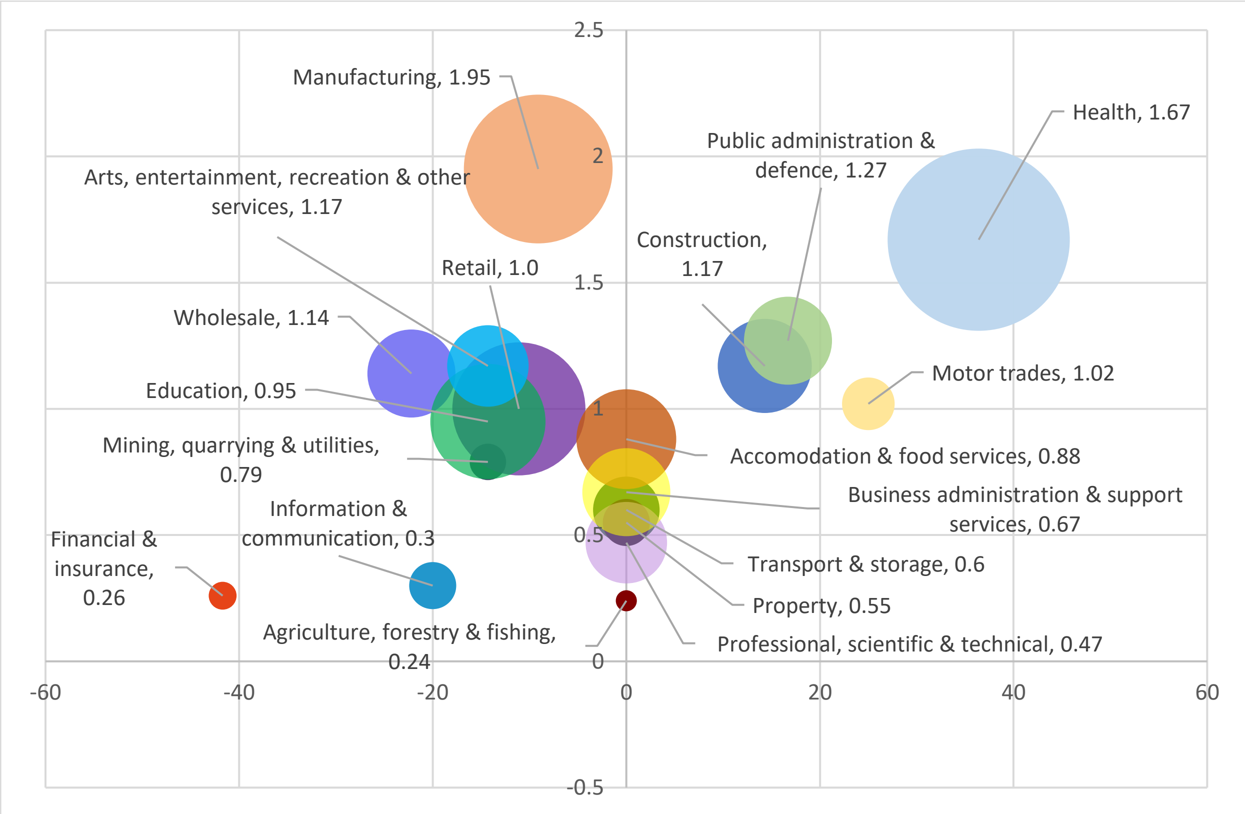
3.34 Location Quotients (LQs) are a measure of an area's specialisms within the local economy. Figure 9 indicates how concentrated employment in a particular sector is in Tameside compared to the national average in England. A score of 1.00 means the sector is represented at the same level locally as it is nationally, while a score above or below 1.00 suggests over or under representation respectively.

3.35 Figure 9 presents these LQs on the vertical axis, alongside each sector's employment growth from 2015-2023 on the horizontal axis. The size of each bubble represents the number of people employed in the sector in Tameside in 2023. Together, this provides a visual overview of which sectors are both significant in size, locally concentrated, and growing or declining over time.

3.36 The health sector stands out as both the largest employment industry and the fastest growing sector in Tameside, with a 36.4 percent increase in employment and a strong LQ of 1.67. This again confirms health as a major strength within the local economy.

3.37 Public administration and defence and construction also show relatively high concentrations of employment with LQs of 1.27 and 1.17 respectively and steady job growth, indicating their increasing importance locally. Motor trades, although smaller in size, experienced notable growth of 25 percent and sits just above the national average with an LQ of 1.02.

Figure 9 – Tameside Location Quotients, 2015-2023



Source: BE Group analysis of BRES, 2025

3.38 Manufacturing remains a key sector in Tameside's economy. Despite a 9.1 percent decline in employment, it still holds the highest LQ at 1.95. This suggests that Manufacturing continues to play a significant role in the local employment base, even in the context of some reductions in employment. Wholesale and Retail also remain somewhat concentrated in Tameside but saw job losses of 22.2 percent and 11.1 percent respectively.

3.39 Figure 9 reinforces previous findings that office-based sectors in Tameside remain underdevelopment both in terms of employment growth and overall concentration. Information and communication has an LQ of just 0.3 and saw a 20 percent fall in employment showing both underrepresentation locally and further decline over the period. The financial and insurance sector is similarly marginal in Tameside, with an LQ of 0.26

and the sharpest employment decline at 41.7 percent. Professional, scientific and technical services, while larger in scale, remain well below national concentration levels with an LQ of 0.47 and recorded no change in job numbers.

Number and Sizes of Businesses

3.40 ONS Data identified that as of 2024, there were 7,430 VAT registered businesses operating in Tameside.

3.41 84.2 percent of businesses in Great Britain employed less than 10 people (micro businesses), and 12.7 percent of businesses were classified as small (10-49 employees), with largely similar trends across Greater Manchester and the North West (see Table 10). Tameside followed the Regional and National trend and pattern for both size bands, having 83.2 percent in micro and 13.2 percent in the small business size band. Looking at the medium to large size bands, these accounted for 2.6 percent and 0.3 percent of Tameside businesses respectively. This comprised 195 medium-sized businesses, while 25 local businesses had more than 250 employees.

Table 10 – UK Business Counts, 2024

Employment Size Band	Tameside, Number	Tameside, Percent	Greater Manchester, Percent	North West, Percent	England, Percent
Micro (0 to 9)	6,230	83.8	83.3	83	84.2
Small (10 to 49)	980	13.2	13.2	13.5	12.7
Medium (50 to 249)	195	2.6	3.0	3.0	2.7
Large (250+)	25	0.3	0.5	0.4	0.4
Total	**7,430**	**100**	**100**	**100**	**100**

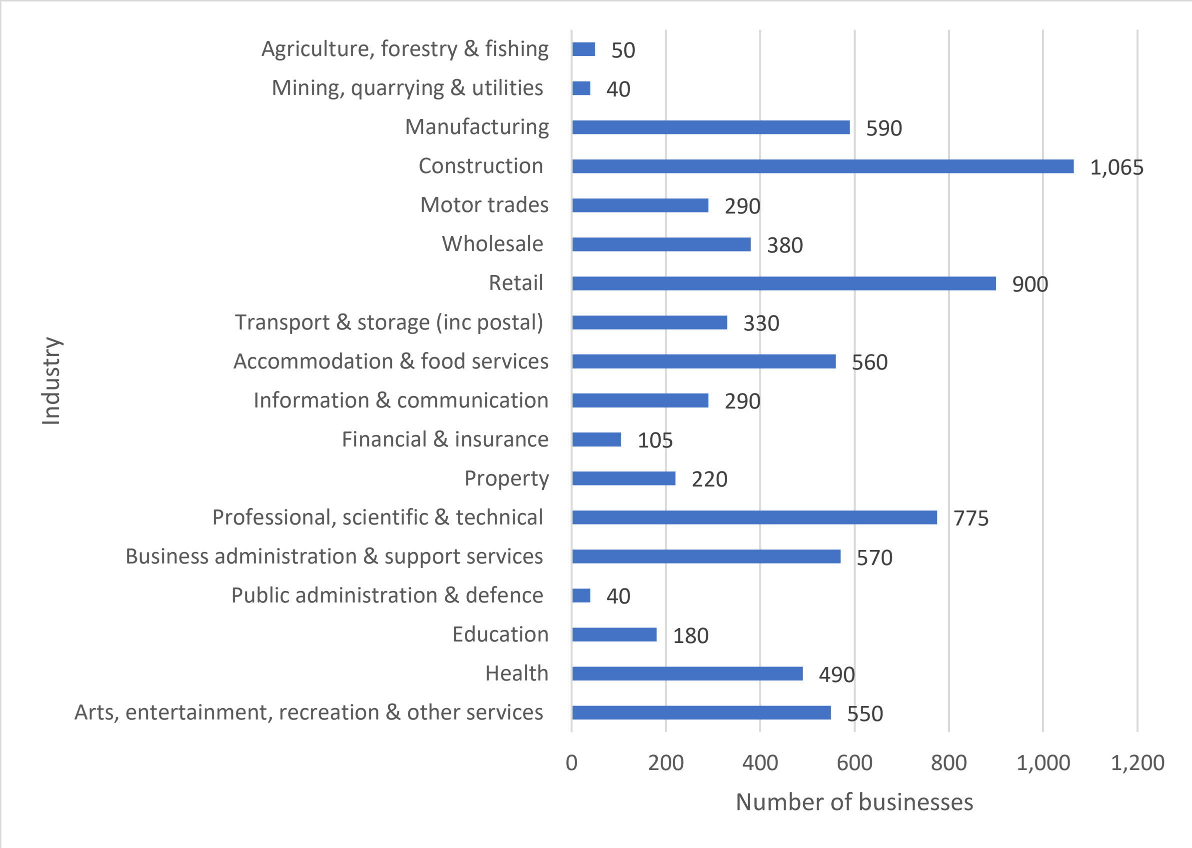
Source: ONS, 2025

3.42 The total number of businesses can also be broken down by industry sector, as seen in Figure 10.

3.43 The Construction sector had the highest number of businesses in Tameside at 1,065 in

2024, 14.3 percent of the total. As noted above, the Construction sector employs reasonable numbers locally and has seen a modest jobs growth since 2015.

Figure 10 – Business Count by Sector, 2024



Source: ONS, 2025

3.44 The Retail sector had the second largest number of businesses at 900 or 12.1 percent. This reflects employment structure table which shows that it is the third highest employment sector within the Local Authority. However, as noted before, the sector has seen a slight decline in employment since 2015.

3.45 Tameside had 590 manufacturing firms, large but not exceptional in proportionate terms at 7.9 percent. With some 10,000 employed in the sector locally, or an average of 17 workers per firm, this suggests that a high proportion of local manufacturing employment is contained within larger firms. The borough also accommodated 330 transport and storage firms in 2024, or 4.4 percent of total, again a fairly modest proportion, in line with employment numbers.

3.46 Overall, 1,960 businesses, equating to around one quarter of local firms, were in private office sectors. This is clearly more significant than the only 12 percent of local employment which is contained within relevant office sectors. It also suggests that most local office firms are micro in size, employing only small numbers each. In terms of business numbers, the professional, scientific and technical sector dominates, accommodating 775 businesses (10.4 percent) and indeed it accounts for the third largest number of businesses in Tameside. The number of businesses in the information and communication, financial and insurance and property sectors is modest by comparison reflecting the limited numbers employed locally in each.

3.47 The industries in Tameside with the least number of businesses were the mining, quarrying and utilities sector and the public administration and defence sector, both with just 40 businesses or 0.5 percent of the total, each. The limited number of mining, quarrying and utilities businesses is not unexpected given the urban character of the borough, although Tameside includes one active large quarry, Buckton Vale, plus the Audenshaw Reservoirs. The number of public administration businesses is limited, although the proportion of the working population employed in this sector is close to wider averages and did increase over 2015-2023. This suggests that many of these 40 businesses will employ larger numbers of people. The business count will also exclude public sector organisations like Tameside Council.

Business Change by Sector

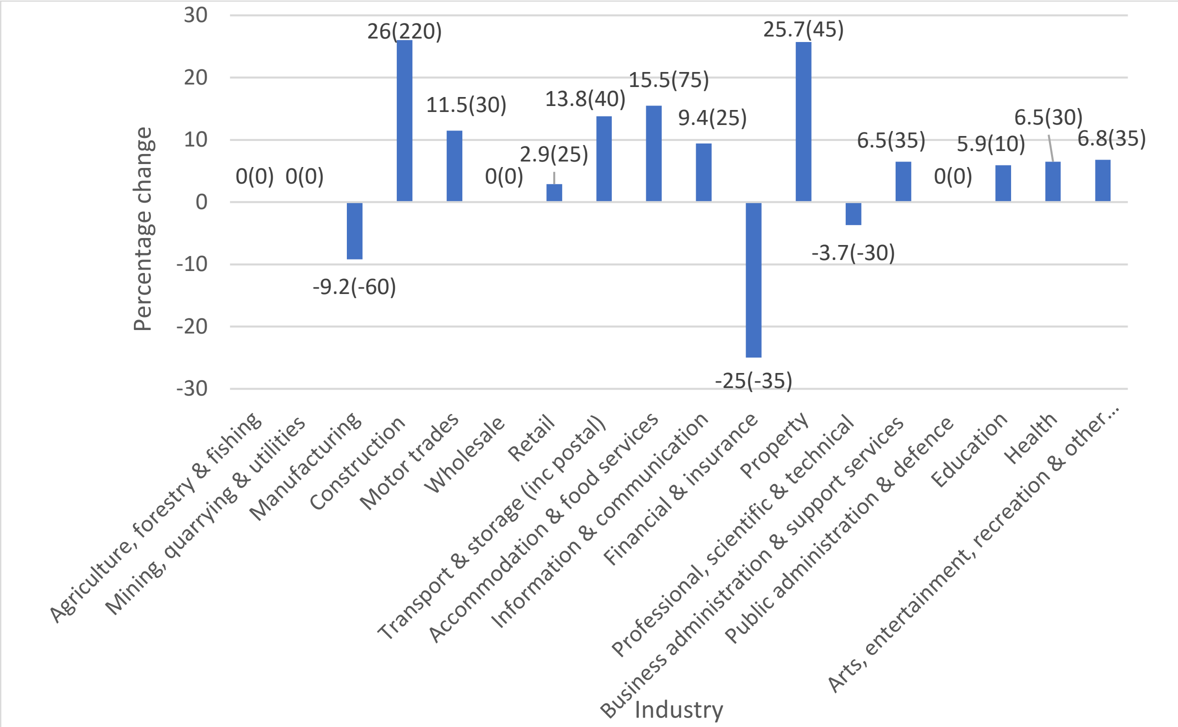
3.48 Figure 11 illustrates how the total number of businesses within each sector has fluctuated between 2015-2023. 2023 data is used here to allow a comparison between employment growth and business growth. Employment growth numbers come from BRES data, the latest release of which is 2023.

3.49 Reflecting employment change, the financial and insurance sector saw the largest proportionate decline in businesses since 2015, with a 25 percent decrease or a reduction of 35 firms.

3.50 The Manufacturing sector saw the largest decline in terms of the number of businesses, a reduction of 60 firms or a 9.2 percent decrease. This almost exactly matches the 9.1

percent decrease in jobs in the sector over the same period. The only other sector to see a decline in business numbers was the Professional, scientific and technical sector with a reduction of 30 firms or a 3.7 percent decrease.

Figure 11 – Change in Business Numbers, 2015-2023*



Source: ONS UK Business Counts, 2025 *Left number refers to the percentage change while the right number in brackets is the number of businesses/firms which were gained/lost.

3.51 Comparing change in jobs and business numbers allows the following key trends to be identified:

- Construction is a key local sector, accounting for the largest number of businesses locally and above average employment numbers. This follows a good period of growth both in employment and business numbers, adding 500 jobs and 220 firms
- Motor trades also saw steady growth, adding 250 jobs and 30 businesses
- The health sector saw the largest increase in jobs numbers, a gain of 4,000 jobs (36.4 percent), but only a modest increase of 30 businesses (6.5 percent). This indicates that most of this growth was in local NHS institutions rather than private

firms

- Manufacturing remains a key part of the economy, at least in terms of employment although it has seen recent losses in business and employment numbers
- Overall, most local office-based employment seems to be in micro firms and the numbers employed in the sectors are modest. Several sectors, most notably property, gained businesses but saw no change or a reduction in employment levels. This suggests that what growth is occurring in office-based companies is from micro firms, or even sole traders, who have limited impact on employment numbers
- Finance and insurance appears to have a negligible role in the local economy and has lost both businesses and jobs since 2015. It can be noted that 20 of the 35 businesses lost to the borough were retail banks, part of the national trend of bank branch closure as services move online
- Although it appears to have a modest role overall, transport and storage has gained businesses, but not jobs, recently. Again, this suggests that any recent gains were amongst micro firms only.

Business Growth in High Value Sectors

3.52 As was discussed in Section 2.0, The UK Government's new Modern Industrial Strategy sets out a 10-year plan that aims to deliver the certainty and stability needed to drive investment in high growth sectors and deliver the national growth mission. The strategy backs eight sectors (the IS-8) and targets places across the UK where these sectors have been identified as key to driving future growth.

3.53 In Summer 2025, the GM Growth Company commissioned research into the current strength of the relevant sectors in Tameside. Overall, this identified that Tameside has 3,039 businesses in the IS-8 sectors, 40.9 percent of the current business stock. Of these 294 are judged to have high growth potential[3] (see Table 11).

[3] Excludes duplicates where a business fits in more than one sector. Accordingly, these totals differ from the totals of Figure 10.

3.54 As Table 11 shows, the Defence and Life Sciences sectors have a negligible role in Tameside's economy. Other sectors are more dominant, but only in Advanced Manufacturing are businesses projected to grow at a rate above the UK average.

Table 11 – Growth Potential in Tameside's IS-8 Sectors, Businesses

IS-8 Sector	Number of Active Businesses in Tameside*	Number of Businesses Likely/Very Likely to Grow by 20 percent according to GC Insight's Growth Flag**	Comparison to UK Average for High Growth Potential Businesses
Advanced Manufacturing	178	30	Above UK average
Clean Energy Industries	239	22	Below UK average
Creative Industries	809	58	Below UK average
Defence	1	0	Below UK average
Digital and Technologies	907	80	Below UK average
Financial Services	274	28	Below UK average
Life Sciences	12	0	Below UK average
Professional and Business Services	1,749	175	Below UK average

Source: GC Insight for GM Growth Company, 2025

*Definitions of sectors will vary from those used elsewhere in this Study so business numbers may differ from those shown previously

*Growth Flag produces a forward-looking growth score for UK businesses that have been trading for at least one year.

3.55 As another analysis of the strength of the IS-8 Sectors in Tameside, Table 12 considers the numbers employed in each Sector in 2023, and how employment levels have changed in each Sector since 2015 (the period for which BRES employment data is available), against equivalent proportional change for all Greater Manchester. For each IS-8 Sector, data was assembled reflecting its component SIC Codes as defined at Industrial Strategy Sector Definitions List - GOV.UK. For this reason, the numbers given here will differ from those provided in previous sectoral breakdowns of local employment.

Table 12 – Growth Potential in Tameside's IS-8 Sectors, Employment

IS-8 Sector	Number Employed 2015	Number Employed 2023	Total Change	Proportionate Change	Greater Manchester, Proportionate Change
Advanced Manufacturing	2,550	2,340	-210	-8.2	-7.0
Clean Energy Industries	The activity takes place in many SIC codes across manufacturing, construction, and services. It is therefore not possible to easily measure in terms of jobs.				
Creative Industries	1,090	1,055	-35	-3.2	45.5
Defence	0	0	-	-	157.1
Digital and Technologies	2,585	2,452	-133	-5.1	7.6
Financial Services	575	350	-225	-39.1	12.5
Life Sciences	210	60	-150	-71.4	30.0
Professional and Business Services	4,400	4,475	75	1.7	47.0
Total	**11,410**	**10,732**	**-678**	**-**	**-**

Source: BRES, 2025

3.56 Overall, 10,732 were employed in Tameside in the IS-8, as of 2023, although local employment in these sectors has declined somewhat from 2015. In terms of Advanced Manufacturing, sectoral employment has declined by 8.2 percent since 2015 although the rate of employment reduction is largely in line with the Greater Manchester average. There were still 2,340 jobs in this sector locally as of 2023, however, with local employment focused in the 'Manufacture of electrical equipment' (550 employed) and the 'Manufacture of machinery and equipment N.E.C.' (550 employed).

3.57 Employment in Creative Industries has increased significantly across Greater Manchester, over 2015-2023, with particular uplift in employment in motion picture and TV production, reflecting the growth of the TV Studios (and related industries) in Salford, Trafford and Manchester. By comparison the creative sector has seen little change in Tameside, over the same period. In Tameside the sector is focused on publishing and computer programming/computer consultancy.

3.58 As noted, the Defence sector has negligible direct role in Tameside and indeed only employs 900 across Greater Manchester. This does not mean that no Tameside companies, falling into other sectors, will fulfil contracts and orders for the defence industry only that there is only one local business (likely only employing a small number of people, not picked up in the data) whose primary role can be classified as ‘defence’.

3.59 Digital and Technologies saw a modest decline in employment locally, but still employed 2,452 as of 2023, again with strengths in ‘Telecommunications’ (550 employed) and ‘Computer programming, consultancy and related activities’ (600 employed).

3.60 As was discussed previously, Financial Services has declined sharply in Tameside since 2015, against modest growth across the rest of Greater Manchester, with reasons for this including the closure of local retail bank branches. Life Sciences also has a limited, and seemingly declining, role in the Tameside economy. All the local Life Sciences sector employment, as of 2023, was in the ‘Manufacture of medical and dental instruments and supplies.’

3.61 4,475 were employed in Professional and Business Services, in Tameside, as of 2023, particularly in legal and administrative services (with 1,000 employed in each). This is the only IS-8 Sector which recorded growth in employment numbers over 2015-2023, even if that growth was proportionally small compared to that recorded across Greater Manchester.

Homeworking and Earnings

3.62 The 2021 Census considered the numbers working mostly from home at that time. It must be noted that the Census occurred during the Covid-19 Pandemic, when many workplaces were still closed, and some were forced to work from home when they may now not do so. The figures should thus be treated as indicative of wider trends rather than definitive. Overall, it shows that the proportion of Tameside residents working from home, at that time was proportionately slightly above the North West average but not exceptionally so (see Table 13).

Table 13 – Work Mainly from Home, 2021

Tameside, Number	Tameside, Percent	North West, Percent	England, Percent
25,970	29.0	27.4	31.6

Source: ONS, 2021

3.63 Table 14 shows that the earnings of residents in Tameside, when measured by place of work, were similar to the North West median but lower than the national median by £28.40. When measuring gross median weekly pay by place of residence, Tameside's median of £663.80 was the lowest.

Table 14 – Average Weekly Earnings, 2024

Area	Gross Median Weekly Pay, £ (Analysis by place of work)	Gross Median Weekly Pay, £ (Analysis by place of residence)
Tameside	694.70	663.80
North West	692.90	696
England	732.10	732

Source: ONS, 2024

Summary

3.64 At the time of the 2021 Census, Tameside had a population of 231,069 which represented 8.1 percent of the total for Greater Manchester. Over 2011-2021, Tameside saw a population growth of 5.4 percent, in line with regional growth rate but less than Greater Manchester and national averages. In contrast, Greater Manchester, as a whole, skews towards younger people and particularly younger workers of 20-39. This will partly reflect the draw of the universities for younger people as well as city life more generally.

3.65 As of December 2024, the unemployment rate in Tameside was 4.6 percent which was slightly higher than the Greater Manchester rate of 4.3 percent.

3.66 The national index of Deprivation (IMD) OF 2019 ranked Tameside as the 28th most deprived local authority in England out of 317 local authorities. Thus, while quite high in the rankings it is only the fifth most deprived local authority in Greater Manchester, after Manchester (6th), Rochdale (15th). Salford (18th) and Oldham (19th). Deprivation in

Tameside is, however, noticeably higher than in Wigan (ranked 97th) and Trafford (ranked 191st). The highest areas of deprivation in Tameside fall into parts of Ashton-under-Lyne, Hyde and Denton, but also extending into the rural north east.

3.67 As of 2023 Tameside had a total of 71,000 individuals in employment, according to BRES data. Over 2015-2023, Tameside saw fluctuations in employment levels sharper than those seen across Greater Manchester and the North West, but local employment did grow overall. As of 2024, there was 7,430 VAT registered businesses operating in Tameside, and these were mostly micro in size.

3.68 In terms of key sectors, the following trend can be noted in terms of change over 2015-2023:

- Construction is a key local sector, accounting for the largest number of businesses locally (1,065) and above average employment numbers (4,000 or 5.6 percent of employment). This follows a good period of growth both in employment and business numbers, adding 500 jobs and 220 firms .
- Motor trades also saw steady growth, adding 250 jobs and 30 businesses.
- The health sector saw the largest increase in jobs numbers, a gain of 4,000 jobs (36.4 percent), but only a modest increase of 30 businesses (6.5 percent). This indicates that most of this growth was in local NHS institutions rather than private firms. Health employed 15,000 people in Tameside in 2023, by far the largest number in the borough.
- Manufacturing remains a key part of the economy, at least in terms of employment, with 10,000 employed in 2023, 14.1 percent of the total, although it has seen recent losses in business and employment numbers. There are still 590 manufacturing businesses locally through.
- 8,850 staff or around 12 percent of the workforce were employed in private office sectors locally in 2023, in 1,960 businesses. Overall, most local office-based employment seems to be in micro firms and the numbers employed in the sectors are modest. Several sectors, most notably property, gained businesses but saw no change or a reduction in employment levels. This suggests that what growth is occurring in office-based companies is from micro firms, or even sole traders, who have limited impact on employment numbers.
- Finance and insurance appears to have a negligible role in the local economy, with 350 jobs and 105 companies, and has lost both businesses and jobs since 2015.

It can be noted that 20 of the 35 businesses lost to the borough were retail banks, part of the national trend of bank branch closure as services move online.

- Although it appears to have a modest role overall, with 2,000 jobs and 330 companies locally, transport and storage has gained businesses, but not jobs, recently. Again, this suggests that any recent gains were amongst micro firms only.

3.69 The UK Government's new Modern Industrial Strategy sets out a 10-year plan that aims to deliver the certainty and stability needed to drive investment in high growth sectors and deliver the national growth mission. The strategy backs eight sectors (the IS-8).

3.70 In 2025, the GM Growth Company commissioned research into the current strength of the relevant sectors in Tameside. Overall, this identified that Tameside has 3,039 businesses in the IS-8 sectors, 40.9 percent of the current business stock. Of these 294 are judged to have high growth potential, with a focus towards Advanced Manufacturing.

3.71 Research completed for this Study indicates that 10,732 were employed in Tameside in the IS-8, as of 2023, although local employment in these sectors has declined somewhat on 2015 levels. By sector:

- Locally, employment in Advanced Manufacturing, sectoral employment has declined by 8.2 percent since 2015, although this rate of decrease is in line with the Greater Manchester average. There were still 2,340 jobs in this sector locally as of 2023, with local employment focused in the 'Manufacture of electrical equipment' and the 'Manufacture of machinery and equipment N.E.C.'
- Employment in Creative Industries has increased significantly across Greater Manchester, over 2015-2023, but saw little change in Tameside.
- The Defence sector has no explicit role in Tameside and indeed only employs 900 across Greater Manchester.
- Digital and Technologies saw a modest decline in employment locally, but still employed 2,452 as of 2023, with strengths in 'Telecommunications' and 'Computer programming, consultancy and related activities'.
- As was discussed previously, Financial Services has declined sharply in Tameside since 2015, against modest growth across the rest of Greater Manchester.
- Life Sciences also has a limited, and seemingly declining, role in the Tameside economy. All the local Life Sciences sector employment, as of 2023, was in the 'Manufacture of medical and dental instruments and supplies'.

- 4,475 were employed in Professional and Business Services, in Tameside, as of 2023, particularly in legal and administrative. This is the only IS-8 Sector which recorded growth in employment numbers over 2015-2023.

3.72 In mid-2021, 29.0 percent of Tameside's workforce worked from home, largely in line with regional and national averages. Tameside's average weekly earnings by place of residence (£663.80) and workplace (£694.70) are below most wider averages.

4.0 PROPERTY MARKET ASSESSMENT

Introduction

4.1 This Section provides an overview of the office and industrial property markets in Tameside, based on published data and interviews with commercial agents active in the borough.

Office Market

Overview

4.2 The office market throughout the UK was significantly impacted by the Pandemic and the imposed workplace restrictions, with office-based workers the main sector of the workforce able to continue working from home throughout the Pandemic restriction periods. This led to many businesses reorienting how they operate, with continued home based and hybrid working arrangements post-pandemic. Such changes in workplace practices have impacted upon demand for office space, with businesses reassessing their size needs with for a hybrid workforce. However, there is also a desire from businesses to bring workers back into the office as much as possible and office spaces that are attractive to workers and well-connected are more likely to achieve this objective.

4.3 Therefore, the market is seeing growth in demand for smaller floorspaces, with high to very high amenities and fitout, that are well serviced by transport and surrounding facilities. Therefore, city centre and city fringe locations are well-positioned to take advantage of this trend, whereas traditional business park nodes are less so.

4.4 Manchester City Centre has seen continued office growth in recent years, including substantial developer interest for new build schemes to service solid occupier demand and significant refurbishment of existing office stock to Grade A quality in order to meet modern market expectations and environmental standards. Outside of the city, schemes such as Stockport Exchange, which can offer high grade, flexible space at lower rents are performing well and get regular enquiries from businesses in Central Manchester seeking more affordable options which remain on the key sub-regional/national transport routes.

4.5 Another overarching trend in the office market is the substantially increasing costs of development, including land, materials, energy and labour costs. This has been a consequence of global supply chain issues and energy cost spikes in recent years. While construction inflation has moderated, with the annual inflation rate to June 2025 being 2.4 percent (ONS Construction price indices), compared to 10.7 percent as of June 2022, construction costs remain a significant constraint for new development schemes, particularly offices. Further to this, the increasing expectation of high-quality premises and energy efficient buildings are putting additional pressures on development costs.

4.6 Prime office locations, which are in better market positions to charge higher rents, are better able to make development schemes viable, compared to more price-sensitive locations. Therefore, once again city centre locations, compared to business park locations are more attractive to the developer market at present.

4.7 Energy performance certificate (EPC) regulation changes coming into force in 2027 and 2030 will have impacts on the commercial property market and push landlords to improve the energy efficiencies of their buildings in order to be able to lease them out. In 2027, commercial buildings will need to have a minimum of a C rating in order to be leased and by 2030 commercial buildings will need a minimum of a B rating. Many older premises do not comply with these ratings and therefore will require significant refurbishments in order to remain available to the market for commercial space.

4.8 The primacy of the City Centre in the region and its recent growth are reflected in rent levels being achieved for new schemes. Prime rents in the City Centre in 2023 were £43/sqft (£463/sqm) and rose to £45/sqft (£484/sqm) in 2024/5. The City Centre has a significant price point premium over other areas in Manchester and the broader region. Significant deals have been undertaken in the City Centre, with further major schemes in the pipeline, reflecting confidence in the City Centre market.

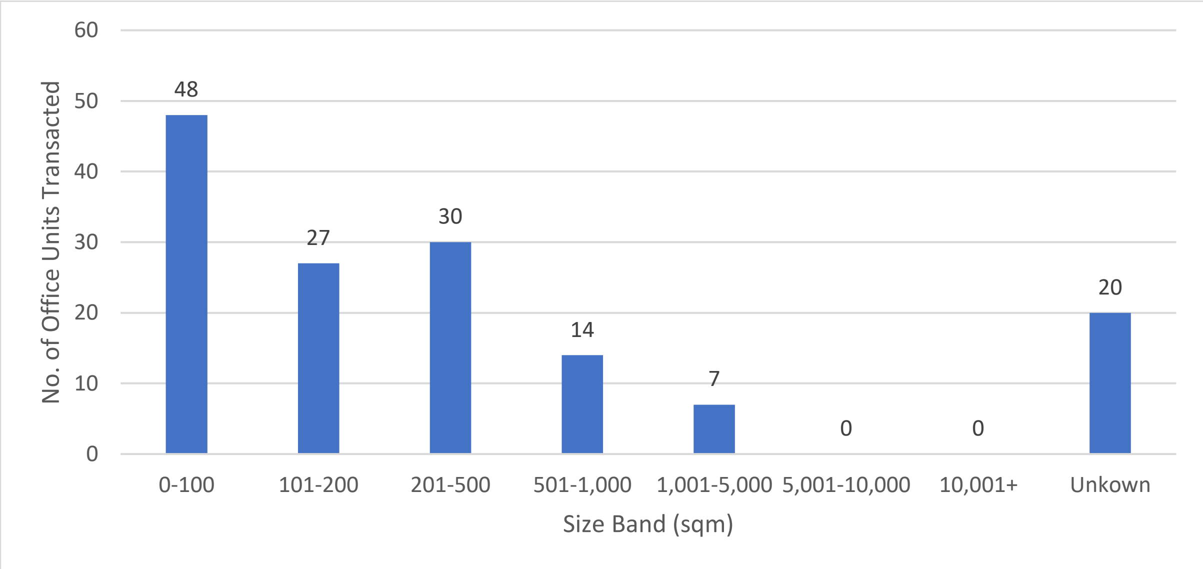
4.9 The latest Valuation Office data (31st March 2025) indicates that there are 970 office properties in Tameside, 4.4 percent of the stock of Greater Manchester. These 970 units comprise some 131,000 sqm of floorspace. However, that stock is mostly dispersed across the 82 defined Employment Areas of the borough. As is discussed further in Section 7.0, larger office properties are comparatively rare with the main defined office park being at No.41: Alphagate Drive, Denton, some other offices falling within nearby Windmill Lane Industrial Area, several local business centres and a couple of larger HQ offices, for Findel and Brother. Overall, there is a lack of critical mass of office businesses locally, which might serve to draw other firms into the borough.

Office Transactions

4.10 Transactional information has been sourced from Radius data exchange property database for industrial units and offices, which have been sold or let in Tameside since 2015. Transactional data provides evidence of trends, popular locations, along with prime rents which have been achieved in the area.

4.11 As Figure 12 shows, over the last decade there was a total of 146 office transactions in Tameside. Half of these (73) were leasehold, comprising 14,536 sqm of leased office floorspace. On average the borough has seen seven lettings/year over the last decade, for 1,448 sqm/year. Post the Covid-19 Pandemic however, that has reduced to 4 deals/year (1,023 sqm/year).

Figure 12 – Office Leasehold and Freehold Transactions by Size Band, 2015-2025



Source: EGI Radius, 2025

4.12 By number of transactions, most office transactions were for premises of 0-100 sqm size band, which accounted for 48 transactions (32.2 percent). Another 30 transactions (20.5 percent) fell within the larger 201-500 sqm range, with 27 transactions (18.5 percent) in the 101-200 sqm range.

4.13 In the last decade, only seven properties of 1,001-5,000 sqm were let, although in practice the largest recorded deals were for no more than 1,400 sqm of property, usually for individual and distinct buildings such as The Old Courthouse, Chapel Street, Dukinfield rather than premises with a larger office scheme.

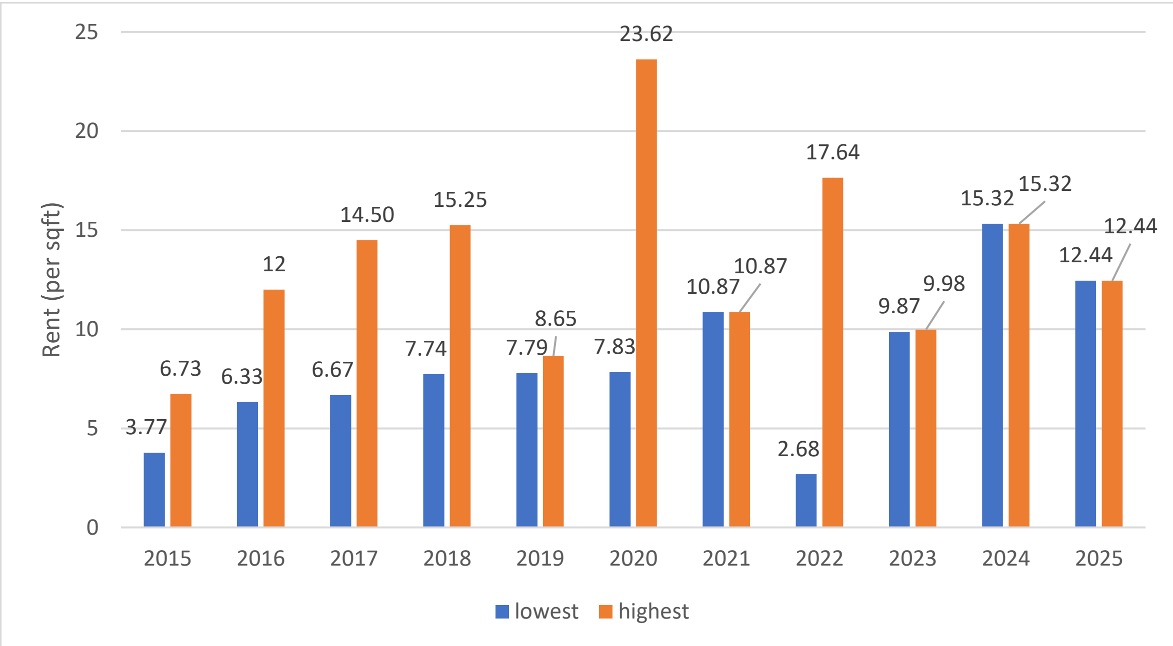
4.14 Out of all office leasehold transactions, 45 had recorded lease lengths. The most common lease length was 5 years, accounting for 31 percent of all transactions with recorded lease lengths. A further 29 percent of transactions were agreed on 3-year terms and a modest 18 percent on the long commitment of 10-year terms.

Office Rents

4.15 Figure 13 shows the highest and lowest rents achieved, on a year-on-year basis over the decade. The prime rent over the decade was £23.62/sqft (£254/sqm) in 2020. This was for a small, new build detached unit of 70 sqm – 278 Manchester Road, Audenshaw. More commonly, second-hand refurbished units around Denton and Progress Way are achieving best rents of £9-£15/sqft (£97-£161/sqm).

4.16 Overall, prime rents grew well over 2015-2018, before becoming volatile between 2019-2021, i.e., the period of the Covid-19 Pandemic. Prime rents saw recovery in 2022, returning to pre-Covid levels by 2024.

Figure 13 – Office Rent Range by Year, 2015-2025

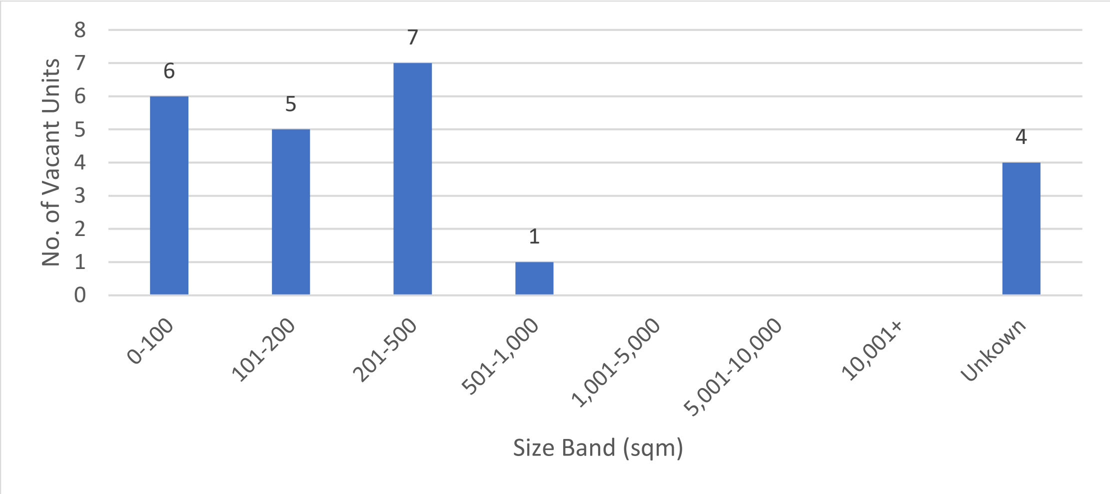


Source: EGI Radius, 2025

Availabilities and Occupancy

4.17 23 office premises were on the market in July 2025, comprising 4,434 sqm of office space (see Figure 14). 20 of the vacancies were available leasehold and three freehold.

Figure 14 – Office Vacancies by Size Band, July 2025



Source: EGI Radius, 2025

4.18 All the available units were properties of less than 500 sqm, reflecting past transactions. As mentioned, for lettings at least, the area sees around seven deals/year, comprising 1,448 sqm/year of floorspace. Against that rate of take up, the marketed (mostly leasehold) properties, as of July 2025 equate to 3.3 years' supply by premises. By floorspace, marketed premises equate to 3.1 years' supply. If we assume the lower, post Covid transaction rate of for deals/year then the supply would last for 5.7 years (4.3 years for the average floorspace take up rate).

4.19 As mentioned, as of April 2025, there are 970 office properties in Tameside, comprising some 131,000 sqm of floorspace. Against marketed stock the office premises of Tameside is thus 97.6 percent occupied by units and 96.6 percent occupied by floorspace.

4.20 Occupancy rates of 90-95 percent can be considered a reasonable balance between a vibrant, active market, providing good returns to landlords and providing capacity for churn and growth in the market. A higher occupancy rate is an indicator of a full market with businesses having difficulties in finding adequate premises. A lower occupancy rate indicates long-term unoccupied and derelict stock and poor business growth.

4.21 By this measure, Tameside has a modest shortage of available office premises, particularly when considered by premises numbers.

Office Agent Comments

4.22 Comments from commercial office agents in the market include:

- Agents report that the strongest demand is for 30-50 sqm offices, with interest for larger properties being more limited.
- Most Tameside office occupiers are micro or small firms, local to the area. Agents do get some demand from businesses that are expanding their operations into the Tameside area and want a small office in the area to manage these operations.
- Most demand is for leasehold although more established firms may seek owner occupation.
- Demand is focused on the M60/M67 Corridor as fast access to this is extremely important to both office and industrial businesses. However, regeneration investment into the town centres is starting to attract some micro firms to Ashton and Denton town centres.
- Achieved for offices rents are £11-13.75/sqft (£118/sqm) which is an increase from £10/sqft (£108/sqm) which was achieved in 2020.
- Covid has influenced demand in a negative way with many smaller businesses not entering new leases to save money and working from home instead. However, agents report that, in 2025, they are receiving increasing enquiries from micro firms who have tried working from home, but it has proven to be ineffective for business operations.
- At present, agents report that office supply is sufficient for demand but there is a lack of higher-grade offices, outside of the industrial estates, which might attract investors into the borough, particularly companies looking to move out of the very expensive city centre.

Industrial/Warehouse

Overview

4.23 The industrial/warehousing market throughout the UK performed significantly better than the office market through the pandemic period. While office space was impacted by homeworking and hybrid working, the manufacturing and logistics sectors remained operating throughout the pandemic period. Furthermore, the logistics market saw a significant spike in demand as more retailing was undertaken online. While this trend has moderated, the post-pandemic retail environment includes an increased share of spend online, which has implications for demand for logistics and warehousing units.

4.24 Yields for prime industrial/warehousing schemes have consistently been lower than office schemes in recent years. The increasing demand for logistics space around the time of the pandemic saw yields reduce to 4-4.5 percent, reflecting a very favourable market. They have since moderated to 5.25-5.5 percent, though this remains a strong level. Rising development costs have been less problematic for industrial/warehousing schemes than office schemes, though have still limited development in more marginal areas.

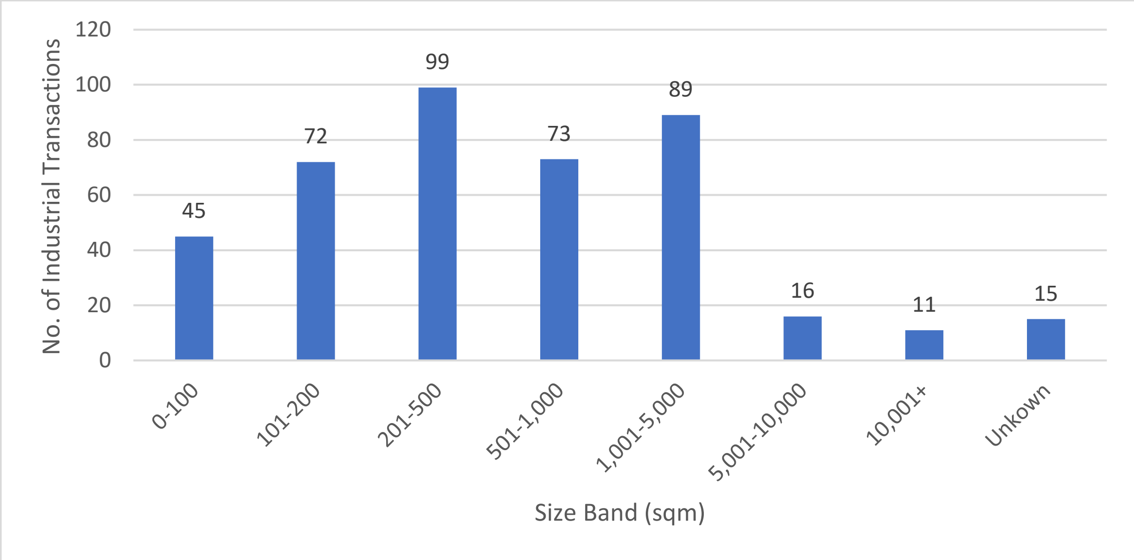
4.25 Prime large industrial/warehousing sites remain in short supply across Greater Manchester, with schemes around Manchester Airport largely exhausted and limited greenfield schemes in the pipeline. Tameside, and the east of Greater Manchester more generally, is somewhat in the shadow of the 170 ha Kingsway Business Park, Junction 21, M62 in Rochdale. Kingsway provides strategic scale space for large firms including Amazon, Dachser, Asda, JD Sports, CR Laurence, E.ON and Takeuchi MFG with several development plots remaining available. It is also now part of the ‘Atom Valley’ Greater Manchester Mayoral Development Zone. In the wider area, schemes with excellent connectivity to the M60 and other motorways are most sought after.

4.26 Valuation Office data indicates that, as of April 2025 Tameside had 2,910 industrial and warehouse properties, 9.5 percent of the Greater Manchester total, comprising some 1.576 million sqm of floorspace. At present, Tameside does not have an offer of strategic scale, modern B2/B8 units which can compete in the sub-regional and regional markets. Ashton Moss West is the only site large enough to accommodate such properties.

<u>Industrial Transactions</u>

4.27 As Figure 15 shows, from 2015 to 2025, there was a total of 420 industrial transactions in Tameside. Two thirds of these (280) of these were leasehold transactions, comprising 212,288 sqm of leased floorspace. 28 industrial leasehold deals/year, comprising 21,141 sqm/year of floorspace were recorded. This was reduced, but only slightly, to 25 transactions/year post 2020 (20,500 sqm/year).

Figure 15 – Industrial Leasehold and Freehold Transactions by Size Band, 2015-2025



Source: EGi Radius, 2025

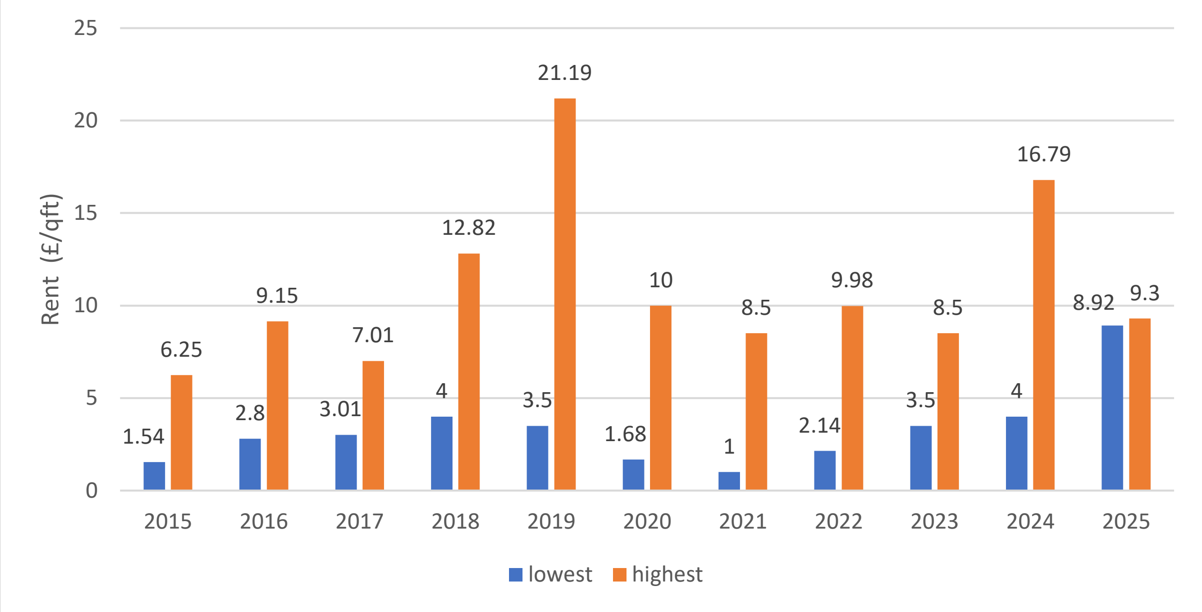
4.28 Most transactions were for properties in the 101-5,000 sqm size band, with units of 201-500 sqm trading most frequently followed by larger properties of 1,001-5,000 sqm. Larger transactions do occur but are infrequent with the largest occupational deal recorded being the letting of the 8,500 sqm 'Depot', Whitelands Road, Ashton (falling within Area No 62: Land between River Tame and Huddersfield Narrow Canal west of Clarence Street).

4.29 Out of all industrial leasehold transactions, 164 had recorded lease lengths. Majority of lease lengths were split relatively evenly over 3 year (29 percent), 5 year (34 percent), and 10 year terms (33 percent).

<u>Industrial Rents</u>

4.30 As Figure 16 shows, prime industrial rents have fluctuated over the last decade and since 2020 have mostly been at £8.50-10.00/sqft (£91-108/sqm). A best rent for the decade, of £21.19/sqft (£228/sqm), was achieved in 2019 for the letting of the 187 sqm Unit 5, The Wellington Centre, Whitelands Road, Ashton. It is not clear why this property achieved such and exceptional rent. Another above average prime rent of £16.79/sqft (£181/sqm), was achieved in 2024 for the 387 sqm Unit 4 Westbury Street, Hyde.

Figure 16 – Industrial Rent Range by Year, 2015-2025



Source: EGi Radius, 2025

Availabilities and Occupancy

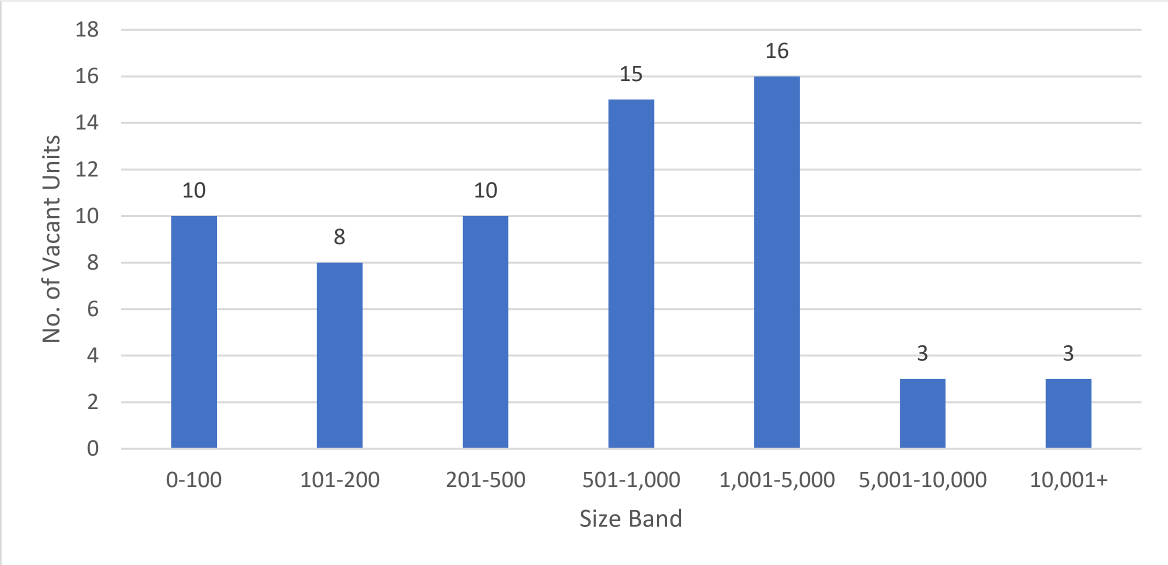
4.31 65 industrial premises were on the market in Tameside in July 2025, comprising 142,860 sqm of floorspace. 52 of the units were available leasehold units and the rest freehold.

4.32 As Figure 17 shows, the recent offer of marketed industrial premises is spread between small and mid-ranges of 0-5,000 sqm, which have seen the majority of past transactions. Availability in larger units sized over 5,000 sqm, which would support large scale logistics and warehouse operations, is more limited and focused on older units. As of July 2025, the largest property on the market was the 27,000 sqm Unit 1, Alexandria Drive, Ashton Moss, Ashton.

4.33 Past transaction rates suggest Tameside sees around 28 leasehold industrial deals/year, comprising 21,141 sqm/year of floorspace. Against that rate of take up, the marketed properties, as of July 2025 equate to 2.3 years' supply by premises. By floorspace, the marketed premises equate to 6.8 years' supply. As noted, the reduction in industrial and warehouse take up rates, post 2020 was modest.

4.34 As mentioned, as of April 2025, there are 2,910 industrial and warehouse properties in Tameside, comprising 1.576 million sqm of floorspace. Against marketed stock the industrial/warehouse premises of Tameside is thus 97.8 percent occupied by units and 90.9 percent occupied by floorspace.

Figure 17 – Industrial Vacancies by Size Band, July 2025



Source: EGi Radius, 2025

4.35 Occupancy rates of 90-95 percent can be considered a reasonable balance between a vibrant, active market, providing good returns to landlords and providing capacity for churn and growth in the market. A higher occupancy rate is an indicator of a full market with businesses having difficulties in finding adequate premises. A lower occupancy rate indicates long-term unoccupied and derelict stock and poor business growth.

4.36 By this measure, Tameside has a modest shortage of available industrial/warehouse premises by premises numbers. By floorspace, however, availability and choice appear reasonable.

Industrial Agent Comments

4.37 Comments from commercial industrial agents in the market include:

- Agents report that the west of Greater Manchester, particularly Trafford Park, has the strongest market in the sub-region. The industrial market of the east is slightly weaker, with rents around 10 percent lower, equating to £8-10/sqft (£86-108/sqm)
- Rents are still reasonable overall though, and have grown sharply this decade with the best multi-let schemes achieving £15-16/sqft (£161-173/sqm, although only a

couple of recorded past transactions have reached this level), up from £6-7/sqft (£65-75/sqm) in 2020

- Tameside has an active local market, which recovered well from the Covid-19 Pandemic era, and mostly comprises second hand space and refurbished/sub-divided mills. These remain popular and the industrial market has not seen the same ‘flight to quality’ as the office market but Tameside still lacks new build options which might draw in investment
- In terms of new development, feel that rents are not high enough to attract developer interest for B2/B8 larger industrial and logistics, with only light industrial schemes progressing at present. This is equally true in neighbouring areas, including Stockport.

Summary

<u>Offices</u>

4.38 After the Covid-19 Pandemic the switch to hybrid and home-based working impacted upon demand for office space, with businesses reassessing their size needs with for a hybrid workforce. However, there is also a desire from businesses to bring workers back into the office as much as possible and office spaces that are attractive to workers and well-connected are more likely to achieve this objective. The market is seeing growth in demand for smaller floorspaces, with high to very high amenities and fit out, that are well serviced by transport and surrounding facilities. City centre and city fringe locations are well-positioned to take advantage of this trend, and are performing well, whereas traditional business park nodes are less so.

4.39 As of 2025, there are 970 office properties in Tameside, 4.4 percent of the stock of Greater Manchester. These 970 units comprise 131,000 sqm of floorspace. However, that stock is mostly dispersed across the 82 defined Employment Areas of the borough with few defined business parks and little high grade, modern stock that might attract inward investment. An analysis of the stock of offices in Tameside’s town centres is provided in Section 7.0.

4.40 Over the last decade there was a total of 146 office transactions in Tameside, half of which (73) were leasehold. On average the borough has seen seven lettings/year over the last decade. Post the Covid-19 Pandemic however, that has reduced to 4 deals/year, with most transactions being for sub 100 sqm suites. Best rents are most consistently achieved around Denton and Progress Way at £9-£15/sqft (£97-£161/sqm).

4.41 Against the marketed stock, the office premises of Tameside is 97.6 percent occupied by units and 96.6 percent occupied by floorspace, which suggest modest supply shortfalls and a lack of choice for businesses. Against current take up rates, the current stock of available premises provides 3-6 years of forward supply.

4.42 Agents report that the strongest demand is for 30-50 sqm offices, from local micro firms, for locations with good Motorway access. Interest for larger properties is more limited. Overall, the office supply is sufficient for demand but there is a lack of higher-grade offices, outside of the industrial estates, which might attract investors into the borough, particularly companies looking to move out of the very expensive city centre.

Industrial/warehouse

4.43 The industrial/warehousing market throughout the UK performed significantly better than the office market through the pandemic period with particular growth in the logistics sector. Prime large industrial/warehousing sites remain in short supply across Greater Manchester although Tameside is somewhat in the shadow of the 170 ha Kingsway Business Park, Junction 21, M62 in Rochdale, which has a critical mass of existing occupiers and scope for further growth.

4.44 Tameside has 2,910 industrial and warehouse properties, 9.5 percent of the Greater Manchester total, comprising some 1.576 million sqm of floorspace. At present, Tameside does not have an offer of strategic scale, modern B2/B8 units which can compete in the sub-regional and regional markets.

4.45 From 2015 to 2025, there was a total of 420 industrial transactions in Tameside. Two thirds of these (280) of these were leasehold transactions, an average of 28 deals/year, a figure which has only slightly reduced post 2020. Most transactions were for properties in the 101-5,000 sqm size band, with units of 201-500 sqm trading most frequently followed by larger properties of 1,001-5,000 sqm. Across the decade, the best rents achieved in deals have typically been in the £8.50-10.00/sqft (£91-108/sqm) range.

4.46 Against marketed stock the industrial/warehouse premises of Tameside is 97.8 percent occupied by units and 90.9 percent occupied by floorspace. This suggests there is some shortfall in supply, by premises numbers at least. Against rate of letting of premises, the marketed properties, as of July 2025 equate to 2.3 years' supply by premises numbers although closer to 7 years supply by floorspace as many units on the market are large.

4.47 Agents report that, while market growth in the east of Greater Manchester has lagged behind the west, Tameside still has a strong market for its second hand stock and has seen strong rental growth in the 2020s with the best multi-let schemes achieving £15-16/sqft (£161-173/sqm). Tameside still lacks new build options which might draw in investment, however, and agents were not confident that the rental levels which can be achieved locally are sufficient to encourage larger scale industrial developments.

5.0 COMPANY SURVEY AND KEY STAKEHOLDER ENGAGEMENT

Introduction

5.1 The consultations and primary research with the business community in Tameside and relevant organisations comprised:

- Online survey with a selection of existing Tameside businesses that typically locate in B-class premises
- One-on-one consultations with key organisations – public sector organisations at the sub-regional and local level.

Business Survey

5.2 A business survey has been carried out as part of this study to provide further evidence to the analysis of the local commercial property market of the previous chapter. It is another strand of information that has been used to inform the conclusions and recommendations of this study.

5.3 The views discussed below are those of the individual organisations surveyed at the time of consultation. They are not the views of the consultants or local authority.

Methodology

5.4 Over June-August 2025 the business survey was created in an MS Forms format to be shared as an electronic link with relevant parties. The survey was shared in the Tameside Means Business e-newsletter on at least three occasions including a standalone mailer focusing on the survey itself. The mailer goes out to around 2,100 recipients. It was also shared in an email group which contains some 350 engaged businesses. Finally, it was via the Tameside Means Business LinkedIn account and across the Council social media platforms. Ultimately, 18 responses were received. Appendix 2 contains a Word version of the survey questionnaire, showing the questions asked, although differing in style from that e-version which went out to businesses.

Survey Responses

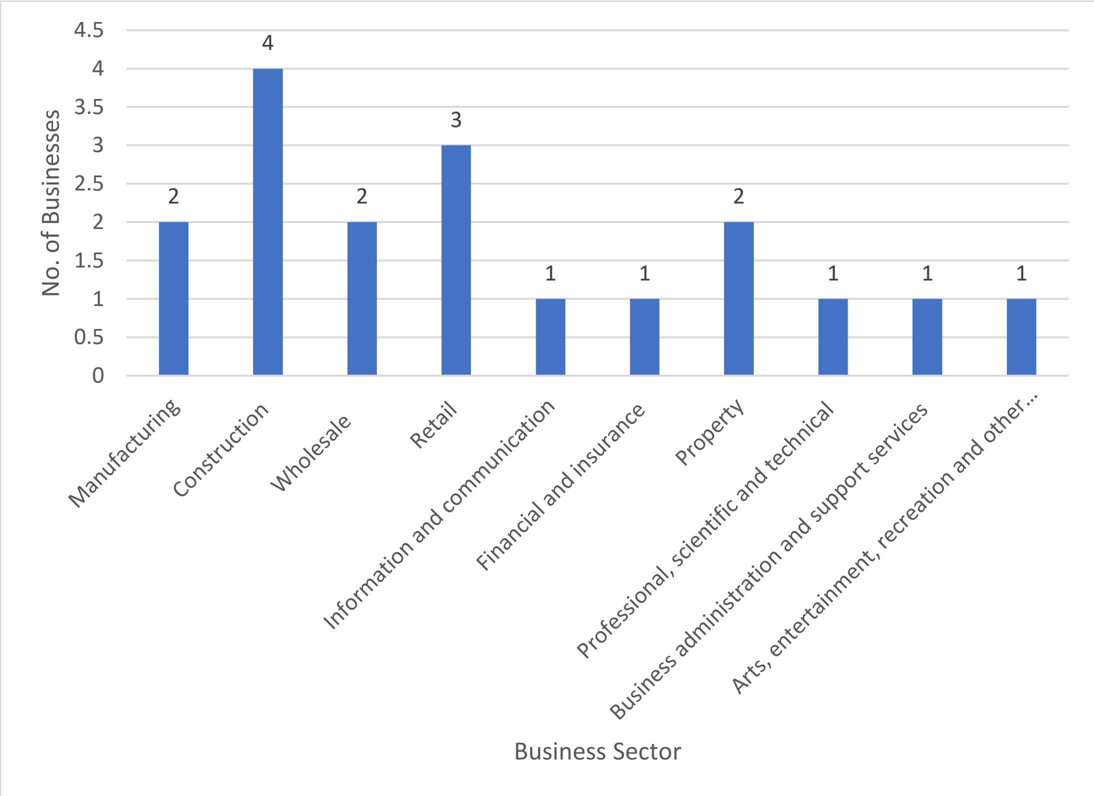
5.5 The responses to each of the survey questions have been consolidated and displayed in tables/graphs and analysed individually below.

Current Accommodation

Business Sector

5.6 Companies were asked to define the main activity of their business, with results shown in Figure 18.

Figure 18 – Businesses by Industrial Sector



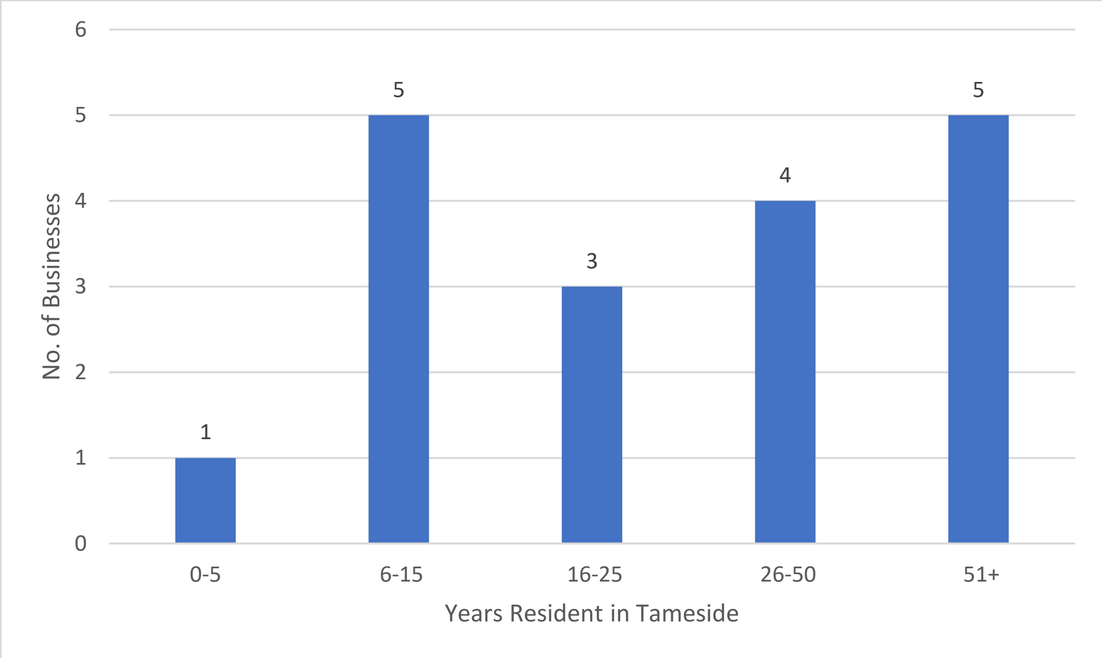
Source: BE Group, 2025

5.7 As the figure shows, the respondents covered a broad range of industry sectors of relevance to this study, with some focus on construction and retail. As was discussed in Section 3.0, these are prominent sectors within the wider business economy of Tameside.

Years within Tameside

5.8 Companies were questioned on the number of years they had been active and operational within Tameside. As Figure 19 shows, the majority are long established with only one indicating it had been trading for less than five years. The oldest indicated that it had been trading locally for over a century while the median operational lifetime of respondents was 69 years. Broadly, this shows the strength and stability of the local business base but conversely a lack of businesses that are being attracted to start up/move to the area.

Figure 19 – Years of Residence within Tameside



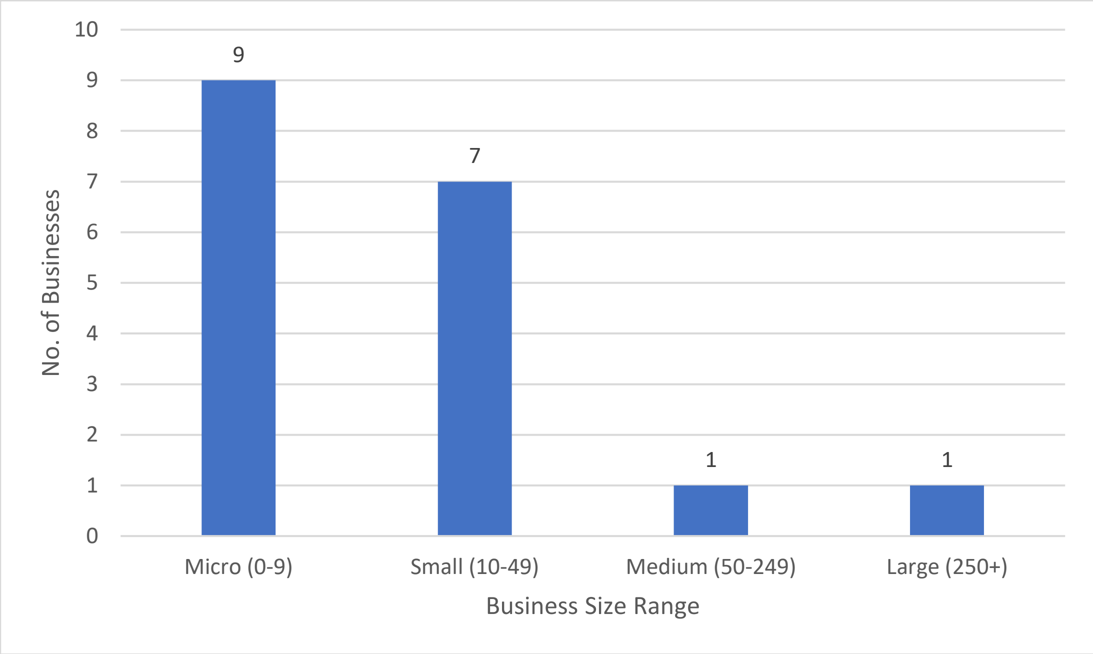
Source: BE Group, 2025

Employee Numbers

5.9 Companies were asked to state the number of employees within their Tameside premises, with responding businesses averaging six workers. The breakdown of employee size band can be seen in Figure 20.

5.10 Half of the respondents employed 0-9 staff and were micro firms. As was noted in Section 3.0, the proportion of micro firms in Tameside overall was higher at 83.2 percent, however, businesses responding to this Survey are also established firms so are likely to be slightly larger than the average. Even allowing for this though, all but two respondents employed less than 50 staff so the focus is still on smaller companies.

Figure 20 – Business Employee Numbers by Size Band

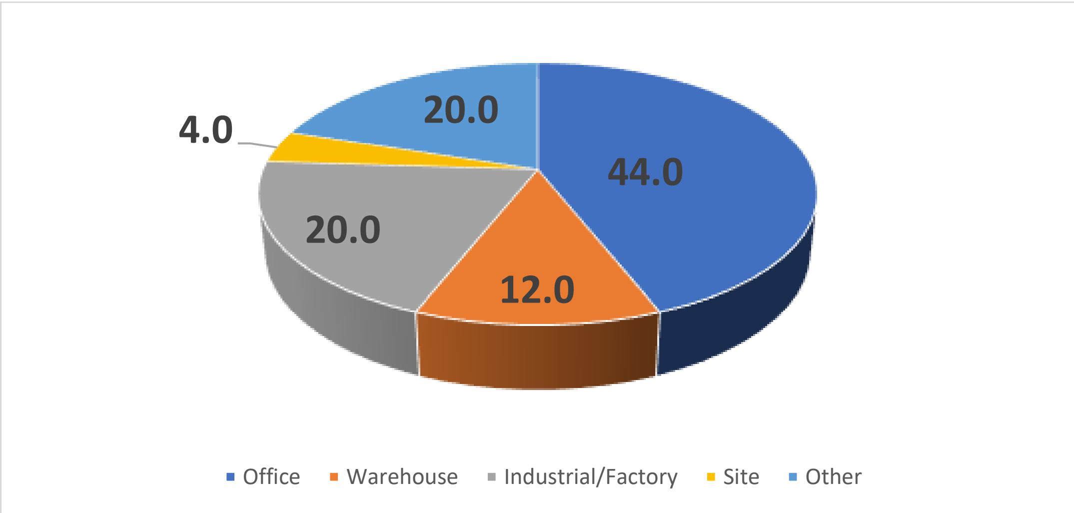


Source: BE Group, 2025

<u>Type of Premises</u>

5.11 Businesses surveyed were asked about the type of premises that their business occupies in within Tameside. Options were given which suit the typical premises of E(g), B2 and B8 businesses, and results can be seen amalgamated in Figure 21 below.

Figure 21 – Type of Business Premises (Percentage)



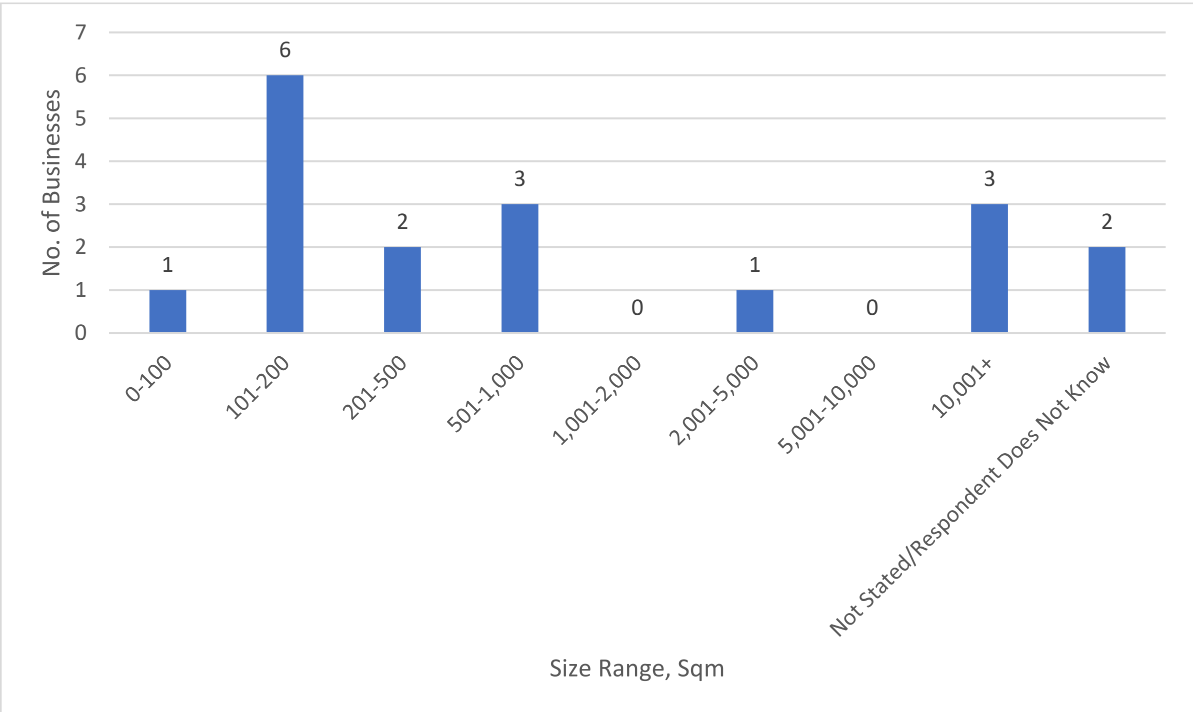
Source: BE Group, 2025

5.12 Respondents were able to give more than one option for their premises type, as some companies were operating from multiple premises within Tameside, occupy a hybrid unit (e.g. office/warehouse) or staff work from home. Office premises were the most popular accommodation type, with 44.0 percent occupying at least one office, while 20.0 percent occupied industrial premises. Another 20.0 percent occupied 'other' premises including showrooms and private homes. 12.0 percent occupied storage space while one business also operates from an open site. None operated from a Lab or other type of technical/scientific facility.

<u>Size of Premises</u>

5.13 Businesses were asked to state the size of their current unit. This helps demonstrate the preferred types of premises in the market, alongside the other market evidence presented in in the previous chapter and through targeted consultations with stakeholders. Figure 22 below shows the split of these floorspace sizes.

Figure 22 – Size of Premises, Sqm



Source: BE Group, 2025

5.14 Figure 22 shows a preference for smaller units, most particularly units of 101-200 sqm. Overall, two thirds of the respondents were in premises of less than 1,000 sqm. However, three identified their total property holdings in the borough, which may comprise more than one building, to be more 10,000 sqm. Units of this size will be far less common in Tameside and will only come on the market very infrequently, with those that do often subject to a specialist fit out from a previous occupier.

Ownership and Lease Length

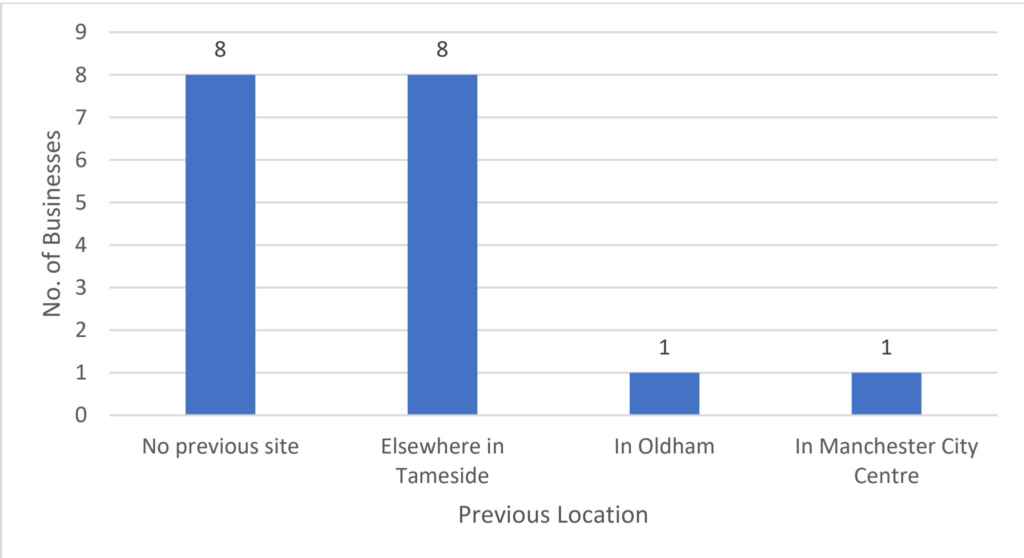
5.15 Businesses were asked about the ownership of their current premises, if it is held under a leasehold or freehold tenure, and if leasehold, then how long is left on the lease. Overall, 11 businesses (61.1 percent) rented and seven owned their own properties, although for two of those the owned property is also their home.

5.16 Companies currently holding a leasehold tenure stated a range from 1 year remaining on their lease up to 25 years remaining, one stating their property was on a 999 long leasehold basis and two stating that their lease was on a 'rolling' basis.

Previous Location of Business

5.17 Respondents were asked whether there had been any previous locations of the business, illustrated Figure 23 below. All but two have either never had any other location, at all, or only been based in Tameside. One was previously based in Oldham and one in Manchester City Centre. This highlights the localised nature of the economy.

Figure 23 – Previous Location of Business Premises

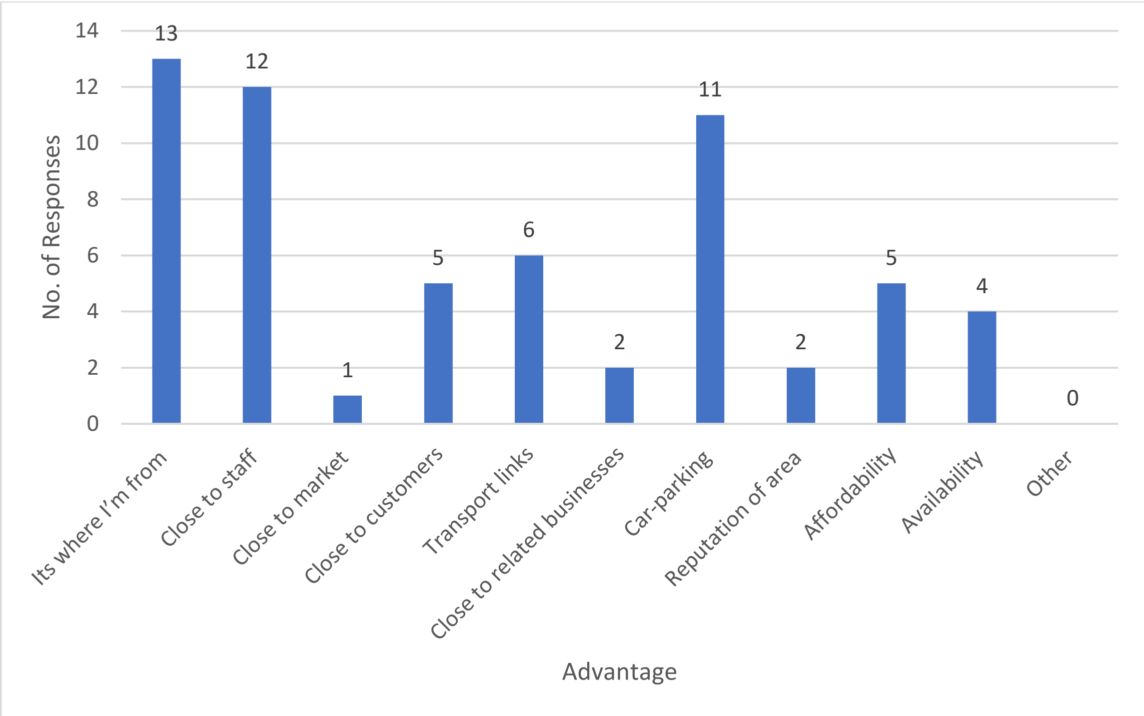


Source: BE Group, 2025

Advantages of Current Location

5.18 Companies were asked to state the main advantages that they felt for their business due to being located within Tameside, with respondents able to provide more than one answer. Respondents were given 11 different options to choose from, with the results displayed in Figure 24 below.

Figure 24 – Main Advantages of Current Location



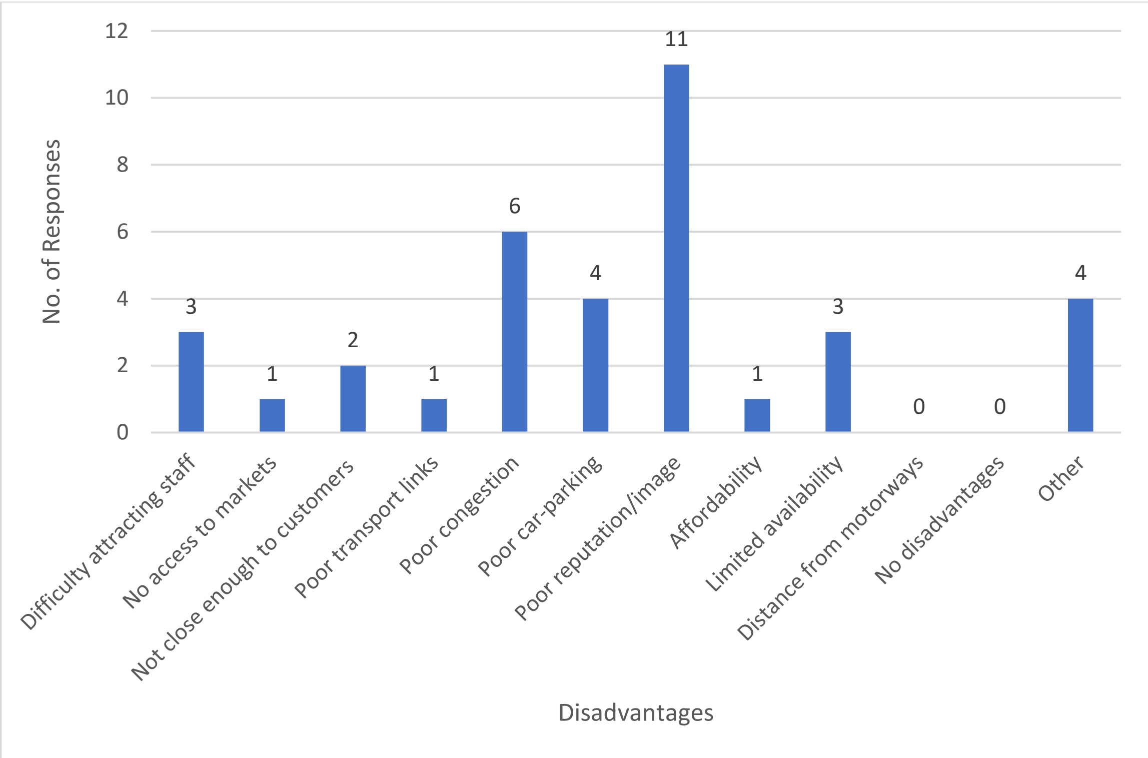
Source: BE Group, 2025

5.19 Although all the responses were highlighted by at least one business, the most cited were that Tameside is the home of the business owner ('It's where I'm from'), close to staff and their property has good Car Parking. Thus, the favoured advantages were linked to the practicality and convenience of the day-to-day operation of the specific company rather than the wider economic benefits of Tameside.

Disadvantages of Current Location

5.20 Respondents were also asked about the disadvantages of operating businesses in Tameside. Again, companies were allowed to provide multiple responses. The most cited issue was the poor reputation/image of Tameside generally, i.e. a matter of branding rather than any physical deficiency. Congestion on the roads, plus car parking were other commonly cited concerns. More positively, nobody cited Tameside's distance from the Motorways, i.e. strategic accessibility, as a disadvantage.

Figure 25 – Disadvantages of Current Business Location



Source: BE Group, 2025

5.21 The four 'Other' disadvantages were varied and generally company specific, they are:

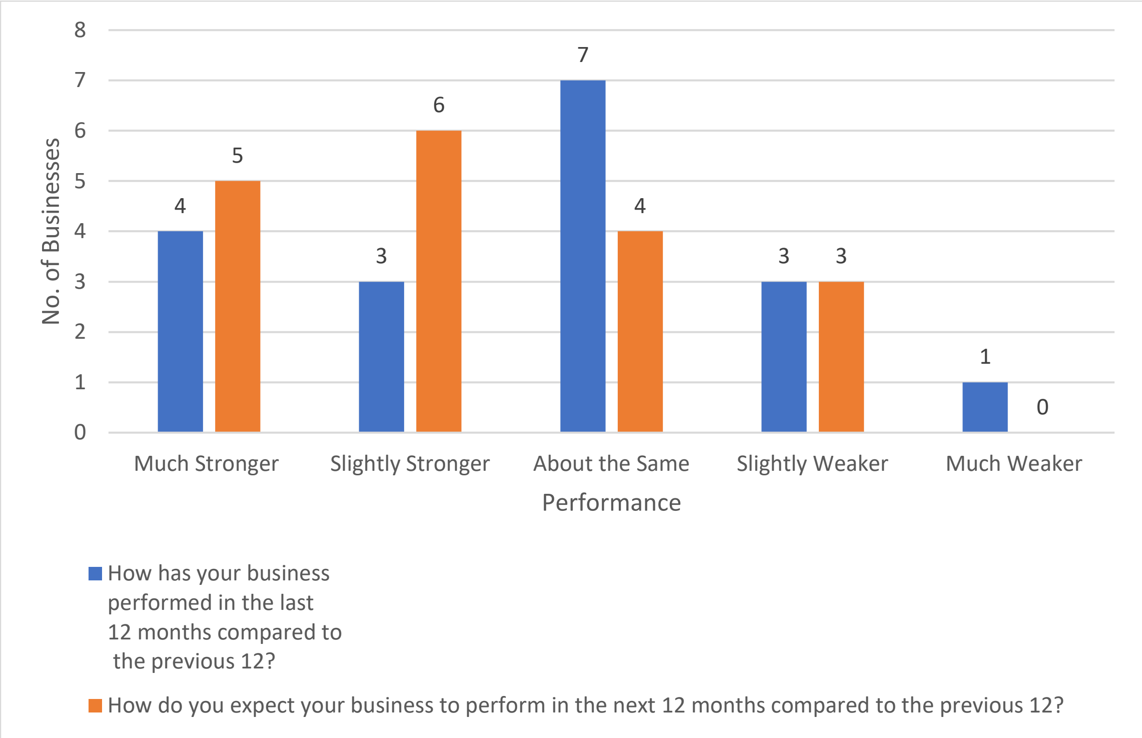
- Broken lift in Denton Town Hall
- "Unable to get the Council to give us signage from road to assist those walking, cycling or driving"
- Proximity to Magistrates court
- General security.

Business Confidence

Business Performance

5.22 Businesses were asked to analyse their performance levels, in respect to how well their business had changed from the previous year to the current year and also comparing the current year to expected performance for the upcoming year. This measures recent growth and business confidence of anticipated further growth. The performance levels were rated on a scale from ‘much stronger’ to ‘much weaker’ with the results for both questions displayed in Figure 26.

Figure 26 – Business Performance



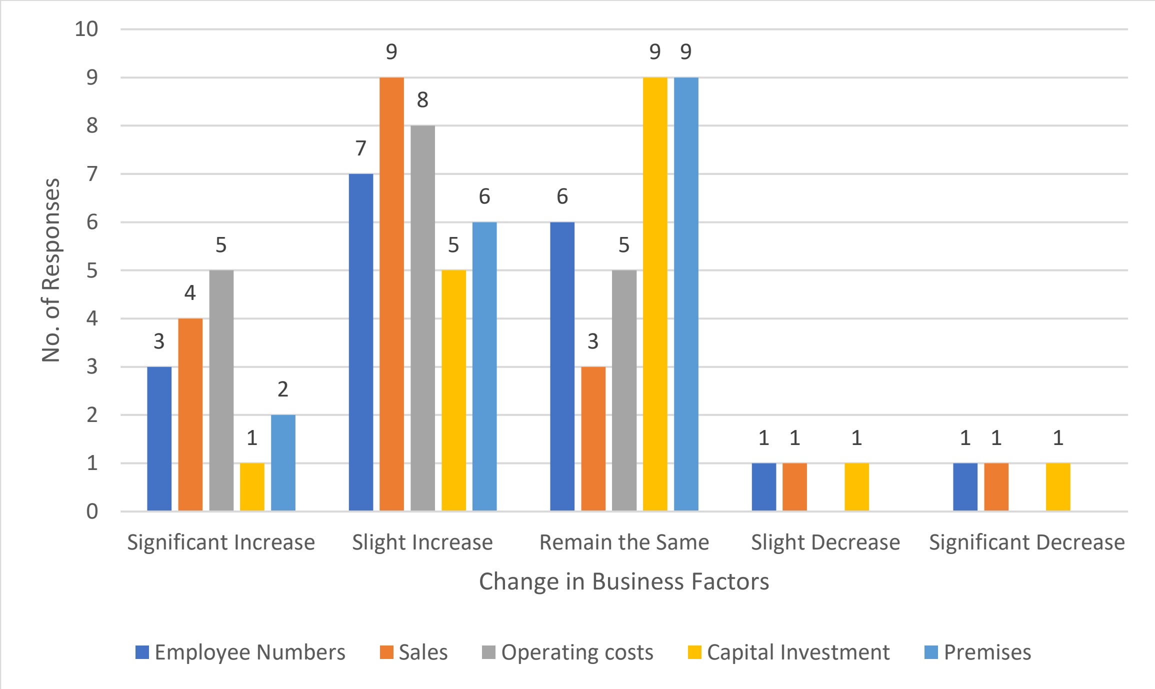
Source: BE Group, 2025

5.23 Overall, the businesses showed confidence in the future. Seven (38.9 percent) felt they had performed slightly or much stronger over 2024/2025, compared to the previous year. Another seven felt their performance had been about the same. However, 11 respondents (61.1 percent) felt their performance over the year to come (i.e. 2025/2026) would be slightly or much stronger, while none felt it would be much weaker.

<u>Changing Business Factors</u>

5.24 Companies were given five factors associated with their business (employment numbers, sales, operating costs, capital investment and size of premises) to rate on a scale from significant increase to significant decrease in regard to how they are expected to change over the upcoming 12 months, which is summarised in Figure 27 (N.B. not every respondent made a response on every factor).

Figure 27 – Expected Changes in Business Metrics



Source: BE Group, 2025

5.25 Overall, respondents did expect to see an increase in sales over 2025/2026, mostly a slight increase, plus some growth in employee numbers, again mostly a slight increase. Alongside this though, 13 businesses (72.2 percent) felt that operating costs would increase slightly or significantly over the next year.

5.26 In terms of capital investment, half of respondents felt this would stay the same and another five (27.8 percent) felt it would increase slightly. A similar trend was noted for the premises held by businesses. Thus overall, businesses expected mostly modest growth in sales and staffing, but accompanied by uplifts in operating costs, with more limited change in capital investment and premises.

Future Requirements

5.27 Businesses were asked about to give a yes or no answer on if they were considering relocating their business premises, with five of the 18 stating that they were considering relocating, equating to 27.8 percent. Another company highlighted that it intended to expand on its existing site. From similar exercises throughout England asking about such intentions, BE Group has found that levels above 10 percent are significant, although results in Tameside are from a small sample.

5.28 In terms of the five companies that are considering relocation, the following detail was provided by the respondents:

- Main Reason for Relocation – It is important for the Council to understand why a business would be considering relocating in order to interpret any problems with the current employment property market. Of the five businesses, three wanted to relocate because their site/premises is too small, one to gain better car parking and one to upgrade its premises more generally. Thus, the reasons for relocation don't point to any wider deficiencies in Tameside
- Timeframe for Relocation – Only one of the five businesses wished to relocate in the next year, the rest had longer time spans in mind with three expecting to move in 2-5 years and one in over 5 years
- Desired Property for Future Relocation – The properties required by the five businesses were diverse in size and type:
  - Two offices of 101-200 sqm each
  - One B2 industrial unit of over 10,000 sqm
  - One warehouse of 2,001-5,000 sqm
  - A site of 5,000-10,000 sqm.

  Except for the very large industrial unit, the requirements nominated, broadly reflect the overall property market, with a dominance of units of less than 5,000 sqm, and offices of less than 200 sqm
- Desired Destination for Relocation – The respondents were flexible in where they relocated. Three had 'No location in mind' and one stated 'Anywhere in Tameside'. Only one industrial business wanted to be in the same industrial estate as it is currently located.

Additional Comments

5.29 With companies encouraged to discuss any additional issues that they may have, certain comments were made which were not able to be brought up through a question in the survey. Overall, 13 of the 18 respondents (72.2 percent) made additional comments with a focus on the environment, quality and security of Tameside; the local premises offer and wider financial matters. The comments are thus:

Environment/Security

- "Too much rubbish and homes of multiple occupancy being built in Ashton - taken away our post office (main) and swimming baths
- Little consideration for Parking. Potentially closing five carparks and relying on an existing MSCP which clearly has no capacity
- Need to clean up the area and bring the market back asap
- Can you make sure that police respond to the shoplifting it's costing us a lot of money here."

Property

- "Previously looked to relocate to larger premises but were unable to find any suitable property. Eventually extended our property to maximum available within our boundaries
- We have been wanting to relocate for years but can't find anywhere suitable in the local area. We are desperate for more space to allow us to grow and employ more local people
- Ashton Old Baths is doing exceptionally well, and we need grow on space to retain successful businesses in the Tameside area
- In our location a number of business do not have sufficient car parking and there are always a large number of vehicles parked on the road which can be a problem when large vehicles need to access our site and others
- Lack of SMALL STARTER incubation units in Tameside
- We have just signed a 3 year extension to our office. Ideally, we wanted to move but stay within Tameside. The quality and availability of suitable office space was a huge issue in us not being able to find anywhere and so we made the decision to stay in our current premises. Over the next few years there needs to be a much larger focus on business premises and space for smaller and medium sized businesses
- The Council needs to be more proactive with employment land/buildings."

Other – Financial

- "Business rates are crippling indoor playcentres added to NI contributions - high VAT - increase in wages making it almost impossible to continue
- We need a good, stable, government that understands and provides help and support for businesses."

Public Agencies

5.30 Relevant public agencies were also contacted in regard to potential implications for employment land demand in Tameside.

Greater Manchester Growth Company

5.31 The GM Growth Company provides end-to-end business support and financial services for public, private and third sector commissioners, funded via UK Shared Prosperity Fund and retained Business Rates. The Growth Company also has its inward investment arm MIDAS and operates GC Education and Skills (one of the largest providers of apprenticeships and training in the country) and GC Employment (employment for individuals). Separately, they provide GC Finance and GC Angels investment products.

5.32 In discussion, officers of the GM Growth Company provided the following comments about Tameside:

- Within Tameside, Ashton and Denton have the strongest markets, for all types of premises, due to their M60 access and links into Manchester and Stockport, esp. at Ashton Moss. More rural towns in the east also have reasonable local markets but are constrained by a lack of development land and property.
- Manchester and Salford are losing a lot of employment space to residential re-use and redevelopment, which is displacing a lot of businesses. Feel that Tameside would be in a strong position to pick up some of the displaced firms.
- Historically Tameside has not been a place for office sectors to locate to but are aware of aspirations for office sector growth in Ashton. Across Greater Manchester, demand is increasingly for smaller serviced options, but Tameside has lost several serviced schemes recently. The Growth Company feel there is scope to refurbish surplus town centre retail space for this use. Also understand there is an option to use one floor of Ashton Town Hall for multi-occupancy business space.
- In terms of offices, Tameside will also see competition from Stockport which markets itself as the gateway to London and benefits from stronger transport access.

- Tameside has a strong industrial sector, but company growth is often held up by aging stock, especially the mills but also older metal framed buildings which make renovation and expansion difficult.
- Growing sectors moving forward will include logistics and defence. In terms of the former there would be strong competition from Kingsway in Rochdale which benefits from stronger access on the M62.

5.33 The GM Growth Company also has information on 18 Tameside businesses who are seeking to grow within the borough. Information on the size of premises or land required by these companies is not noted, however, Table 15 summarises available information about them. It shows that of the 18 firms, 13 (72.2 percent) are in general manufacturing sectors and another two are in manufacturing associated with Green Technologies and Services and Aerospace. One Creative, Digital and Technology business occupies an office, and the others occupy non E(g)/B-Class accommodation.

Table 15 – Tameside Businesses Seeking Growth within the Borough

Sector	Number Employed by Size Band	Existing Property Type	Own or Lease their Property	Size Band of the Existing Property, Sqm	Nature of Property Plans
Manufacturing: 13 companies	Micro (0-9): 5 Small (10-49): 6 Medium (50-249): 1 Large (250+): 1	All in manufacturing units	Own: 2 Lease: 10 (mostly on leases of up to 5 years) Don't Know: 1	1-249: 2 250-499: 2 500-999: 5 1,000+: 4	Expand to a new site: 3 Downsizing on existing site: 1 Expand on existing site: 9
Health and Social Care: 1	Medium (50-249)	Other	Own	250-499	Expand to a new site
Green Technologies and Services: 1	Large (250+)	Manufacturing	Own	1,000+	Expand on existing site
Creative, Digital and Technology: 1	Small (10-49)	Office	Own	1-249	Expand to a new site
Hospitality, Tourism and Sport: 1	Micro (0-9)	Other	Lease	Unknown	Expand to a new site
Aerospace: 1	Small (10-49)	Manufacturing	Lease	1,000+	Expand on existing site

Source: GM Growth Company, 2025

5.34 14 of the 18 companies, 77.8 percent, are micro or small in size, employing less than 50. All but three currently occupy manufacturing premises, in a range of sizes up to 1,000 sqm+. The Creative, Digital and Technology business occupies an office of up to 249 sqm. Two thirds of the businesses, 12, mostly manufacturing companies lease their premises and the rest are owner occupiers.

Tameside Council

5.35 Within the Council, discussions have been undertaken with officers of Tameside Means Business (business growth and economic development), Major Projects (relating to town centre regeneration and Ashton Moss, with details on the latter included in the analysis of employment land in Section 7.0) and estates (relating to the local property market).

Tameside Means Business

5.36 Council officers report positive growth locally and levels of entrepreneurship, particularly lots of homeworkers moving up from homeworking, giving good demand for small starter units in tech fields. More established SMEs also seem to be growing well, with Stalybridge (including Copley) identified as a focus for smaller business growth.

5.37 Larger industrial firms are reducing their workforces as technology replaces workers in areas like textiles but still have requirements of 1,000-4,000 sqm.

5.38 Technology change is also affecting offices, and a lot of companies now have too much premises and need to consolidate into smaller, more flexible space. The Council is seeing a lot of old mills being sub-divided and modernised to give such affordable and flexible space options. Those seeking higher quality accommodation may struggle to find it in Tameside with more opportunities in Stockport. Demand is mostly for smaller suites, capable of holding 10-12 staff, with few larger office based businesses in Tameside.

5.39 Incubator space is also popular. Have Ashton Old Baths which has been very popular but is now largely full. The Village Hotel Ashton had a business hub which closed down as did the Industries Business Centre, so growth options have reduced with some going into lower grade mill space. Mossley is a good source of such space.

Major Projects – Town Centre Regeneration

Ashton Town Centre

5.40 The Council has £20 million in Levelling Up Funding, supporting three projects:

- Town Hall Frontage Improvements – Largely complete. The Town Hall also needs internal investment with some £8 million needed for roof repairs.

- Redevelopment/Refurbishment of Aston Market – Aims to deliver ten Kiosks along with canopy and public realm improvements, being undertaken by Council. The kiosks due to complete by March 2026 with final project completion by May/June 2026.
- Former Bus Station – Acquired by the Council in April 2025. There is a masterplan for redevelopment for apartments, with ground floor retail and offices. Development would be led by Ashton Regeneration Partnership with a private development partner.

5.41 Other schemes:

- Indoor Market Hall – Subject to a growing number of voids. The Council is looking to repurpose the Hall for a greater food and drink offer, with provision of stall areas. Also looking at space for creative industries, linked to Tameside College. Have some funding for this but also considering a Heritage Lottery fund bid.
- Metro Majestic Cinema – Privately owned and to be opened as a live event venue by March 2026.
- Hippodrome, Oldham Street – Closed Theatre with a range of physical constraints, including asbestos. The Council is working with a community group and Theatres Trust to find an occupier.
- Swimming Baths – Closed and to be demolished.
- Former Wilko Unit – To be occupied by Tameside College.

St Petersfield

5.42 Includes Aston Old Baths, a business centre presently home to 28 businesses and 188 employees, managed by Oxford Innovation. It is around 90 percent occupied at the time of writing. The scheme has a slow start as it opened in 2021, during the Covid-19 Pandemic, but is now performing well.

5.43 The wider regeneration area was subject to previous development proposals by ASK Property Developments in a development agreement. Phase 1 completed in 2014 providing 855 sqm of educational and office facilities for Tameside College. Seven plots remain, in temporary use for surface level car parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of financial viability have reduced the quantum of offices proposed at St Petersfield from some 18,000 sqm to 4,000 sqm and proposals (subject to a 2023 Masterplan) now include 300 homes plus a hotel.

5.44 The Council would like to see links to Ashton Moss here, with Ashton Moss delivering advanced manufacturing industry and St Petersfield providing supporting offices.

Droylsden Town Centre

5.45 Now subject to a masterplan. Local schemes include:

- Proposed new east west link route to Tesco, with north south link to Droylsden Marina also proposed.
- Former Library/Lock Keepers site – Council owned, to be disposed for 150-200 homes.
- Greenside Mill – Includes space for various light industrial and motor repair uses. The main mill is part occupied by One Adventure Leisure, with plans for health and leisure uses in the rest.

Hyde Town Centre

5.46 Now subject to a masterplan. The Shopping Centre is seeing investment and attracting tenants, including some from the market. Have various funds for public realm investment, esp. around Hyde Town Hall.

Stalybridge/Denton

5.47 Have Levelling Up and Town Centre Action Funds for public realm improvements and investment into Stalybridge Civic Hall.

Estates

5.48 The Council owns two industrial estates, totalling some 20 units, plus several other properties in Hattersley:

- Charlestown Industrial Estate, Ashton – Units of around 100 sqm. The Estate is achieving rents of £6-7/sqft (£65-75/sqm) at present but needs investment and, with refurbishment, could achieve £10/sqft (£108/sqm).
- Plantation Industrial Estate, Ashton – Units of up to 500 sqm achieving around £7/sqft (£77/sqm). Again, it was felt that this could be increased to £9/sqft (£97/sqm) with investment.

5.49 The Council reports good demand for these units from local businesses and interest from developers to deliver more units of this size but a lack of development land to bring forward projects. Industrial yields are around 5 percent. Also get interest from long leaseholders within the schemes to buy units.

Summary

5.50 The business survey is a snapshot of the current market in Tameside, derived from a random sample of Tameside businesses, of the types that typically locate in B-class premises. Most of the respondents were micro-small businesses who are well established within Tameside and appear to have made a long term commitment to the borough, which is home to much of their staff. However, many also feel that Tameside suffers from a poor image and external perception.

5.51 Overall, the respondents showed confidence in their business prospects over the coming year, expecting at least some growth in sales and employment, even if that is expected to be accompanied by increases in operational costs.

5.52 A reasonable proportion of respondents were seeking growth in the next five years, generally reflecting the changing operational requirements of each business rather than wider issues with Tameside. The businesses' property needs are diverse and while most wish to stay in the borough, several are not confident they will find the premises they need locally and remain flexible about where they would relocate to.

5.53 The GM Growth Company noted that within Tameside, Ashton and Denton have the strongest markets, for all types of premises, due to their M60 access and links into Manchester and Stockport, which are losing stock to residential uses and seeing businesses displaced elsewhere. More rural towns in the east also have reasonable local markets but are constrained by a lack of development land and property.

5.54 In terms of offices, across Greater Manchester, demand is increasingly for smaller serviced options, but Tameside has lost several serviced schemes recently. The Growth Company feel there is scope to refurbish surplus town centre retail space for this use. Tameside has a strong industrial sector, but company growth is often held up by aging stock, especially the mills but also older metal framed buildings which make renovation and expansion difficult.

5.55 Tameside Council's economic development and property officers report good business growth generally, with incubator space being popular, although there is a lack of serviced accommodation to meet this need.

5.56 Larger industrial firms are reducing their workforces as technology replaces workers but still have requirements of 1,000-4,000 sqm. Technology change is also affecting offices, and a lot of companies now have too much premises and need to consolidate into smaller, more flexible space. The Council sees a lot of old mills being sub-divided and modernised to give such affordable and flexible space options. Those seeking higher quality accommodation may struggle to find it in Tameside with more opportunities in Stockport.

5.57 St Petersfield is likely to be the main source of dedicated office development in Tameside, for the foreseeable future. Some 4,000 sqm is now proposed here, alongside 300 homes and a hotel. Redevelopment of the former Bus Station in Ashton may also provide some offices.

6.0 FUNCTIONAL ECONOMIC MARKET AREA

Introduction

6.1 This section defines and reviews Tameside's role in the wider economy of Greater Manchester and the North West (and East Midlands where there is an overlap). It provides a definition and quantitative review of the Tameside Functional Economic Market Area (FEMA).

6.2 It should be noted that this FEMA exercise is bespoke to this study and is distinct from previous FEMA exercises completed at the local or Greater Manchester level. It has the objective of highlighting the scale and nature of cross boundary economic activity and, at the sub-regional level at least, where the largest sources of inward investment, into Tameside might come from.

Guidance on FEMA Definition

6.3 Paragraph 19 of the Planning Practice Guidance Note 'Plan-making' (2021) identifies that: "Since patterns of economic activity vary from place to place, there is no standard approach to defining a functional economic market area, however, it is possible to define them taking account of factors including:

- extent of any Local Enterprise Partnership within the area
- travel to work areas
- housing market area
- flow of goods, services and information within the local economy
- service market for consumers
- administrative area
- catchment areas of facilities providing cultural and social well-being
- transport network."

6.4 All definitions of the FEMA are approximations of the interrelationships of a local economy with areas outside the local authority. Analysis cannot account for all relationships in the economy, rather it is a representation of the key economic, workforce and consumer flows for the local economy.

Analysis

Local Enterprise Partnership

6.5 Tameside fell within the Greater Manchester LEP. This reflected Tameside's established role within Greater Manchester, but also very significant economic interrelationships as is shown in the commuting data below.

6.6 In 2023, the National Government announced that it would cease funding LEPs nationwide. In Greater Manchester its functions have largely been replaced by the Greater Manchester Business Board which brings together the private and public sectors to support business growth, develop local skills and innovation, direct investment and reform public services.

6.7 The Board works in partnership with the Greater Manchester Combined Authority which also has strategic planning and economic roles which unite the sub-region.

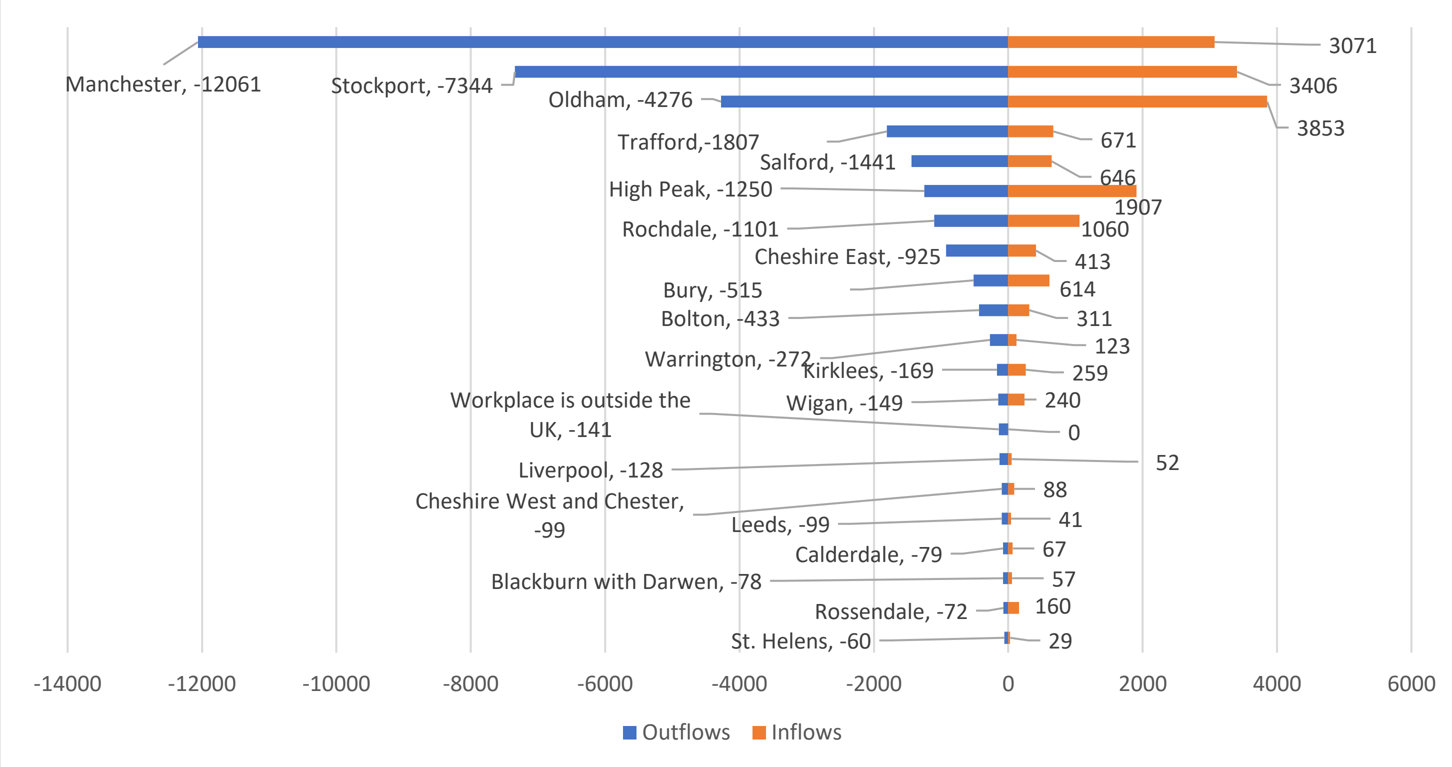
Travel to Work Area

6.8 The commuting patterns of the working residents of Tameside and the workforce employed in the local authority area is important in understanding the housing and employment role of Tameside in the context of the broader sub-region. This has implications for the definition and understanding of the Tameside FEMA.

6.9 Figure 28 and Table 16 summarise the in and out commuting patterns of Tameside at the time of the 2021 Census. The 2021 commuting data will be skewed by Covid-19 Pandemic and the related lockdowns, which were ongoing in 2021, and which encouraged far greater levels of homeworking than might have occurred naturally. Accordingly, the figures given below should be taken as indicative of wider patterns rather than definitive.

6.10 Overall, of the 105,651 working people identified in the 2021 Census as living in Tameside, 71,666, or just over two thirds both lived and worked in the borough. 33,985 commuted to another part of the UK to work. Another, 17,854 commuted into Tameside to work making the borough a net exporter of 16,131 jobs or 15.3 percent of its resident workforce.

Figure 28 – In and Out Flows of Tameside Commuters



Source: ONS 2021 Census

Table 16 – In and Out Flows of Tameside Commuters – Net Change

Settlement	Net Flow of Workers into Tameside
Manchester	-8,990
Stockport	-3,938
Oldham	-423
Trafford	-1,136
Salford	-795
High Peak	657
Rochdale	-41
Cheshire East	-512
Bury	99
Bolton	-122
Warrington	-149
Kirklees	90
Wigan	91
Workplace is outside the UK	-141
Liverpool	-76

Settlement	Net Flow of Workers into Tameside
Cheshire West and Chester	-11
Leeds	-58
Calderdale	-12
Blackburn with Darwen	-21
Rossendale	88
St. Helens	-31

Source: ONS 2021 Census

6.11 When considering the Tameside's combined relationship to other local authority areas, by far the largest flows of workers were, unsurprisingly, with neighbouring Manchester. 12,061 workers commuted into the city to work in 2021, over a third of the total outflow, and 3,071 commuted out of Manchester to Tameside (a net outflow of 8,990 toward the city). Sizable flows were also recorded between Tameside and most other Greater Manchester local authority areas. 10,750 commuter movements were recorded to/from Stockport and 8,129 to/from Oldham. Trafford, Salford and Rochdale saw smaller, but still significant rates of movement equating to over 2,000 commuter journeys each. This shows the strength of economic interrelationships across east and central Greater Manchester with 40,737 workers commuting between Tameside and these locations in 2021.

6.12 Links between Tameside and the more distant west and north west of Greater Manchester were more limited with 1,129 movements recorded to/from Bury, 744 to/from Bolton and only 389 to/from Wigan.

6.13 Outside of Greater Manchester Tameside's strongest relationship was with neighbouring High Peak. In 2021, Tameside was a net importer of labour from High Peak and overall 3,157 commuter movements were recorded.

6.14 Linkages to more distant locations in Cheshire, Derbyshire and West Yorkshire were modest with only Cheshire East seeing more than 1,000 commuter movements to/from Tameside.

6.15 Overall, Tameside had strong economic linkages – which can be defined as more than 2,000 commuter movements, in and out of the borough, to or from that location – with its Greater Manchester neighbours of Manchester, Stockport and Oldham as well as more distant Trafford, Salford and Rochdale. Strong links can also be observed between Tameside and High Peak.

Housing Market Area

6.16 Housing Market Assessments can be useful in defining FEMAs as they review population and travel to work/migration patterns to understand defined areas of economic activity, which inform housing market area geographies.

6.17 The latest Housing Market Assessment, including Tameside, is the 2021 Greater Manchester Strategic Housing Market Assessment. This identifies the Greater Manchester area as a single Housing Market Area, based on:

- High levels of self-containment, in terms of commuting, within the sub-region. This reflects both Greater Manchester's size *"and the distance and travelling time separating the conurbation from many of the nearest settlements beyond the Greater Manchester boundary"* It is noted, however, that settlements in the south and east of Greater Manchester, also have localised linkages to Cheshire and High Peak while the north of Greater Manchester is more self-contained than the south or east.
- Migration patterns are similarly relatively self-contained within Greater Manchester.
- The administrative links in the sub-region, specifically that Greater Manchester was the *"first Combined Authority in England under the devolution deal in 2014, extending a long history of joint working by the ten local authorities as the Association of Greater Manchester Authorities (AGMA)".*
- House price data also suggests an interrelated market.

Services and Infrastructure

6.18 Key cross country road links include the M60 Orbital Motorway which provides connections to parts of every Greater Manchester Local Authority Area apart from Wigan. The M67 links the settlements of Denton, Hyde and Hattersley/Mottram to Junction 24, M60 (Denton Island).

6.19 Major A-Roads include the A57, which runs from Central Manchester (and the A6) east through the south of Tameside and then through High Peak towards Sheffield. The A560 links Hyde/M67 with Bredbury (in Stockport borough) and the M60 Junction 25 (Bredbury Interchange). In the north of Tameside the A662 and A635 provide links from Manchester to Ashton-under-Lyne before continuing, in the case of the A635, through Mossley and rural Kirklees towards the M1. The A627 also links Ashton north to Oldham,

6.20 In terms of trains, multiple stations running from Guide Bridge to Hattersley fall on the Manchester Piccadilly to Hadfield (High Peak) line. Hyde Central Station has services between Manchester Piccadilly and Rose Hill, Marple (Stockport). In the north west, Stalybridge Station has the widest range of connections – to Manchester, Liverpool Lime Street, Southport, Wigan, Huddersfield, Hull, York and Newcastle (some of which stop at Mossley Station) – and also enjoys the highest level of patronage of any station in Tameside.

6.21 The role of services in Tameside is considered in the TRLS and not reviewed in detail here. However, it is worth noting that Ashton-under-Lyne, the principal town centre in the Tameside, has strong links to Manchester city centre, some 11 km to its west. It is also well positioned on the M60 giving good access to other Greater Manchester retail centres, most notably Stockport and the Trafford Centre. Denton, Hyde and Hattersley/Mottram enjoy similar links via the M67. In the North East, Mossley has road links to the service centres of Oldham Borough.

The Tameside FEMA

6.22 Based on the above evidence, Tameside FEMA clearly includes Manchester, the city region's administrative and service centre. 15,132 commuter movements, between the city and Tameside, were recorded in 2021. Strong links, in terms of commuter movements and road infrastructure can also be seen with Stockport and Oldham as well as Trafford, Salford and Rochdale, with 40,737 workers commuting between Tameside and these locations in 2021.

6.23 Although falling within Greater Manchester, commuting links between Tameside and Bury, Bolton and particularly Wigan appear limited and accordingly these locations are not reviewed further. The purpose of the FEMA is to consider key economic relationships rather than all possible cross boundary relationships.

6.24 Outside of Greater Manchester Tameside's strongest relationship was with neighbouring High Peak. In 2021, Tameside was a net importer of labour from High Peak and overall

3,157 commuter movements were recorded.

6.25 Linkages to more distant locations in Cheshire, Derbyshire and West Yorkshire were modest, by comparison.

Neighbouring Areas

6.26 Having reviewed the FEMA of Tameside, the remainder of this section considers each of the districts which fall within that FEMA on an individual basis, to understand strategic and cross boundary issues which may impact on Tameside Borough. In all cases, BE Group consulted with the relevant local authorities on their policy positions as of Summer 2025. In the case of Manchester and Salford, BE Group completed (or is completing) much of the employment land evidence base which informs their emerging Local Plans.

Greater Manchester

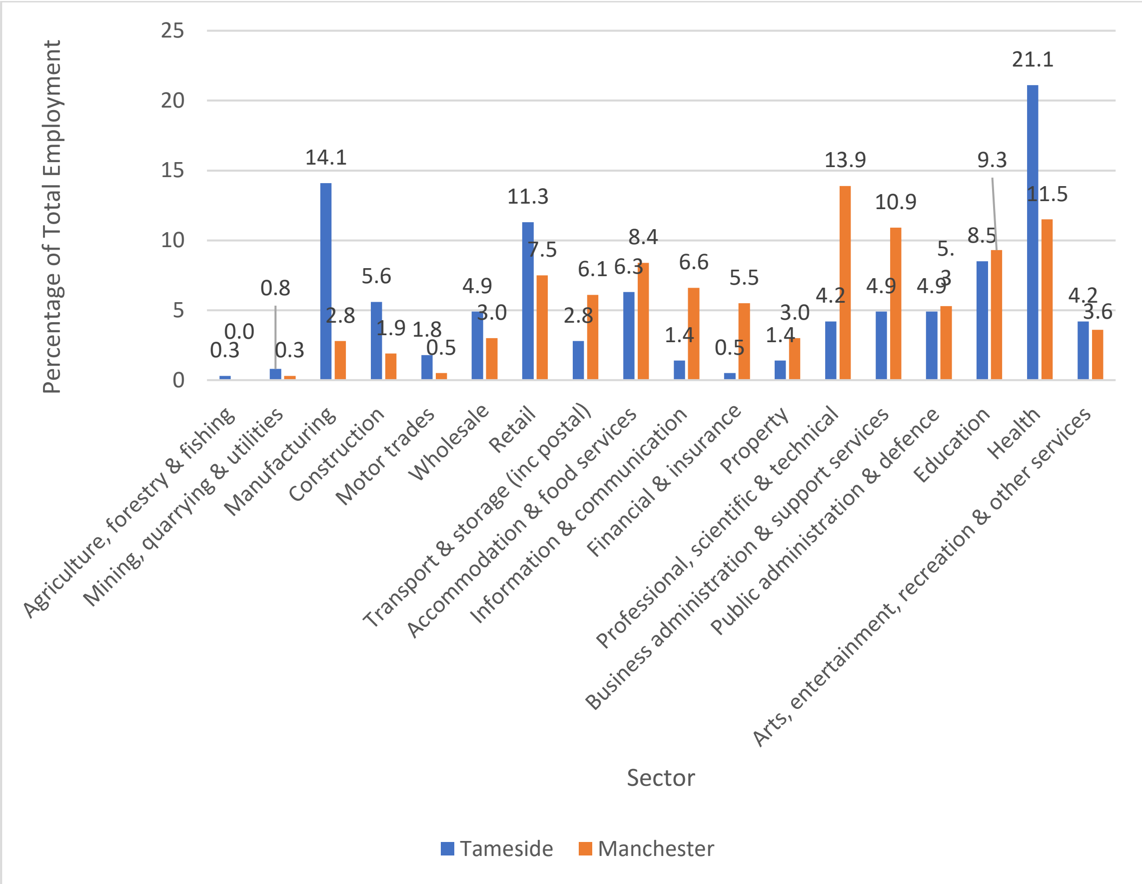
Manchester

6.27 Manchester had an economically active population, in employment, of 278,000 in mid-2025. This equated to a percentage of 69.1 percent of the total population, noticeably lower than the Tameside equivalent of 74.2 percent.

6.28 Figure 29 shows a proportionate split of employment, by sector, in Manchester against Tameside equivalents (2023 BRES data). Unsurprisingly, Manchester's economy is focused towards office sectors, while manufacturing has a negligible local role, accounting for only 2.8 percent of local employment in 2023 against 14.1 percent in Tameside. What manufacturing that does exist in the city appears geared towards some fairly high value sectors including the 'Manufacture of chemicals and chemical products' (800 employed in 2023) and the 'Manufacture of computer, electronic and optical products' (700 employed) whereas production in Tameside is focused on more basic food production, metal fabrication and production of rubber and plastic goods.

6.29 Overall, 39.9 percent of the city's employment was in private office sectors, against 12.4 percent in Tameside. Unsurprisingly, for a city, Manchester has strengths in legal and accounting services and in the activities of HQ offices which collectively employed 43,000 in 2023, against 1,600 in Tameside. Computer programming and related consultancy employed another 20,500, against 550 in Tameside.

Figure 29 – Employment by Sector – Manchester vs Tameside, Percentage



Source: BRES, 2025

6.30 Manchester has a further strength in transport and storage, which accounted for 6.1 percent of local employment in 2023, against 2,8 percent in Tameside. This will reflect the logistics role of Manchester Airport and the associated Airport City, a feature unique in Greater Manchester.

6.31 More surprisingly, despite the retail and leisure role of Manchester City Centre, retail has a stronger proportionate role in Tameside. Health also has a far larger role in Tameside despite the large hospitals in the city, as well as Manchester University Medical School. Interestingly, proportionate employment in education was only slightly higher in Manchester than in in Tameside, despite Manchester being home to two large universities, several specialist arts facilities (such as the Royal Northern College of Music) and multiple further education colleges.

6.32 In terms of the office market, PfE identified a need for at least 2.019 million sqm of accessible new office floorspace over the period 2022-2039, to be focused on Manchester City Centre, Manchester Airport as well as Salford Quays and local town centres. Overall, some 2.88 million sqm of floorspace was identified to meet the need, 71.8 percent of that supply, 2.069 million sqm, is within the city.

6.33 The latest employment land review for Manchester (April 2025), completed by BE Group identified that Manchester has an office floorspace supply of 2.176 million sqm, focused on the city centre and its fringe (see Table 17).

Table 17 – Manchester Floorspace Supply Potential by Key Node (sqm)

Location	Office E(g)	Industrial/ Warehousing B2/B8
City Centre	1,422,601	2,896
Fringe	341,796	469
Holt Town	55,500	0
Eastlands (Sportcity)	0	0
Central Park	20,400	8,040
Strangeways	160,600	2,000
North Manchester General Hospital	23,360	0
Airport City (MIX Manchester)	0	186,000
University Hospital South Manchester	51,000	0
Medipark	86,000	0
Roundthorn	0	6,200
Sharston	0	51,600
Other	15,071	9,053
Total	**2,176,328**	**266,258**

Sources: Employment Land Supply database 2023, MCC; Masterplans for Airport City, University Hospital and Eastlands, BE Group analysis, 2025

6.34 As was discussed in Section 4.0, the office market in Manchester City Centre is seeing continued growth in the post Pandemic economy with substantial developer interest for new build schemes to service solid occupier demand and significant refurbishment of existing office stock to Grade A quality in order to meet modern market expectations and environmental standards. Development costs are increasing but, so far, city centre rental growth is keeping pace. The increasing cost of renting an office in central Manchester is encouraging some particularly micro firms to look to serviced schemes elsewhere in Greater Manchester, but to fully capture a significant share of the office economy requires the provision of Grade A space, like Stockport Exchange, which is difficult to viably deliver without public support.

6.35 PfE also identified needs of 3.513 million sqm of industrial and warehouse floorspace across the nine PfE districts over 2022-2039 and a supply of 4.075 million sqm to meet that need. However, only 50,643 sqm (1.2 percent) of this is in Manchester.

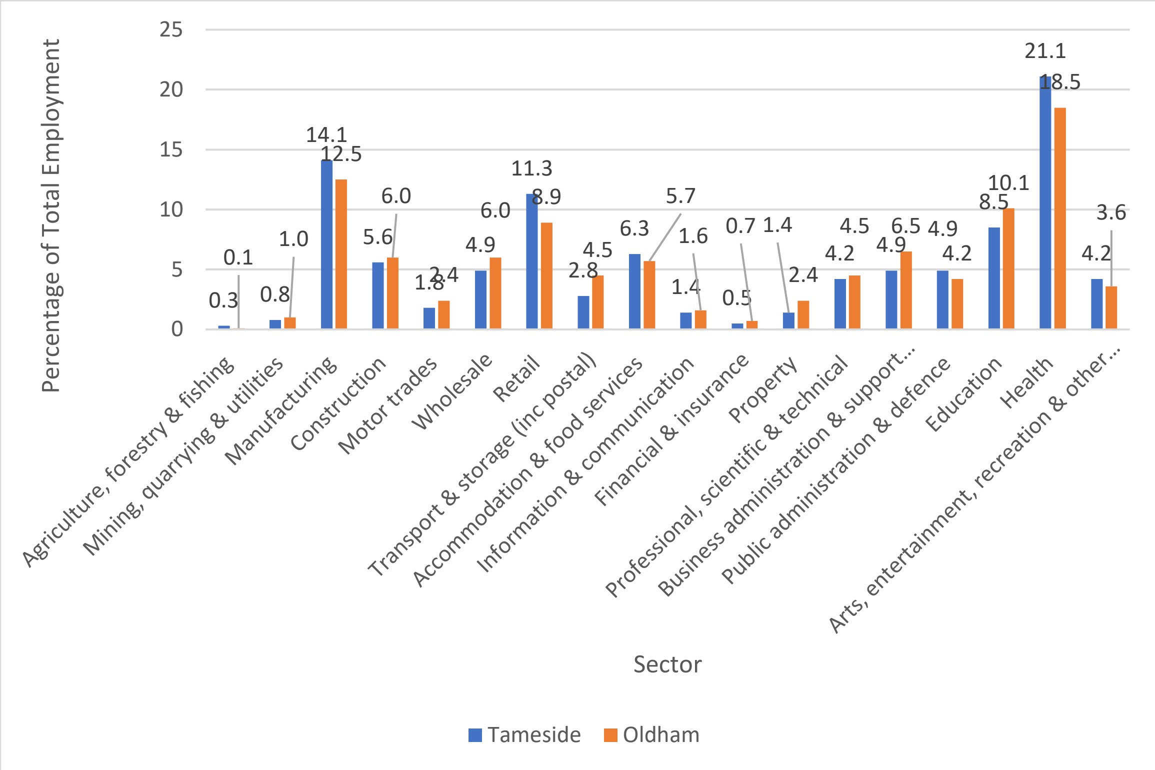
6.36 Table 17 shows that Manchester currently has an industrial/warehouse supply of 266,258 sqm but that this is heavily focused at Airport City, specifically the MIX Scheme. The MIX Manchester proposal is for a high-quality advanced manufacturing, science and innovation campus which, if delivered, will further strengthen Manchester's regional role in a number of the IS-8 high value sectors. However, there is also pressure for the development of more traditional logistics uses here. It should also be noted that several of the key technology hubs in Manchester, which retain capacity for further growth – North Manchester General Hospital, University Hospital South Manchester and Medipark – are focused on the Life Sciences IS-8 sector.

Oldham

6.37 Oldham had an economically active population, in employment, of 104,800 in mid-2025. This equated to a percentage of the total population of 68.7 percent, noticeably lower than the Tameside equivalent of 74.2 percent.

6.38 Figure 30 shows a proportionate split of employment by sector, in Oldham against Tameside equivalents. This shows that, by this measure at least, the economies of Oldham and Tameside are surprisingly similar. 12.5 percent of Oldham's employment was in manufacturing, compared to 14.7 percent for Tameside. Like Tameside, Oldham has manufacturing strengths in food, rubber and plastics and fabricated metal products but Oldham also has over 1,000 employed locally in the manufacture of general machinery, against only 550 in Tameside. Oldham Council also reports some local strengths in advanced manufacturing in Oldham Town and Chadderton, such as Diodes Semiconductors.

Figure 30 – Employment by Sector – Oldham vs Tameside, Percentage



Source: BRES, 2025

6.39 In terms of the office sectors, Oldham and Tameside appear very similar with strengths in professional and business services and a negligible role for finance and insurance. However, transport and storage does have a proportionately stronger role in Oldham, at 4.5 percent, reflecting the fact that Oldham Borough has a larger stock of strategic scale B2/B8 premises around Junctions 21-22 M60.

6.40 Oldham's Local Plan went out for draft consultation in early 2024 but was then put on hold for 6 months as the PfE plan was adopted. Oldham Council is now hoping to go out for consultation with a full draft in late 2025. The only strategic allocations are as identified in PfE (discussed below). Elsewhere the new Plan will support the recycling of sites within key Employment Areas, although the Council was unsure if the Planning Inspectors will also wish to see the provision of larger sites to meet needs after the end of the PfE period.

6.41 At present though, the larger than local sites of Oldham are:

- Policy JP Allocation 2: Stakehill – Allocated for 150,000 sqm of high quality industrial and warehouse premises and 1,680 new homes the bulk of this site is within Rochdale and distant from Tameside, linking more to the M62 Corridor than the M60. Development will begin in Rochdale, and the Council would like to see a focus on Green Technology. The site is promoted by Russell LDP, but Russel's present focus is on the Bury/Rochdale Northern Gateway site (discussed below). The delivery of Stakehill is expected to be a longer term prospect.

- Policy JP Allocation 12: Broadbent Moss – Is allocated for 21,000 sqm of employment and 1,500 homes, however, short term development will focus on housing as the employment site needs flood risk attenuation and remediation. Investment will also be needed for access and a Metrolink stop.

6.42 During the development of PfE, consideration was given for the expansion of Kingsway into Oldham, but this was ultimately not judged viable.

6.43 Overall, stakeholders identify that Oldham and Chadderton have strong M62 and M60 access, especially to one of the less congested eastern sections of the M60. The Broadway Green area, off Junction 21, M60 has good scope for further industrial development, providing some competition for Tameside.

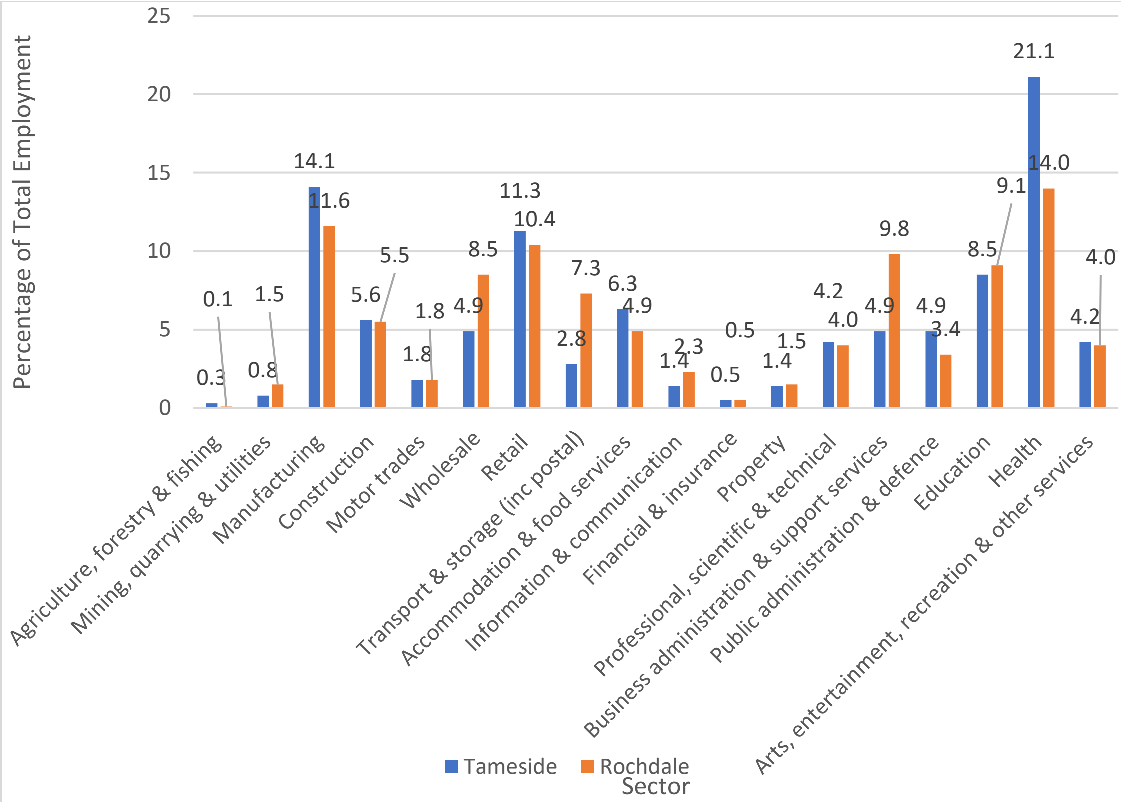
6.44 Oldham's office market is limited but Oldham Council has noted some micro firms coming out of Central Manchester, both for homeworking and to access more affordable co-working space. Rather like Ashton Old Baths, The Hive, Spindles Town Square Shopping Centre, Oldham Town is attracting a modest but locally significant number of good quality office-based businesses into the borough.

Rochdale

6.45 Rochdale had an economically active population, in employment, of 98,400 in mid-2025. This equated to a percentage of the total population of 71.2 percent, lower than the Tameside equivalent of 74.2 percent.

6.46 Figure 31 shows a proportionate split of employment, by sector, in Rochdale against Tameside equivalents. This shows that, in 2023, 11.6 percent of employment in Rochdale was in manufacturing somewhat below the Tameside equivalent. As with Tameside, Rochdale's manufacturing sector has strengths in rubber, plastics and metal fabrication, however, it also has strengths in textiles (1,125 employed in 2023), chemicals (1,000 employed) and other machinery (1,000 employed).

Figure 31 – Employment by Sector – Rochdale vs Tameside, Percentage



Source: BRES, 2025

6.47 Rochdale also has notable proportional strengths in transport and storage and associated wholesale. This reflects the presence of the 170 ha Kingsway Business Park, Junction 21, M62 in Rochdale, one of the largest logistics parks in Greater Manchester, with no equivalent in Tameside.

6.48 Employment in most office based sectors, in Rochdale, is proportionately very similar to Tameside except for business support which is nearly twice as dominant in Rochdale. In Rochdale business administration and support activities mostly focus on employment services.

6.49 Rochdale's Local Plan Core Strategy was adopted in 2016 and identifies a need for 210 ha of employment land to 2028. The Allocations Plan, which remains in draft form identified 33 sites to meet this requirement. In terms of larger than local sites which might have impacts across the FEMA, Rochdale has two PfE allocations which propose employment space:

- Policy JP Allocation 1.1: Heywood / Pilsworth (Northern Gateway) – Part of the major Northern Gateway development area along the M62/M60, this site crosses the Bury-Rochdale boundary, is of 634 ha and is allocated for around 1.2 million sqm of industrial and warehousing space (with around 935,000 sqm being delivered within the plan period) and 1,000 homes. It is subject to a Development Framework adopted in March 2025. Initial development will focus on the east at Heywood South which is proposed for a 142 ha mixed use scheme, comprising 1.88 million sqft (175,000 sqm) of logistics space, 1,000 new homes and a local centre. The site is being promoted by Russell LDP with a new link to Junction 19, M62 now complete.

- Policy JP Allocation 2: Stakehill – On the Oldham/Rochdale boundary, this is discussed in the context of Oldham, above.

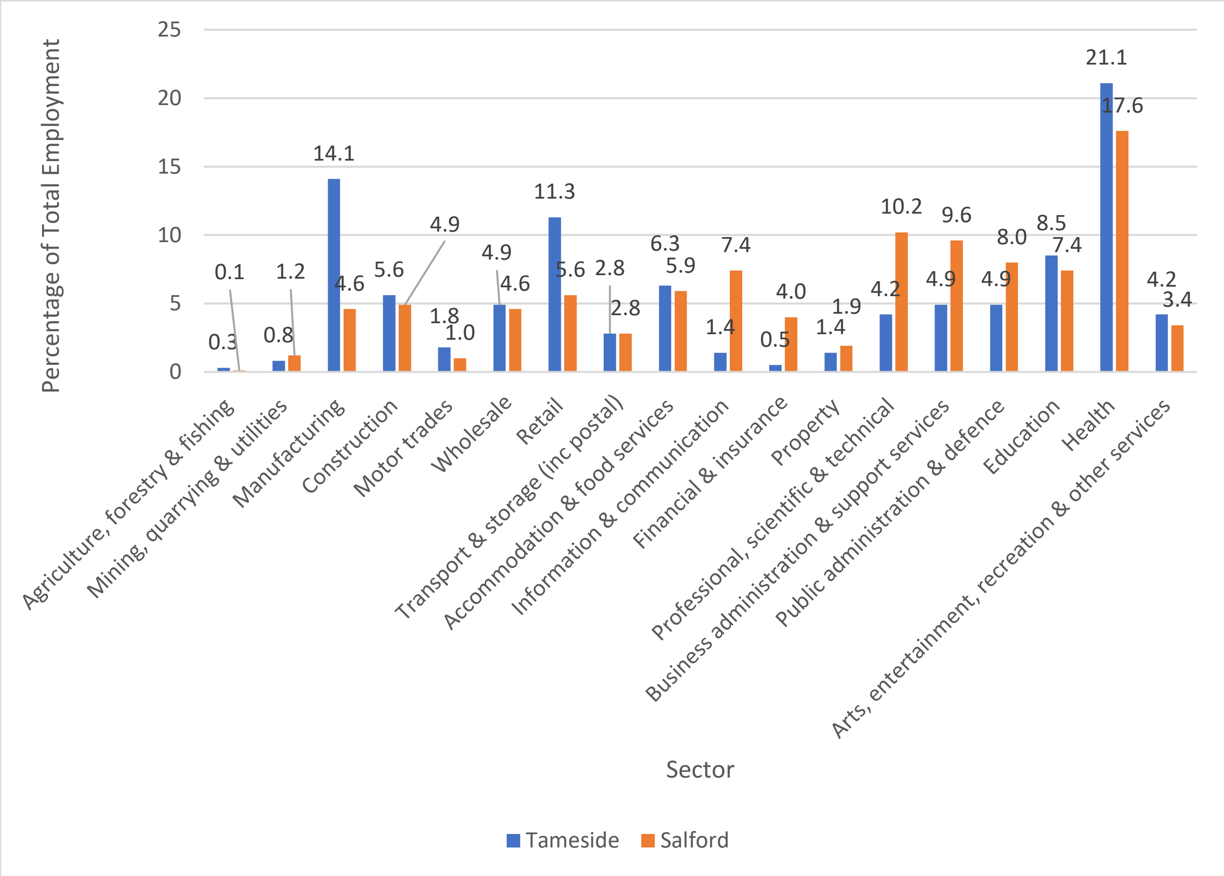
6.50 As mentioned, Kingsway Business Park is one of the largest strategic logistics and manufacturing parks in the UK and dominates the eastern half of Greater Manchester. It would certainly provide competition to any logistics scheme brought forward at Ashton Moss East. At the time of writing there were 13 vacant plots at Kingsway, of 0.92-5.70 ha, offered for design and build developments of 2,000-35,000 sqm, i.e. mostly local or smaller scale strategic schemes.

Salford

6.51 Salford had an economically active population, in employment, of 124,000 in mid-2025. This equated to a percentage of the total population of 71.7 percent, lower than the Tameside equivalent of 74.2 percent.

6.52 Figure 32 shows a proportionate split of employment, by sector, in Salford against Tameside equivalents. It shows that manufacturing has a surprisingly modest role in Salford's economy, with proportionately less than a third of the many employed in this sector, as in Tameside. Manufacturing in Salford is focused on the 'Manufacture of basic metals' and chemicals, differing slightly from Tameside. Also, despite the presence of facilities such as Port Salford on the Manchester Ship Canal, local employment in transport and storage in Salford is proportionately the same as in Tameside at 2.8 percent.

Figure 32 – Employment by Sector – Salford vs Tameside, Percentage



Source: BRES, 2025

6.53 Unsurprisingly, reflecting the presence of Media City/Salford Quays and urban Salford City, office sectors have a much stronger role in Salford. Salford has notable strengths in information and communications (especially computer programming), finance and insurance (especially insurance services) and professional services (especially legal and accounting) when compared to Tameside. Overall, a third of employment, in Salford, was in private office sectors compared to 12.4 percent in Tameside. Interestingly retail, and health, are still stronger in Tameside than in Salford.

6.54 In terms of the Salford Local Plan, a Development Management Policies and Designations Plan was adopted in 2023 with Part Two, Core Strategy and Allocations currently being prepared, with a timetable for adoption by 2027.

6.55 PfE identifies that to meet the sub-regional requirement for at least 2.019 million sqm of accessible new office floorspace over the period 2022-2039, new provision will need to be focused on Salford Quays alongside Manchester City Centre and Manchester Airport. Accordingly, 309,102 sqm of office supply, 10.7 percent of total is allocated in Salford.

6.56 For industry and warehousing, against projected needs of 3.513 million sqm to 2039, PfE identifies a supply of 548,316 sqm, 13.5 percent of the total supply. It should be noted that BE Group is currently completing an Economic Market and Economic Land Assessment to clarify Salford's employment land need and supply to 2042. However, this remains un-published at the time of writing.

6.57 In terms of offices, the bulk of Salford's existing office stock, and opportunities for growth, is located in the east of the district, in City Centre fringe locations and in Salford Quays, including Media City. These are mid to large floorplate premises providing Grade A stock including some serviced premises. There is a price point differential between City Centre, city fringe areas and Salford Quays, with Grade A stock within the city fringe (e.g. New Bailey Street) advertising at £32-35/sqft (£344-377/sqm) and Salford Quays stock advertising at about £20-25/sqft (£215-269/sqm). Given this price differential it is likely that any new office development will be focused on the city fringe, i.e. forming part of the economy of Manchester, as discussed above, rather than towards Salford Quays and the independent Salford market.

6.58 In terms of meeting the industrial and warehouse needs PfE Policy JP-Strat 4: 'Port Salford' identifies that Port Salford will be developed as an integrated tri-modal facility, with on-site canal berths, rail spur and container terminal as essential elements of the scheme, capable of providing around 500,000 sqm of employment floorspace. This will include an extension of the permitted scheme onto land to the north and west of Barton Aerodrome, as allocated under Policy JP Allocation 26 'Port Salford Extension', capable of providing 320,000 sqm of floorspace. The development of Port Salford must be delivered together with necessary transport infrastructure, including highway improvements to accommodate the likely scale of traffic generation.

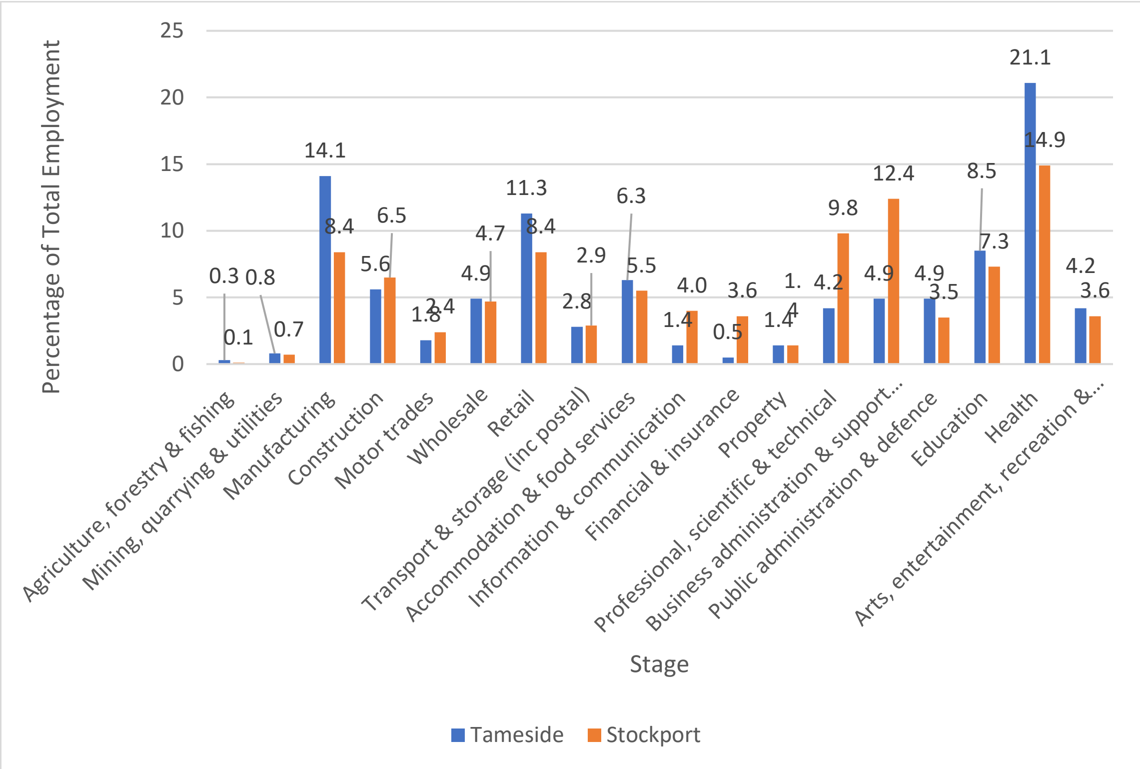
6.59 Delivery at Port Salford will create a strategic logistics scheme with capacity to serve the whole of Greater Manchester. However, it will also be a highly specialised tri-modal scheme attracting very different warehouse operators to road-based logistics proposals elsewhere.

Stockport

6.60 Stockport had an economically active population, in employment, of 143,100 in mid-2025. This equated to a percentage of 75.0 percent, slightly higher than the Tameside equivalent.

6.61 Figure 33 shows a proportionate split of employment, by sector, in Stockport against Tameside equivalents. It shows that Tameside has a clear strength in manufacturing, compared to Stockport. 14.1 percent of Tameside's workforce is employed in manufacturing against only 8.4 percent in Stockport. Dominant manufacturing sub-sectors, in Stockport, are similar to those in Tameside with local production focusing on food production, rubber and plastics and fabricated metal products. This suggests a degree of economic overlap and competition between the two locations.

Figure 33 – Employment by Sector – Stockport vs Tameside, Percentage



Source: BRES, 2025

6.62 Tameside also has a proportional strength in the health sector, which will reflect the strong local role of Tameside Hospital. More surprisingly retail has a proportionately stronger role in Tameside than in Stockport.

6.63 In comparison, Stockport has clear proportionate strengths in all the private office sectors apart from property. Overall, office employment accounts for 31.2 percent of employment in Stockport against only 12.4 percent in Tameside. Thus, the office sectors are far more central to Stockport's economy than Tameside's.

6.64 Stockport's Local Plan has been delayed due to disputes over Green Belt allocations. Stockport Council intend to get the latest Plan to Regulation 18 status by autumn 2025, to allow adoption by the end of 2026.

6.65 The last Stockport Employment Land Review (2022, Refresh) indicated needs of 18 ha for offices and 29.2 ha for industrial and warehouse uses. Office requirements will be met in Stockport Town Centre but for industrial/warehouses there is a dependence on the expansion of Bredbury Park.

6.66 The Bredbury Park expansion site of some 31 ha on the boundary with Tameside was proposed, by Stockport Council, in the Greater Manchester Spatial Framework (GMSF). There was also a planning application for development. The planning application was the subject of objections from Tameside Council and was ultimately refused at appeal on access grounds. The GMSF allocation for the site (and the whole GMSF) ultimately did not proceed. In 2021 a planning application for a major development of 1 million sqft (929,000 sqm) of B2/B8 space here was refused (and dismissed at appeal) on access grounds. Bredbury Park is by the M60, with direct access to Junction 25, Bredbury Interchange. However, immediate HGV access to the site is constrained, pushing a lot of traffic north through Denton.

6.67 In 2024, the site, known as Bredbury Gateway, was purchased by FI Real Estate Management who have now applied for 50,000 sqm of floorspace, in units of 100-6,000 sqm. Units of this size will compete with their equivalents in Tameside. The existing Bredbury Industrial Estate has proved popular with businesses and workers from Tameside although this is unsurprising given that the Estate has a direct link with Denton and Audenshaw via the A6017 Ashton Road.

6.68 Away from Bredbury, Stockport's industrial/warehouse offer is weaker, comprising a lot of older stock which is very spread out. Stockport Council reports that the borough does receive regular enquiries from companies looking for space in Stockport, which is more affordable than in Manchester, but lacks the stock to meet many of these requirements It also receives interest from the logistics sector, but only from 'Final Mile' distributors. Regional and national scale operators are more likely to go to Airport City, Manchester; Trafford Park and Omega, Warrington where stock exists to meet their needs.

6.69 In terms of the office economy, stakeholders agree that, as was discussed in Section

4.0, some businesses are looking outside of Manchester City Centre for more affordable high grade options. However, Stockport, like other parts of Greater Manchester, lacks the Grade A space to capitalise on this trend. The Stockport Exchange development has helped, however. It has provided popular with financial services industries, benefiting from direct access to both Manchester (19 min to Piccadilly) and London (2 hours). Space here is also a quarter cheaper than in Manchester City Centre.

6.70 Aside from Stockport Exchange, Orbit have completed good schemes including Bird Hall Lane and Cheadle Royal. These accommodate a diverse mix of occupiers, but to better attract occupiers from Manchester will require the development of the 4-5 remaining plots at Stockport Exchange. Private and public investment will need to be secured if this is ever to happen.

6.71 Elsewhere Stockport town is losing a lot of older town centre office stock to housing, particularly around the Station. This does reflect the fact that Stockport is a popular area of Greater Manchester to live in, but Stockport risks becoming a commuter town for Manchester and the Council would still like to see the pressure relieved with housing development elsewhere in the sub-region.

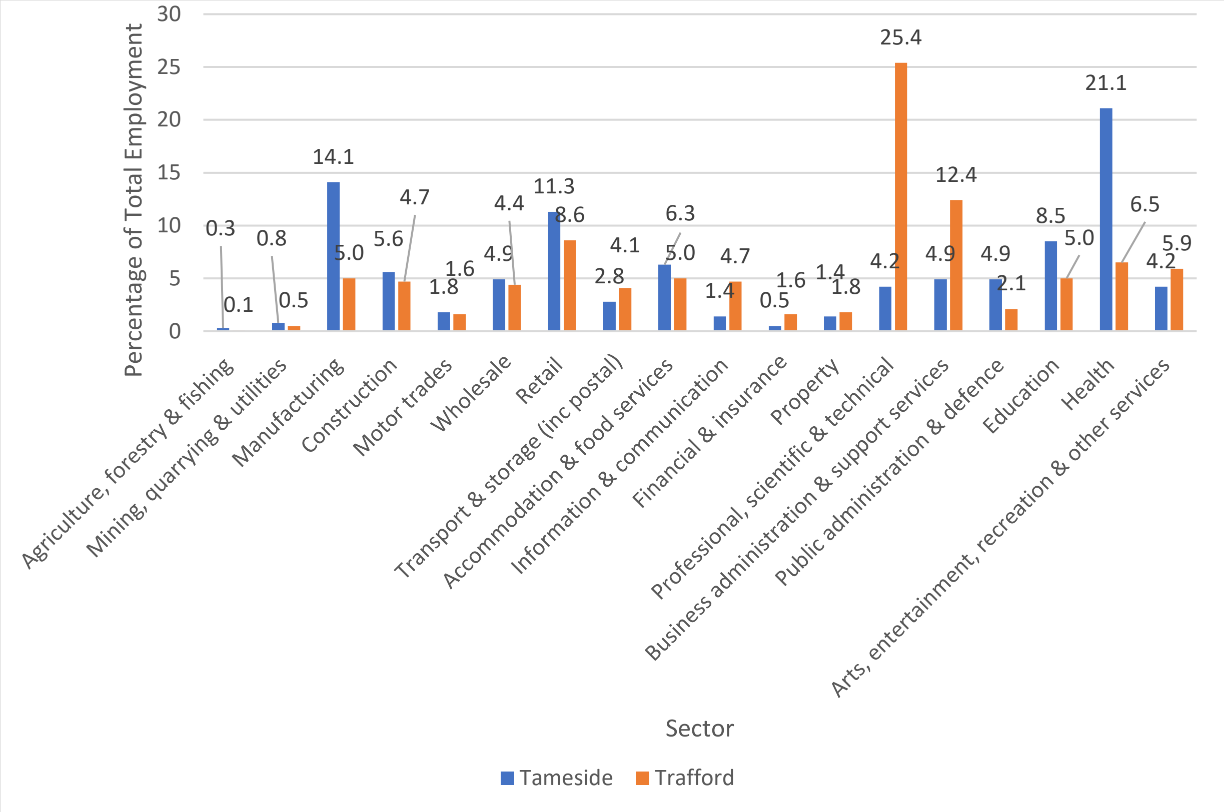
6.72 The other main economic link between Stockport and Tameside is the Further Education Colleges and Stockport Council feel that a lot of young people move between the respective local institutions.

<u>Trafford</u>

6.73 Trafford had an economically active population, in employment, of 126,200 in mid-2025. This equated to a percentage of the total population of 81.8 percent, noticeably higher than the Tameside equivalent of 74.2 percent.

6.74 Figure 34 shows a proportionate split of employment, by sector, in Trafford against Tameside equivalents. Surprisingly, despite the presence of Trafford Park, which is home to some 1,300 businesses and over 9 million sqm space, the proportion of Trafford workers in manufacturing employment is just over a third of that in Tameside. Trafford's biggest manufacturing strengths are in the manufacture of furniture and 'Non-metallic mineral products.'

Figure 34 – Employment by Sector – Trafford vs Tameside, Percentage



Source: BRES, 2025

6.75 By comparison Trafford has significant strengths in the main office sectors, most dramatically professional services which accounted for around a quarter of local employment in 2023. This was accounted for by some 33,000 employed in legal and accounting businesses, higher by number and proportion than in Manchester. Trafford also has a proportionate strength in information and communication employment, particularly computer programming. Overall, 45.9 percent of local employment is in private office sectors, proportionately higher than Manchester.

6.76 Trafford also has a strength, compared to Tameside, in transport and storage, which accounted for 4.1 percent of local employment in 2023.

6.77 Trafford undertook Reg. 18 Consultations for a new Local Plan in spring 2025. The stated employment land requirement was for 736,308 sqm total employment land by 2042, comprising 184,560 sqm office floorspace and 551,748 sqm industry and warehousing floorspace. In terms of larger than local sites which might have impacts across the

FEMA, Trafford has two PfE allocations which propose employment space:

- Policy JP Allocation 30: New Carrington – Is allocated for 350,000 sqm (gross) of employment for B2 / B8 uses and 5,000 homes, on a site distant from Tameside. A masterplan is under production for the whole site with 152.8 ha (377,972 sqm) of employment space proposed on brownfield land north of the former railway. Consents sought here, to data have been for housing.
- Policy JP Allocation 3.2: Timperley Wedge – Is allocated for 60,000 sqm of office employment land within a mixed employment residential area of which 30,000 sqm will be delivered in the Plan period. Along with 1,800 homes. The site sits on the eastern boundary of Trafford, adjacent to the Manchester Medi Park site. Royal London is now progressing development proposals here, branded as Davenport Green.

6.78 Links between Trafford and Tameside will inevitably be focused on Trafford Park, which lies at the northern end of the Manchester Ship Canal and is Europe's largest industrial park. It is split into three sub areas: Wharfside in the east; the core industrial area in the centre; and that part in the west which surrounds the Trafford Centre regional shopping complex. Some 40,000 are employed here in over 1,300 companies. Trafford Park also accommodates a large proportion of Trafford's office economy which, along with facilities north of the Manchester Ship Canal, in Salford, form a substantial Greater Manchester office cluster which can compete with the city for business requirements.

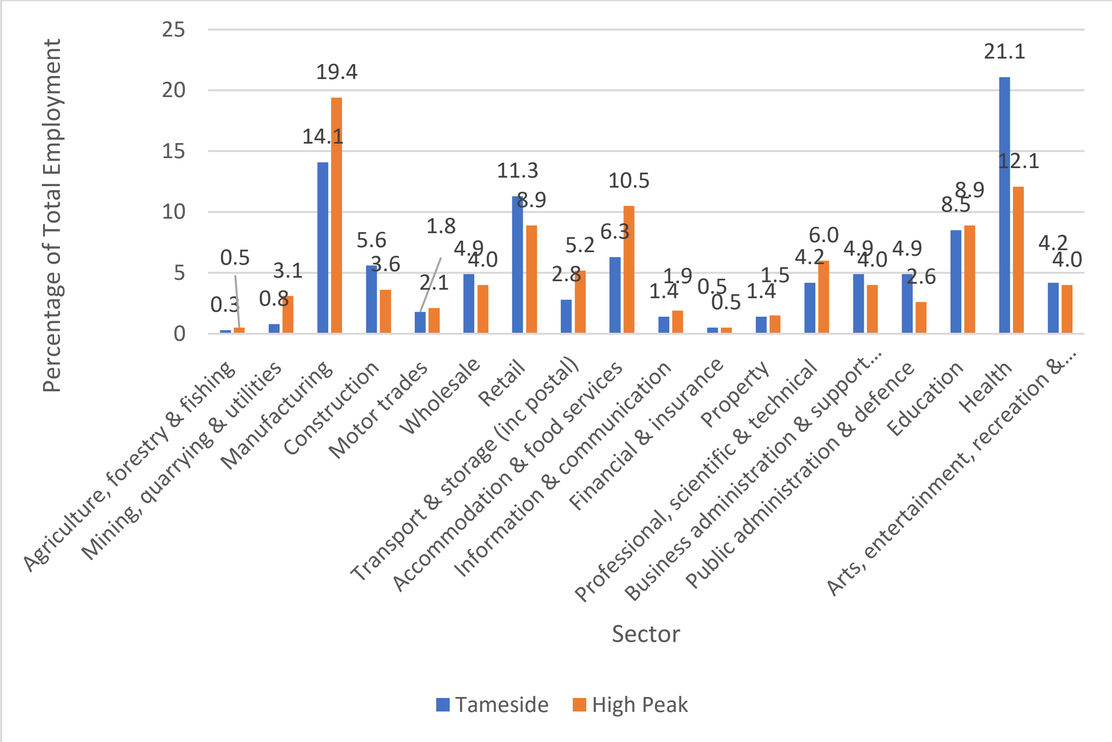
Other

High Peak

6.79 High Peak had an economically active population, in employment, of 47,200 in mid-2025. This equated to a percentage of the total population of 79.9 percent, noticeably higher than the Tameside equivalent of 74.2 percent.

6.80 Figure 35 shows a proportionate split of employment, by sector, in High Peak against Tameside equivalents. Interestingly, High Peak is the only local authority area in the FEMA where manufacturing represents a higher proportion of local employment than in Tameside, 19.4 percent in 2023 against 14.1 percent. High Peak's biggest manufacturing strengths are in the manufacture of furniture and 'Non-metallic mineral products.'

Figure 35 – Employment by Sector – High Peak vs Tameside, Percentage



Source: BRES, 2025

6.81 Transport and storage also has a stronger role in High Peak than in Tameside, at 5.2 percent, likely reflecting High Peak's position on a range of cross country A-Roads. By comparison construction is more dominant in Tameside. Most office sectors are proportionally higher in High Peak, although rarely to a decisive degree and Tameside has proportionate strengths, as elsewhere, in health and, more surprisingly, retail.

6.82 The adopted High Peak Local Plan 2016 has been declared partially out of date. A review of the Local Plan has now commenced to update the policies deemed out of date and consider the scope for wider amendments. Early engagement was completed in 2023, with the Preferred Options and Proposed Submission consultations timetabled for 2025.

6.83 In terms of the Adopted Local Plan, Policy S4: 'Maintaining and Enhancing an Economic Base' which identifies residual employment land needs of 35.556 ha to 2031, is one of the policies now judged out of date. In terms of employment allocations, most are small extensions to existing industrial estates, of 2.0 ha or less, which are of local only significance. The largest, Waterswallows, Buxton (5.2 ha) and the Chapel-en-le-Frith

Neighbourhood Plan Application (7.0 ha) are distant from Tameside. 23 Strategic Development Sites are also put forward in the Local Plan, but these are also comparatively small, with many now developed or allocated for housing:

- Policy DS1: 'Woods Mill, Glossop' (4.0 ha) – Allocated for a mix of uses. Appears fully developed for a mixed use scheme of retail, leisure and housing.
- Policy DS2, DS4, DS6-DS10, DS14, DS16-DS20, DS23 – Allocated for residential development.
- Policy DS3: 'Charlestown Works, Charlestown Road, Glossop' (3.9 ha) – Allocated for business/industry and residential development. The residential elements have now been developed with only modest brownfield areas available for employment development.
- Policy DS5: 'Former Ferro Alloys site, Glossop' (1.05 ha) – Allocated for business/industry and residential development. Appears fully developed for housing.
- Policy DS11: 'Bingswood, Whaley Bridge' (6.8 ha) – Allocated for business and mixed use development. Infill development and expansion of an existing industrial estate, unimplemented at the time of writing.
- Policy DS12: 'Furness Vale Business Park, Calico Lane, Furness Vale' (3.25 ha) – Allocated for business, tourism and leisure uses, and residential development. Land is undeveloped and wooded, at the time of writing.
- Policy DS13: 'Torr Vale Mill, New Mills' – Allocated for a heritage-led mixed use redevelopment, which could include office and business uses. The mill is now in use for offices, plus as a wedding, conferences, events, etc. venue.
- Policy DS15: 'Birch Vale Industrial Estate' (4.4 ha) – Allocated for approximately 100 dwellings and the retention of some 0.9 ha of employment land. Industrial estate remains in industrial use.
- Policy DS21: 'Tongue Lane (land south of Tongue Lane Industrial Estate), Buxton' (2.0 ha) – Allocated for industrial and warehouse uses. Land is undeveloped and wooded, at the time of writing.
- Policy DS22: 'Station Road and Spring Gardens Regeneration Area, Buxton' (3.34 ha) – Allocated for town centre regeneration uses, including residential, office, hotel and tourist accommodation, leisure and cultural related developments. Subject to various, mostly small scale investments.

6.84 Most industry in High Peak is small scale and in traditional sectors, likely with only modest cross boundary impacts into Tameside.

Summary

6.85 Based on a mix of geographic evidence and commuting data, the FEMA of Tameside includes Manchester, Salford and the Greater Manchester boroughs of Oldham, Rochdale, Stockport and Trafford, as well as neighbouring High Peak in Derbyshire. The other areas of Greater Manchester, Derbyshire and the North West have more limited relationships with Tameside.

6.86 Within the FEMA, Manchester clearly has a strong economic relationship with Tameside. 15,132 commuter movements were recorded between the city and Tameside in 2021. A key draw for Tameside’s workers is likely to be Manchester’s proportionally large office economy which accounted for 40 percent of the city’s employment in 2023, with a focus on legal and accounting services and in the activities of HQ offices, alongside computer programming.

6.87 The latest research suggests that Manchester has an office floorspace supply of 2.176 million sqm, focused on the city centre and its fringe, office market locations which continue to see good demand in the post Pandemic economy. The increasing cost of renting an office in central Manchester is encouraging some, particularly micro firms, to look to serviced schemes elsewhere in Greater Manchester, but to fully capture a significant share of the office economy requires the provision of Grade A space which is difficult to viably deliver. Much of the rest of Manchester’s office, and industrial, supply is focused on various health parks which are likely to be a focus for sub-regional growth in Life Sciences.

6.88 Oldham has some overlaps in its manufacturing and office economies. There are large scale PfE allocations at Stakehill and Broadbent Moss, but both are expected to be longer term developments.

6.89 In Rochdale, Kingsway Business Park is one of the largest strategic logistics and manufacturing parks in the UK and dominates the eastern half of Greater Manchester. It would certainly provide competition to any logistics scheme brought forward in Tameside or elsewhere in Greater Manchester. In the future, development in Rochdale will focus on the Heywood / Pilsworth (Northern Gateway) site and specifically at Heywood South which is proposed for a 142 ha mixed use scheme, comprising 1.88 million sqft (175,000 sqm) of logistics space.

6.90 In Salford, industrial and warehouse development is will be focused on Port Salford, a strategic site but one proposed for specialist tri-modal logistics with no equivalent in Tameside. In terms of Salford's office market, new build development is most likely on the city fringe, linked into Manchester's economy, rather than in Salford Quays.

6.91 In Stockport, Bredbury Park is a large established industrial estate at the boundary with Tameside. Consent is being sought for another 50,000 sqm of floorspace here, in units of 100-6,000 sqm. Units of this size will compete with their equivalents in Tameside. While some Manchester based office businesses are looking outside of the city for more affordable premises, Stockport, Tameside and other locations lack the Grade A stock to fully capitalise on this, even though Stockport has seen some good quality office developments in recent years.

6.92 In Trafford, despite the presence of Trafford Park, it is the office economy that dominates locally, particularly professional services. At Timperley Wedge another 60,000 sqm of office premises is proposed which, if delivered, would further compete for office requirements within Greater Manchester.

6.93 Within High Peak, most industry is small scale and in traditional, likely with only modest cross boundary impacts into Tameside. Most identified growth sites are similarly of a local scale only.

7.0 EMPLOYMENT LAND ASSESSMENT

Introduction

7.1 This section looks at the portfolio of employment land, which was available, as of August 2025, to meet the employment land needs of Tameside to 2042, as identified in Section 8.0. It also reviews 82 Employment Areas (industrial estates, business parks, etc.) which contain the bulk of the developed E(g)/B-Class premises in Tameside, considering the scale and nature of the offer they present to the sub-regional market.

7.2 Tameside needs a balanced portfolio of land to accommodate a sustainable, growing economy that can respond to dynamic market conditions, changing business needs and working practices.

Employment Land Assessment

Baseline Employment Land Supply

7.3 The starting point for the supply assessment is the Council's Employment Land Monitoring, updated by officers to August 2025. This identified 69 employment sites totalling 88.87 ha, which include:

- Two UDP and PfE Allocations – 50.58 ha allocated
- Ten sites with consents for additional floorspace on existing employment locations – 9.17 ha
- Two approved changes of use – 0.09 ha
- 25 cleared and vacant employment sites – 20.18 ha
- 30 New employment floorspace proposals – 8.85 ha.

7.4 However, of that Baseline Supply, several sites have been excluded from further analysis for the following reasons:

- Reflecting Para 009 (Reference ID: 3-009-20190722) of Planning Practice Guidance Note 'Housing and Economic Land Availability Assessment' consents for less than 500 sqm of floorspace, or 0.25 ha of land, after existing completions are excluded from further consideration in this Study
- Redevelopment proposals, i.e., the re-use of land already in E(g)/B-Class use, with no net gain of employment land, are also excluded from the realistic supply

- Several consents are for extensions to existing E(g)/B2/B8 facilities which, due to the design of the proposed extension(s), would only support the growth of that particular unit and that particular business. The new space could not be offered to other businesses in the Borough and support broader economic growth. Such sites are not considered further.
- Site visits by Council officers have also identified some consents which were complete, externally at least, at the time of the analysis.

7.5 Table 18 shows which sites have been excluded from further analysis and which will be reviewed further.

Table 18 – Baseline Land Supply

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
Allocated Sites				
DR526	E-DROEST-001	Ashton Moss West, Rayner Lane, Droylsden	41.83	Undeveloped PfE Allocation - Include
AS526	E-STPETE-001	Ashton Moss East - Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	8.75	Last phase of development at Ashton Moss. Long term undeveloped UDP allocation - Include
Sub-Total			*50.58*	
Sites with Consents for Additional Floorspace on Existing Employment Locations				
AS693	E-STPETE-021	Greenside House, Richmond Street, Ashton-under-Lyne	-	Main proposal is a change of use from B2 to B8 of existing structures, i.e. change of use within the B Use Classes with no net gain in floorspace. Some additional lock-up units have been completed in the car park, but these are unauthorised and completed. Overall, there does not appear to be further employment land or premises here to form part of the supply, for the purposes of this Study - Exclude
AS627	-	Offices at 1 Winton Street, Ashton-under-Lyne	-	Proposals are for 477 sqm on 0.05 ha, at least net of completions (it is also understood to be complete albeit subject to some enforcement investigations for non-compliance with the consent). Site below the threshold for analysis - Exclude
HY649	-	Unit 2, Phoenix Works, Raglan Street, Hyde	-	Proposals are for 38 sqm on 0.03 ha. Site below the threshold for analysis - Exclude
AS695	-	Ryecroft Engineering Co., Ryecroft Street, Ashton-under-Lyne	-	Proposals are for 207 sqm on 0.02 ha. Site below the threshold for analysis - Exclude
AS697	E-STPETE-023	Land Off Guide Lane, Audenshaw	0.06	Proposals are for a Rail Maintenance Depot of 1,141 sqm. Depot is under construction. Property would be for

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
				Network Rail, but location would allow it to be made available to other businesses, if it became surplus - Include
DE578	-	JD Packaging, Unit 1, Denton Hall Farm Road, Denton	-	Proposals are for small scale changes to an existing warehouse building, for the benefit of the occupier. The new floorspace could not be made available to the wider market - Exclude
DE581	E-DENWST-005	Land to the North of Windmill Lane, Windmill Lane, Denton	0.25	Construction of three new storage and distribution, totalling 1,067 sqm, units on former gas works site - Include
AS688	-	James Howe Mill, Turner Lane, Ashton-under-Lyne	-	Proposals are for 125 sqm on 0.07 ha. Site below the threshold for analysis - Exclude
HY502	E-HYDGOD-002	The Thorns, Off Hattersley Road West, Hattersley, Hyde	3.62	Area of undeveloped land within UDP allocation E2(5) - Include
AS705	E-STPETE-026	Former Pilgrim Foods South, Bow Street, Ashton-under-Lyne	2.66	Vacant food processing site. The land is subject to Pre-App discussions for redevelopment to provide three new light industrial and warehouse buildings, but does not have a consent – Include as large vacant employment site, however
Sub-Total			*6.59*	
Approved Changes of Use				
HY645	-	Units 2 and 3, Sandpits Business Park, Mottram Road, Hyde	-	Proposals are for 372 sqm on 0.04 ha. Site below the threshold for analysis - Exclude
AS609	-	Player Bar, 21-27 Old Street, Ashton-under-Lyne	-	Proposals are for 371 sqm on 0.05 ha. Site below the threshold for analysis - Exclude
Sub-Total			-	
Cleared and Vacant Employment Sites				
HY506	E-HYDGOD-001	Hyde Wharf, Canal Street, Hyde	0.30	Vacant underutilised site, remains available - Include
AS559	E-STMICH-001	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	0.51	Site in active use for open storage, but might be made available to meet longer term needs - Include
DE506F	E-DENWST-002	Unit 3, Fielding Industrial Estate, Denton Hall Farm Road, Windmill Lane, Denton	0.30	Site under construction for 1,500 sqm of B2 general industrial floorspace - Include
DE565	E-DENWST-003	Site of Former Gas Holders, Oldham Street, Denton	0.44	Site in active use for open storage, but might be made available to meet longer term needs - Include
DU510	E-DUKINF-001	Cleared land, Ashton Street / Gate Street, Dukinfield	1.13	Vacant underutilised site, remains available - Include
HY508	E-LONGDE-002	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale	0.78	Consented for mixed employment uses totalling 3,607 sqm. Part of a wider

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
				scheme with Plot B. Development not commenced - Include
HY509	E-LONGDE-001	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale	0.42	Consented for mixed employment uses totalling 1,096 sqm. Part of a wider scheme with Plot A. Development not commenced - Include
HY522	E-HYDNEW-001	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.49	Vacant, Council-owned land. No plans for change but remains available to meet employment needs - Include
MO528	E-MOSSLE-001	Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley	0.55	Cleared vacant land. No plans for change but remains available to meet employment needs - Include
ST567	E-STANTH-002	Site of Former Ray Mill, Clarence Street, Stalybridge	0.66	Cleared vacant land. Consent for HGV and car parking area for an adjacent business, but could be made available to meet other business needs - Include
AS645	E-STPETE-013	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.43	In use for car storage and sales. Possible interest for housing but could also meet employment needs - Include
ST560	E-STANTH-001	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.80	Cleared vacant land. No plans for change but remains available to meet employment needs - Include
ST569	E-DUKSTB-001	Former Norwest Gas Board Depot, Winton Street, Stalybridge	0.34	Cleared vacant land, in use for vehicle parking. Remains available to meet employment needs - Include
AS532	E-STPETE-019	Industrial Site, Kershaw Street, Ashton-under-Lyne	-	Site is 0.12 ha, with previous consent for 522 sqm of floorspace lapsed. Site below the threshold for analysis at 0.12 ha (could also only deliver 480 sqm of floorspace at a 40 percent plot ratio) - Exclude
HY650	-	Unit 1 – Warehouse, 20 Alexandra Street, Behind Adamsons IE, Hyde	-	Very small site, 0.05 ha. Proposal for a warehouse extension to an existing company which could not easily support the needs of other firms - Exclude
AU506	E-STPETE-011	Moss Way / Audenshaw Road DOA, Groby Road North / Hanover Street North, Audenshaw	-	Large site, 4.28 ha and UDP Allocation E2(3), but is in full use by a range of businesses - Exclude
AS538	E-STPETE-008	Goldgem Site, Katherine Street, Ashton-under-Lyne	-	Previous consent has lapsed. Existing premises on the site. Currently in use for domestic white goods sales and repair - Exclude
HY532	-	Proposed Industrial Workshop Site, Castle Street, Newton, Hyde	-	Proposals are for 170 sqm on 0.03 ha. Site below the threshold for analysis - Exclude
MO506	E-MOSSLE-002	Waste Ground/ Vacant Land, Bury Street/ Egmont Street, Mossley	0.46	A residential application was refused here so the site could still have employment potential - Include
AS674	E-STPETE-024	39 - 41 and Former Works, Hill Street, Ashton-under-Lyne	0.12	Vacant land with consent for 992 sqm of industrial space, i.e. more than 500 sqm - Include

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
ST538	E-STANTH-003	Vacant land, 15 Shepley Street, Stalybridge	0.05	Vacant land with consent for 930 sqm of office space plus ground floor restaurant, i.e. more than 500 sqm - Include
AS692	E-STPETE-020	Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	0.45	Vacant site with consent for mixed employment uses, totalling 1,804 sqm - Include
AU500	E-STPETE-002	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.12	Vacant site with consent for mixed employment uses, totalling 5,816 sqm - Include
DE548	-	Former Pearson Print Site, 337 Manchester Road, Denton	-	Proposals are for 194 sqm on 0.06 ha. Site below the threshold for analysis - Exclude
AS704	E-STPETE-025	Former Pilgrim Foods North, Conduit Street, Ashton-under-Lyne	0.85	Cleared vacant land, land to the south has pre-App. Plans for redevelopment. Remains available to meet employment needs - Include
Sub-Total			*15.20*	
New Employment Floorspace Proposals				
DE582	E-DENWST-006	Fairend, Catherine Street West, Denton	0.08	Vacant land with consent for 810 sqm of B8 storage space, i.e. more than 500 sqm - Include
DU536	E-DUKINF-004	Former Woodmet Site, Globe Lane, Dukinfield	0.63	Vacant site with consent for mixed employment uses, totalling 5,910 sqm - Include
DE587	-	Saxon House, Saxon Street, Denton	-	Proposals are for 112 sqm on 0.01 ha. Site below the threshold for analysis - Exclude
HY651	-	Former Owd Joss Pub, 81 Market Street, Hyde	-	Proposals are for 22 sqm on 0.02 ha. Site below the threshold for analysis - Exclude
HY625	E-HYDWER-001	Phoenix Works, Raglan Street, Hyde	-	Proposals for 1,592 sqm, in one new industrial and office unit, appear complete, at least externally - Exclude
ST581	E-DUKSTB-002	Land Off Binns Street, Binns Street, Stalybridge	0.31	Vacant site with consent for light industrial uses, totalling 1,055 sqm - Include
DE572	E-DENTNE-001	Land at Malbern Industrial Estate, Holland Street West, Denton	-	Proposals for 988 sqm, of mixed employment uses which appear complete, at least externally - Exclude
AS668	E-STPETE-017	Land adj. SureStore, Lord Sheldon Way, Ashton-under-Lyne	0.16	Vacant land with consent for 581 sqm of industrial and B8 storage space, i.e. more than 500 sqm - Include
DE585	-	1-31 Alpha Court, Gorton Crescent, Denton	-	Proposals are for 250 sqm on 0.03 ha. Site below the threshold for analysis - Exclude
DE586	E-DENTNE-003	Land at 150 Holland Street, Holland Street, Denton	0.56	Vacant site with consent for B8 storge uses, totalling 11,449 sqm - Include
DU569	-	Wharf Street, Dukinfield	-	Proposals are for 94 sqm on 0.01 ha. Site below the threshold for analysis - Exclude

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
DU574	-	Riverside Works, Bridge Street, Dukinfield	-	Proposals are for 66 sqm on 0.01 ha. Site below the threshold for analysis - Exclude
HY613	-	Land at junction of Sheffield Road and Bottoms Street, Hyde	-	Proposals are for 264 sqm on 0.07 ha. Site below the threshold for analysis - Exclude
HY642	-	Vacant Land, Rear of 301, 303, 305 Victoria Street, Hyde	-	Proposals are for 74 sqm on 0.12 ha. Site below the threshold for analysis - Exclude
HY644	E-HYDGOD-005	Highbank Amphorea Packaging Ltd, Halton Street, Hyde	0.16	Vacant land with consent for 863 sqm of B8 storage space, i.e. more than 500 sqm - Include
DE584	E-DENWST-007	Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton	0.13	Vacant land with consent for 1,273 sqm of B8 storage space, i.e. more than 500 sqm - Include
LO513	-	Manor House, 2 Market Place, Mottram, Longdendale	-	Proposals are for 69 sqm on 0.01 ha. Site below the threshold for analysis - Exclude
AS680	E-STPETE-003	St. Petersfield - Plots 6 and 7 Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.32	Office development site with indicative proposals for 5,455 sqm of office development - Include
AS682	E-STPETE-005	St. Petersfield - Plot 3 Chester Square, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.25	Office development site with indicative proposals for 3,488 sqm of office development - Include
AS684	E-STPETE-006	St. Petersfield - Plot 5 Old Street, Old Street, St. Petersfield, Ashton-under-Lyne	0.10	Office development site with indicative proposals for 960 sqm of office development - Include
AS685	E-STPETE-007	St. Petersfield - Plot 9 Eastern Gateway, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.25	Office development site with indicative proposals for 4,514 sqm of office development - Include
AS686	E-STPETE-018	St. Petersfield - Plot 2 St Peters Street, St Peters Street, Ashton-under-Lyne	0.17	Office development site with indicative proposals for 3,793 sqm of office development - Include
HY608	-	Rhino Piling, Russell Street, Hyde	-	Proposals are for 199 sqm on 0.03 ha. Site below the threshold for analysis - Exclude
ST580	-	Unit 1 and 2 - Phase 2, North End Road, Stalybridge	-	Proposals are for 93 sqm on 0.04 ha. Site below the threshold for analysis - Exclude
HY551	E-LONGDE-004	Land at Ashworth Lane and Stockport Road, Stockport Road, Hattersley, Hyde	3.28	Proposals for a new district centre including E(g), B2 (vehicle repair only), and B8. 2,978 sqm of floorspace - Include
AU531	E-STPETE-022	Kenny Waste Management Limited, 4 Groby Road North, Audenshaw	0.17	Proposal is for a change of use, including new development, from a Sui Generis car breaker/sales yard to a B-Class waste transfer station. Net gain of 1,721 sqm of relevant floorspace - Include
DE573	-	Northern part of Gas Holder Site, Oldham Street, Denton	-	Proposals are for 308 sqm on 0.08 ha. Site below the threshold for analysis - Exclude
DE583	E-DENTNE-002	Malbern Industrial Estate, Holland Street West, Denton	0.57	Proposals for the redevelopment of existing premises to deliver 2,157 sqm of mixed employment uses - Include

Site ID.	SHELAA Ref. (Where Relevant)	Site	Size, ha	Comment
AS561 including AS706	E-WATERL-001/002	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.54	Remainder of a partially developed site with industrial units, plus an office of 720 sqm to be developed in line with App. No. 06/01886/FUL. Remaining floorspace to be developed is 2,536 sqm – Include
HY603	-	The Works (Phase 3), Edward Street, Hyde	-	Proposals are for 287 sqm on 0.03 ha. Site below the threshold for analysis - Exclude
Sub-Total			*7.68*	
Total			**80.05**	

Source: BE Group, TMBC, 2025

7.6 As Table 18 shows, excluding non-relevant sites, the supply reduces to 41 sites and 80.05 ha, including:

- Two UDP and PfE Allocations – 50.58 ha allocated
- Four sites with consents for additional floorspace on existing employment locations – 6.59 ha
- 19 cleared and vacant employment sites – 15.20 ha
- 16 New employment floorspace proposals – 7.68 ha.

Employment Sites Analysis

7.7 Table 19 provides a summary of the assessment of the 41 employment sites as outlined above, completed by BE Group. It considers:

- The Baseline Site supply, hectares
- Comments on landowner/developer plans for the Site, and its deliverability
- Likely use of the site
- The realistic employment land supply available to meet identified needs, comprising both hectares and floorspace (sqm)
- The 41 sites are mapped at Appendix 3 based on their name

Table 19 – Summary of Employment Sites Assessment (Land Supply)

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
Allocated Sites						
DR526 (E-DROEST-001)	Ashton Moss West, Rayner Lane, Droylsden	41.83	• Most of the site is owned by Stayley Developments. Land in the far west is owned by Arqiva. • The Council produced a Development Framework covering most issues for the site. This identified two options: ○ Option 1: 76,704 sqm (assuming single storey) or 115,056 sqm of employment space (assuming 1.5 storey buildings, i.e. large B2 buildings with a mezzanine, which is most likely), consisting of three plots, one plot to the very west of the site and two plots either side of a central large mound of placed material, which could support an outdoor leisure use. ○ Option 2: 134,109 sqm (assuming single storey) or 201,162 sqm of employment space (assuming 1.5 storey), with three plots and assuming most of the site can be developed. ○ A third option was put forward which included plans for a Metrolink Depot. This is no longer required so the option is not relevant. • It was assumed that the plots, across the entire site, would be developed to accommodate advanced manufacturing occupiers in units ranging in size from 900 sqm to 50,000 sqm. • Allocated in PfE, for E(g), B2 (not B8) uses, which released it from Green Belt. Constraints	Ashton Moss West (which can be combined with Ashton Moss East as a common offer) is by some margin the largest employment site in Tameside and the only site large enough to meet significant inward investment requirements and compete in the sub-regional and regional markets. The scale of the site, plus its strong position off the M60 and close to the M67 and various A-Roads would suit a B2 scheme (also B8 although it is not allocated for this use) meeting larger manufacturing and advanced manufacturing needs. To achieve this would require greater certainty of layout to quantify the amount of built form (for example the securing of an Outline consent to prove developability of the site), and likely the bringing in of a developer partner with the experience in bringing forward such strategic sites in competition with options elsewhere in Greater Manchester.	115,056-201,162	19.18-33.51

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Covered by 1 million cubic metres of placed material from the arisings of excavation for the development of the M60 which raises the site by 18 metres above the surrounding land. Full removal of this is understood to be cost prohibitive • The whole area is underlain with peat which has been buried under other material with no real chance of restoration and can therefore be developed. This was confirmed in the PfE Examination in Public which was held over 2022-2023. Within the Inspectors' Report to Greater Manchester Combined Authority (14th Feb 2024, File Ref: PINS/T4210/429/6) Paragraph 576 noted that: "The site is entirely within an area identified as deep peat. However, the vast majority of this is under large amounts of placed earth deposited on the site following construction of the M60. This is up to 18 metres deep in places. Notwithstanding the relatively small area of exposed peat, there is consensus between the GMCA, site promoter and Natural England that there is no realistic chance that this area of peat could be restored. We have no reason to come to a different conclusion." • Trees on site • Includes areas of surface water flooding	Given the uncertainty on what area of land is developable, two scenarios are put forward (with floorspace options), in this Study, in terms of Ashton Moss West's contribution to the employment land supply: 1. Assumes the site is fully developable, bar some environmental mitigation. This gives a net developable area of 33.55 ha or 201,162 sqm (assuming mostly 1.5 storey buildings, which would be likely for a strategic scale B2 development, i.e. buildings include a mezzanine floor) as per the Development Framework 2. Assumes the displaced material needs to be mounded in the centre of the site, leaving reduced development plots in the east and west. This gives a net developable area of 19.18 ha or 115,056 sqm (assuming 1.5 storey) as per the Development Framework.		
AS526 (E-STPETE-001)	Ashton Moss East - Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	8.75	• Land fronting Rayner Lane is in three ownerships, west-east these are Janet Lyn-Rickerson, Amec/Muse. Land to the rear owned by Arqiva. Stayley Developments owns the access road, Rayner Lane,	Ashton Moss East (which can be combined with Ashton Moss West as a common offer) is by some margin the largest single	0-33,853	0-5.64

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			and the land between Rayners Lane and Lord Sheldon Way (A635). • The Council produced a Development Framework covering most issues for the site. The site is capable of providing 22,568 sqm single storey or 33,853 sqm of employment space assuming 1.5 storey for B2 development, as in the west, in a single plot. • It was previously assumed that the plots, across the East and West Sites, would be developed to accommodate logistics (which would be a departure from the adopted development plan on the west site) and/or advanced manufacturing occupiers in units ranging in size from 900 sqm to 50,000 sqm. • Allocated in the UDP for E(g), B2, B8 uses "and sui generis employment uses similar in character to industry and warehousing, including car showrooms, and C1 hotel uses." • Previous proposals included a Joint Venture between Arqiva and Muse to develop the Eastern Site. But it is now understood that Arqiva now just want to sell its land. • The Council is considering acquiring the Arqiva land holding to support development. If acquisition is successful, the Council will enter a Joint Venture vehicle with Muse to develop the site. Constraints • Current access arrangements are not suitable for large scale development. • Part of the site is subject to restrictive covenants.	employment site and, with the exception of several occupier specific warehouses being developed, the only site large enough to meet significant inward investment requirements and compete in the sub-regional and regional markets. The scale of the site, plus its strong position off the M60 and close to the M67 and various A-Roads would suit a B2, B8 scheme meeting larger manufacturing and advanced manufacturing needs. To achieve this would require greater certainty (for example with securing Outline consent to prove site developability). Ashton Moss East could still support a strategic scale unit of up to 33,853 sqm. This will be dependent on overcoming the ownership constraints. It is likely that the public sector will need to assist the owners to cement a relationship to bring forward development. . Negotiations were underway to begin this, at the time of this study. The site also contains peat which, Natural England indicated can be restored and should not be built		

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Arqiva land in the east includes broadcast masts, being removed, and a copper earthing matt across the land. • The whole area is covered in Peat. On Ashton Moss East, the view of Natural England is currently that: "the peat situated within the Application Site is capable of restoration and any disturbance of the peat must be avoided. Natural England do not support development (or extraction) of restorable peat." • Much of the site is wooded • Includes areas of surface water flooding	upon. Reflecting these uncertainties, two scenarios are put forward, in this Study, in terms of Ashton Moss East's contribution to the employment land supply. Firstly, that the bulk of the site can be developed, giving a net developable area of 5.64 ha, reflecting the Development Framework or, that the site cannot be developed due to ground conditions and/or ownership constraints, i.e. contributes no land to the supply.		
Sub-Total		50.58			115,056-235,015	19.18-39.15
Sites with Consents for Additional Floorspace on Existing Employment Locations						
AS697 (E-STPETE-023)	Land Off Guide Lane, Audenshaw	0.06	• Network Rail own • The site is subject to a request for Prior Approval under Part 18 of the General Permitted Development Order, for a Rail Maintenance Depot of (App. No. 23/00953/NPRIV) • Property under construction as of May 2025 and appears largely complete as of July 2025 • In principle, the property could accommodate a number of E(g)/B-Class uses, in practice its position within an active rail yard means that it will exclusively meet rail infrastructure needs	Property aimed at meeting rail infrastructure rather than general employment needs, excluded from the realistic supply for that reason.	-	-
DE581 (E-DENWST-005)	Land to the North of Windmill Lane, Windmill Lane, Denton	0.25	• G and P Properties (NW) Holdings Limited (Transco) own	The lack of progress on the application, after some three years and the fact that the site is in use	1,067	0.25

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Site has consent for three new storage and distribution (B8) units totalling 1,067 sqm, on a former gas works site (App. No. 21/00217/FUL) • Unused land in a wider gas infrastructure site, which includes Site DE565: Site of Former Gas Holders, Oldham Street, Denton, to the north • Site occupied by storage containers, which are understood to be unauthorised. Assumed part of Outer Space Storage Constraints • In an area of surface water flooding • Surrounded by gas infrastructure • Possible contamination from the previous use	for container storage (although this use is unauthorised and does not comprise permanent structures) make it hard to be confident that this consent will be implemented. However, the land remains available for, likely industrial or storage uses, within one of Tameside's most prominent and active Employment Areas, which is well located close to the M60/M67 Interchange.		
HY502 (E-HYDGOD-002)	The Thorns, Off Hattersley Road West, Hattersley	3.62	• Tameside Council own • To the rear of Pilgrims Europe, but has an independent access off Kerry Way • No identified development plans on the remaining land Constraints • Trees on site • Housing and educational institutions adjacent • One occupied home on the site which also holds an agricultural tenancy on the land. The length of the tenancy is not known. It is also unclear what, if any, land remains in active agricultural use • Remains of derelict structure on the site • A Public Right of Way passes through the Pilgrim facility, ending on the site	The most likely commercial user would be Pilgrims Europe. Assuming it is not required by them then it's backland position and proximity to housing/schools, with one residential tenant on the site to be relocated (plus potentially a related agricultural tenancy to be purchased), would make it a low priority for developers and businesses. The land will likely see pressure for residential uses, reflecting the recently developed housing to the east. However, as landowner the Council would be in a position to push an employment led scheme here,	14,480	3.62

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Includes areas of surface water flooding	leading on marketing the site to developers and businesses. The plot is still large in the context of Hattersley, and if properly serviced and opened, with tenancy/occupier issues addressed, up may still attract companies who wish to be located on the A57/M67 Corridor. Reflecting demand, the most likely occupiers would be industrial and warehouse businesses compatible with adjoining uses.		
AS705	Former Pilgrim Foods South, Bow Street, Ashton-under-Lyne	2.66	• Tulip Limited own the site • Former food production facility (abattoir) of 10,815 sqm, for Pilgrim Foods (Tulip) which closed in 2023. The buildings are now vacant and would need to be cleared • The site has recently been the subject of Pre-Application discussions for the redevelopment of the building to provide three new buildings for industrial/light industrial, and warehouse uses (13,518 sqm gross of redeveloped space) • It is assumed these properties will be offered to the open market rather than being for the use of the current landowner. Constraints • Large scale clearance required • Possible contamination from the previous use • Includes areas of surface water flooding	The existing building is no longer required by the previous occupier and its large size and specialist fit out make it unlikely that it would ever be fully reoccupied by a single occupier. The complex nature of the property and the previous use (animal slaughter) would also make it undesirable for sub-division to multiple occupation. Redevelopment is thus the best option for its re-use and current plans are for industrial and storage properties, likely of a mid-size range, which would reflect local market demand.	10,640	2.66

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• The site falls into Flood Zone 2 associated with the River Tame • Areas of woodland surround the site (Coopers Ride)			
Sub-Total		6.59			26,187	6.53
Cleared and Vacant Employment Sites						
HY506 (E-HYDGOD-001)	Hyde Wharf, Canal Street, Hyde	0.30	• Lockside Estate own • Site has a historic consent for open storage uses, dating from 1993 • Construction of a Waste Transfer Station refused, and appeal dismissed in the early 2000s (App. No. 01/01082/FUL) • The site appears underused, only accommodating some skips and vehicles • No plans for change identified. Constraints • Trees on site • Canal Street is narrow and unsurfaced • Includes areas of surface water flooding • Office building to the south, Wharfingers House, is Grade II Listed	If offered for development this backland site would likely only accommodate a small scale light industrial or storage scheme, meeting local business needs. Investment in the road access would likely be needed to allow the location to meet modern business needs. A more extensive regeneration option may also be possible here, capitalising on the area's Canalside position and the reasonable quality wharf buildings adjacent. This would allow the site to support a broader range of uses.	1,200	0.30
AS559 (E-STMICH-001)	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	0.51	• Waterside Holdco Limited own • Site of a cleared unit, now partly in use for open storage by McVeigh Offsite Construction • No plans for change identified. Constraints • Includes areas of surface water flooding	Small, but reasonably prominent development plot at the entrance to a local employment area. Partly in use for open storage, but over the longer term would represent a development opportunity site, likely for a smaller industrial or	2,040	0.51

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
				warehouse scheme, of the type which is desired by the market.		
DE506F (E-DENWST-002)	Unit 3, Fielding Industrial Estate, Denton Hall Farm Road, Windmill Lane, Denton	0.30	• Fielding Property Services own • Consented for a new 1500 sqm, B2 unit, sub-divided into two properties (App. No. 24/00362/FUL) • Property appears externally complete as of June 2025.	Development appears complete.	-	-
DE565 (E-DENWST-003)	Site of Former Gas Holders, Oldham Street, Denton	0.44	• G and P Properties (NW) Holdings Limited (Transco) own • Previous gas infrastructure has been cleared from the site • Connects to Site DE581: Land to the North of Windmill Lane, Windmill Lane, Denton, to the south, but not included in the planning consent for that land • There are no identified plans for development here • Unused land in a wider gas infrastructure site • Site occupied by storage containers, which are understood to be unauthorised. Assumed part of Outer Space Storage Constraints • In an area of surface water flooding • Surrounded by gas infrastructure • Possible contamination from the previous use	The land is in open storage use, but over the long term the land remains available for, likely industrial or storage uses, within one of Tameside's most prominent and active Employment Areas, which is well located close to the M60/M67 Interchange.	1,760	0.44
DU510 (E-DUKINF-001)	Cleared land, Ashton Street / Gate Street, Dukinfield	1.13	• Private individuals own • Cleared brownfield land • No identified development plans Constraints • In an area of surface water flooding	Large vacant plot. No existing plans for change but the site enjoys local prominence on the B6169 Ashton Street. It also adjoins several larger employers and the modern industrial stock of Shepley Industrial Estate South. A	4,520	1.13

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Foundations of previous buildings on site • Trees on site	development of industrial or local industrial units would likely be popular here, reflecting demand.		
HY508 (E-LONGDE-002)	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale, Hattersley	0.78	• Alan Ryder Investments own Plots A and B • Identified as part of Hattersley Science and Technology Park • Cleared brownfield land • Plots A and B have a shared consent the erection of E(g), B8 and sui generis commercial units including a geosciences laboratory. The development would have a total floor area 4,703 sqm (App. No. 18/01132/FUL) • The buildings would link to large occupier RSK to the east and would be developed on RSK's behalf • Plot B is specifically consented for: ○ A 2,680 sqm bespoke lab building for RSK Group company Envirolab, to be used for soil testing ○ A 610 sqm general purpose, light industrial / storage building for use by another RSK Group company ○ Two log cabins (182 and 135 sqm) are being re-cycled from another RSK location and proposed for a range of uses • The land has been purchased from Tameside Council and fenced off, but no development has commenced, to date. Constraints • In an area of surface water flooding	Consented development has yet to be progressed, and implementation will be linked to the internal decision making of RSK. However, even if the current consent is not implemented this land remains available in a mixed science park and industrial estate which is unique in Tameside. Thus the land might suit both traditional industrial and warehouse uses and/or higher value office and Rand D uses, likely dependant on the evolving plans of RSK.	3,609	0.78

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
HY509 (E-LONGDE-001)	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale, Hattersley	0.42	• Alan Ryder Investments own Plots A and B • Identified as part of Hattersley Science and Technology Park • Cleared brownfield land • Plots A and B have a shared consent the erection of E(g), B8 and sui generis commercial units including a geosciences laboratory. The development would have a total floor area 4,703 sqm (App. No. 18/01132/FUL) • The buildings would link to large occupier RSK to the east and would be developed on RSK's behalf • Plot A is specifically consented for four light industrial units each with provision for one quarter trade counter use. Total area is approximately 1,100 sqm • The land has been purchased from Tameside Council and fenced off, but no development has commenced, to date. Constraints • In an area of surface water flooding	Consented development has yet to be progressed, and implementation will be linked to the internal decision making of RSK. However, even if the current consent is not implemented this land remains available in a mixed science park and industrial estate which is unique in Tameside. Thus the land might suit both traditional industrial and warehouse uses and/or higher value office and Rand D uses, likely dependant on the evolving plans of RSK.	1,100	0.42
HY522 (E-HYDNEW-001)	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.49	• Tameside Council • Vacant car park on the edge of an industrial estate, on a main road location • Site had consent for light industrial development, which expired in 2007 (App. No. 02/00260/R3D). No further plans for change identified Constraints • In an area of surface water flooding	There are no plans for change here, but this brownfield plot remains available, adjacent to a small and active local industrial estate, with few constraints, and well located on main roads. The site would suit a small industrial and open storage scheme, reflecting demand. The Council, as landowner would be in a strong	1,960	0.49

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
				position to support appropriate employment development here. The site is small but greenfield land to the west, also owned by the Council, appears poorly used so a larger development, extending west would be possible to deliver the mid-sized industrial and warehouse units which are required by demand but for which there are few available sites large enough, in Tameside.		
MO528 (E-MOSSLE-001)	Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley	0.55	• Owned by Bremstone Properties (north and south) and Metal Brite (centre) • Cleared site • Small open storage compound in the north which is understood to be unauthorised • No identified plans for change • Was included in SHELAA 2017-2018 for housing. Reference: H-MOSSLE-132. However, the site is now discounted in the SHELAA due to its ongoing employment use. Constraints • In an area of surface water flooding • Foundations of cleared buildings on the site • Trees on site • Adjacent canal is a SSSI • Adjacent Micklehurst Bridge and Lock Number W13 is Grade II* listed	Located in the backlands, in a small settlement and accessed via residential roads, this site would be a low priority for external developers. Conversely, its position to the rear of active, average quality industrial units, with access being effectively through the yards of those units, makes it poorly suited for housing. Any residential scheme would have to take in the developed units to the south as well, and while those units are in full use this is not recommended. Subject to a more comprehensive redevelopment scheme it is most likely that the land would be brought back into use to meet the needs of the existing adjacent	2,200	0.55

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
				occupiers, most likely for open storage but small scale industrial or warehouse uses may also be possible.		
ST567 (E-STANTH-002)	Site of Former Ray Mill, Clarence Street, Stalybridge	0.66	• Fam Estates and Investments own • Building destroyed by fire and subsequently demolished • The site had consent for the creation of HGV and car parking area (App. No. 19/00889/FUL). The consent was obtained by Bay Freight, a major occupier to the south, but has expired. • The site has been marketed in the past but appears to have been purchased by Fam Estates in March 2025. Fam are active developers and investors in purpose-built industrial units, warehouses, and commercial premises. Thus, it is likely that this land will be brought back into active E(g)/B-Class use. Constraints • In an area of surface water flooding • Foundations of cleared buildings on the site • Nearby Tower Mill is Grade II* listed • Electricity substation on the site	Available land, prominently located in the centre of the main Stalybridge employment context. It has been recently purchased by an investor who appears capable of developing the location, likely for industrial and/or warehouses of a size range required by demand.	2,640	0.66
AS645 (E-STPETE-013)	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.43	• Multiple ownerships, approx. 5, with the largest being Palm Beach Manufacturing in the north. • South of the site, including one building (Mason House), is occupied by Manchester Auto Group (MAG) auto retailers	Though this site is located at the edge of the existing employment area, with some constraints, it still presents a good secondary employment site. It has previously been the subject of an application	5,720	1.43

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Large parts of the site also appear to have been used for vehicle parking by MAG. This may be unauthorised • An application for three warehouse units (App. No. 21/01080/FUL) was withdrawn. It is understood that an application for housing is likely. Constraints • In an area of surface water flooding • Foundations of cleared buildings on the site • Housing fronts the site in the north west • The housing, Gibson Terrace is Grade II* listed • Primary school across the road	for new industrial units (following the fire that destroyed the mill complex) and may be of market interest in the future, even if there is also some demand for housing here.		
ST560 (E-STANTH-001)	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.80	• Total Petrochemicals own • Two vacant small office buildings remain on the site, otherwise it is cleared and empty • No identified plans for change here. The site is informally on the market, for sale, along with a second area of woodland on the northern side of Bayley Street (0.64 ha, not included as supply here as the land is fully wooded). Constraints • In an area of surface water flooding • Foundations of cleared buildings on the site • Most of the site is in Flood Zone 2 associated with the River Tame • The site is contaminated following its use for the manufacture of polystyrene. There has been some remediation work undertaken, but this only brings it up to a level suitable for open storage.	Site represents the largest brownfield opportunity site in Tameside. While it has constraints, particularly contamination, this is one of the few sites large enough to support the growth of larger businesses and inward investment, likely for industrial and warehouse uses. The Council could usefully engage with the owner to see if it can be better marketed as an opportunity site for Tameside and what the options for remediation would be. It is understood that such dialogue has commenced.	15,200	3.80

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Huddersfield Narrow Canal Stakes Aqueduct and Tow Path Bridge (Aqueduct Bridge) to the south is Grade II* listed • Trees on site • Adjacent canal is a SSSI			
ST569 (E-DUKSTB-001)	Former Norwest Gas Board Depot, Winton Street, Stalybridge	0.34	• Crawfoots Carriers own • Cleared site • Appears to be in use for HGV parking for the related Crawfoots depot to the south. Possibly an unauthorised use • No identified plans for change Constraints • Foundations of cleared buildings on the site	Site appears to be an active part of the Crawfoots facility, with the existing access point onto Park Street being through the main Crawfoots depot. A separate access, from Winton Street to the north would be via narrow residential streets. Thus this plot does not appear readily developable for anyone other than the present occupier.	-	-
MO506 (E-MOSSLE-002)	Waste Ground/ Vacant Land, Bury Street/ Egmont Street, Mossley	0.46	• Tameside Property Holdings own the south, Egremont Land own the north • Parts of the north of the site appears to have been annexed for private gardens. This leaves some 0.46 ha in the south • A full planning application 36 one-bedroom affordable apartments (App. No. 23/00921/FUL) was refused at Speakers Panel in July 2025. However, it remains unclear if this decision will be appealed or if an alternative residential application will be put forward. At the time of writing this site remains available to meet employment needs.	Backland site but it does link to adjacent employment uses and could provide expansion opportunities for those uses or provide an opportunity to deliver small industrial units of a type that are in demand across the borough. It also has value as an employment site because of the lack of employment opportunities in Mossley, and in the east of Tameside more generally.	1,840	0.46

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			Constraints • Includes areas of surface water flooding • In Flood Zones 2/3 associated with the adjacent River Tame • Tree onsite • Housing adjacent			
AS674 (E-STPETE-024)	39 - 41 and Former Works, Hill Street, Ashton-under-Lyne	0.12	• Tameside Council own the western plot, Indigo Forecourts own the eastern plot • Site had a previous consent for six industrial starter units totalling 522 (App. No. 08/00042/FUL). However, that consent lapsed in 2011 • A new consent was then secured (App. No. 24/00199/FUL) for two industrial units, totalling 992 sqm and capable of sub-division into eight units, for lease or sale to other businesses. The development would be split over two parcels of land either side of Bentinck Street. • No evidence of commencement on site, as of June 2025. Constraints • Includes areas of surface water flooding • Falls into the Portland Basin Conservation Area	Small plot in an active industrial area, centrally located in Ashton. It is proposed for light industrial units which are likely to be popular with local micro and small businesses, thus the chance of delivery for this use is good.	992	0.12
ST538 (E-STANTH-003)	Vacant land, 15 Shepley Street, Stalybridge	0.05	• Berkeley Construction (NW) own • The site was subject to a historic application for a four storey building with restaurant use at ground floor level	-	-	-

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			and office use above, totalling 930 sqm (App. No. 06/00480/FUL). • However, this is now identified as Written Off - Article 36 (13) (a) DMPO 2010, so it is assumed it will not progress • The site remains in use for open storage • At 0.05 ha the site therefore falls below the study threshold and is not considered further.			
AS692 (E-STPETE-020)	Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	0.45	• Prec Red Lion Propco 3 S.A R.L. own • Vacant land within a secure industrial estate mostly comprising refurbished older industrial premises • The site has consent for an industrial and warehouse building of 1,804 sqm (App. No.19/00795/FUL). Several discharges of conditions consents achieved over 2021 • Site cleared by 2023 • No further progress towards delivery	Consented growth site within a good quality local industrial estate where stock is being actively marketed. There has been progress towards the delivery of the consented industrial/warehouse property, and its ultimate development remains likely. When this happens though will be subject to the internal decision making of the owners, likely reflecting occupancy rates within the existing estate and the identified requirements of businesses	1,800	0.45
AU500 (E-STPETE-002)	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.12	• Cara Investment Two own • Scrubland at a bend of the River Tame, west of the existing industrial estate and only accessible through that estate • The site has consent for the erection of timber manufacturing facility unit and five mixed use employment units (App. No. 21/01348/FUL). 5,816 sqm of floorspace. The main timber factory is for	The scheme is under construction. The main facility will be for the use of Howarth Timber Group. However, proposals in the north would deliver five light industrial or storage units of 513-818 sqm each, totalling 2,953 sqm, to meet wider business needs.	5,816	2.12

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			Howarth Timber Group (Harworth Timber Engineered Solutions). • Site is now under construction. Constraints • Includes areas of surface water flooding • The east of the site is in Flood Zone 2 associated with the River Tame • Public open space to the south (Peter Plan Playing Fields).			
AS704	Former Pilgrim Foods North, Conduit Street, Ashton-under-Lyne	0.85	• Tulip Limited own • Frontage includes one empty unit while the rest of the site comprises the foundations of cleared buildings and car parks. Some open storage in the area but mostly the land is vacant • No identified plans for change Constraints • Foundations of cleared buildings on site • Possible contamination from the previous use • Includes areas of surface water flooding • The east of the site is in Flood Zone 2 associated with the River Tame • The canal to the north is a SSSI.	Part of the larger, now vacant, Pilgrim Foods site. The main southern section (Site AS705) is now proposed for redevelopment for modern industrial and storage units, broadly reflecting demand. Assuming that scheme is successful then it is likely that a comparable development will be attempted here, although the size and shape of this site means that any properties developed would need to be smaller.	3,400	0.85
Sub-Total		15.20			55,797	14.51
New Employment Floorspace Proposals						

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
DE582 (E-DENWST-006)	Fairend, Catherine Street West, Denton	0.08	• J W Shaw Amusements own • Yard, in use for open storage of vehicles plus two small buildings • The site has consent for the erection of two. B8 storage buildings for fairground equipment, totalling 810 sqm (App. No. 23/00476/FUL) • The two buildings are proposed for the use of J W Shaw Amusements, but their design and access would allow them to be offered to other businesses and meet wider needs • No development to date.	Consented for two small storage units. Expected to meet the needs of a specific businesses but could be offered to other local micro firms.	810	0.08
DU536 (E-DUKINF-004)	Former Woodmet Site, Globe Lane, Dukinfield	0.63	• Tlcp Limited own • Vacant car park • Consented for a two storey industrial or warehouse building of 5,910 sqm (App. No. 22/01131/FUL). • The building is for the use of applicant MAC Roofing, but could be made available to other businesses • Discharge of conditions application submitted Sept 2025. Constraints • Includes areas of surface water flooding • Trees on site • Old Hall Chapel (remains of) adjacent, Grade II* listed.	The consented use remains the most likely development. A large unit is proposed, which is intended to meet the needs of a specific company but could also meet the needs of other large established firms locally. If the consented use was not delivered, this brownfield plot would remain available to meet other needs, likely for smaller industrial and warehouse premises.	5,910	0.63
ST581 (E-DUKSTB-002)	Land Off Binns Street, Binns Street, Stalybridge	0.31	• Private individual owns • Land in use for HGV Storage by J Harvey Haulage • Consented for nine light industrial units totalling 1,055 sqm of 117-118 sqm each (App. No. 24/00734/FUL). • Development not commenced as of June 2025	Proposed for light industrial units of a size range which is desirable to the local market.	1,055	0.31

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
AS668 (E-STPETE-017)	Land adj. SureStore, Lord Sheldon Way, Ashton-under-Lyne	0.16	• Storage (north) own • Vacant land adjacent to a storage facility at a very prominent location off the A6140 Lord Sheldon Way • Consented for two light/general industrial properties of 290.5 sqm each or 581 sqm in total (App. No. 21/00746/FUL) • Various discharge of conditions consents secured over 2024/2025 • The site has an approved certificate of lawfulness to confirm lawful implementation of the planning consent (App. No. 24/00975/CLUD), relating primarily to the delivery of road access, and is identified as being under construction • The properties are being marketed, off plan, by investor Industrial Property Investment Fund. Constraints • Includes areas of surface water flooding	The proposed units are now being marketed by an investor which provides strong evidence that they will be delivered	581	0.16
DE586 (E-DENTNE-003)	Land at 150 Holland Street, Holland Street, Denton	0.56	• Self-storage Tameside own the site • Demolition of existing buildings and construction of a storage warehouse with ancillary office, 11,449 sqm of space (App. No. 24/00555/FUL). The site has then been subject to a discharge of condition consent. • The development would be for the applicant Eat Fresh GB, to replace facilities previously partially destroyed by fire • The building would be for a specific occupier but would be in a position where it could be made available to	The development is to replace damaged facilities for an existing occupier so has a good chance of delivery. The consented scheme would deliver a large new warehouse, close to the M60/M67 Junction, which could meet the needs of both established firms and attract inward investment.	11,449	0.56

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			meet wider business needs so remains in the realistic supply • The site has seen some clearance, but delivery had not commenced as of June 2025 Constraints • Includes areas of surface water flooding • Various structures to be demolished			
HY644 (E-HYDGOD-005)	Highbank Amphorea Packaging Ltd, Halton Street, Hyde	0.16	• Jsb Industrial Park own • Consent for two industrial storage units totalling 863 sqm (App. No. 24/00226/FUL) • Development has not commenced as of June 2025, site is used for HGV parking and open storage • The consented buildings are intended to provide additional storage for Amphorea Packaging. But could be made available to meet the needs of other companies as it falls on a defined road within the site, Chadwick Street. Additionally, the Amphorea Packaging site already accommodates 1-2 other businesses Constraints • Includes areas of surface water flooding • Public Right of Way to the west	The proposed development is for industrial storage space. Its delivery will be driven by the internal needs of Amphorea Packaging so it may not be developed immediately.	863	0.16
DE584 (E-DENWST-007)	Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton	0.13	• S. Wernick and Sons (holdings) own • Site has consent for the development of a warehouse building of 1,273 sqm (App. No. 23/00397/FUL). Several discharges of conditions consents secured in 2024	The discharge of conditions consents indicate that the site owner is still progressing with the consent which will provide a large new warehouse that can support	1,273	1.83

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• Development has not commenced as of June 2025. Site is used for container storage by Wernick Hire (Wernick Group) • The proposed building would be for the use of Wernick Group, but the completed property would be on a prominent position off Windmill Way and could be offered to other businesses moving forward, so remains part of the realistic supply • N.B. The identified site size appears too small, and the consented area is 1.83 ha Constraints • Includes areas of surface water flooding	the growth of established businesses in Tameside and attract inward investment.		
AS680 (E-STPETE-003)	St. Petersfield - Plots 6 and 7 Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.32	• Tameside Council owns • Part of the St Petersfield Regeneration Area • The area was subject to previous development proposals by ASK in a development agreement. Seven plots remain, in temporary use for surface level car parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of viability have reduced the number of offices proposed from some 18,000 sqm to 4,000 sqm and now 300 homes proposed plus a hotel. • The latest Masterplan for the area – The St Petersfield Briefing Design Document (2023) – Identifies Plot 6 (Plot 4 in the Masterplan) for 3,798 sqm of gross office space, in a four storey building on 0.13 ha. • Plot 7 (Plot 5 in the Masterplan) is identified for a 120 bed hotel. Offices equating to 3,125 sqm (GIA) are put	Offices are proposed here. Experience suggests that it can be hard to achieve the rents, in excess of £20/sqft (£215/sqm) needed to allow offices to be viably delivered through a wholly private sector scheme. However, it can be assumed that development here will receive public sector support, particularly from the Council as landowner, combined with cross funding from other aspects of the wider St Petersfield programme. In market terms, smaller suits of less than 100 sqm each would be popular with local firms while a	3,798	0.13

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			forward as a reserve use making it possible that employment uses could be delivered here, but unlikely given the recent viability work of ASK and the difficulties in delivering offices outside of Central Manchester, discussed elsewhere in this report. Constraints • Includes areas of surface water flooding	Grade A specification could draw companies from Manchester who are looking to downsize to a smaller and more affordable option, closer to the homes of workers.		
AS682 (E-STPETE-005)	St. Petersfield - Plot 3 Chester Square, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.25	• Tameside Council owns • Part of the St Petersfield Regeneration Area • The area was subject to previous development proposals by ASK in a development agreement. Seven plots remain, in temporary use for surface level car parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of viability have reduced the number of offices proposed from some 18,000 sqm to 4,000 sqm and now 300 homes proposed plus a hotel. • The latest Masterplan for the area – The St Petersfield Briefing Design Document (2023) – Identifies this plot (Plot 2 in the Masterplan) for housing. Offices equating to 4,293 sqm (GIA) are put forward as a reserve use making it possible that employment uses could be delivered here, but unlikely given the recent viability work of ASK and the difficulties in delivering offices outside of Central Manchester, discussed elsewhere in this report.	-	-	-
AS684 (E-STPETE-006)	St. Petersfield - Plot 5 Old Street, Old Street, St. Petersfield, Ashton-under-Lyne	0.10	• Tameside Council owns • Part of the St Petersfield Regeneration Area • The area was subject to previous development proposals by ASK in a development agreement. Seven plots remain, in temporary use for surface level car	Offices are proposed here. Experience suggests that it can be hard to achieve the rents, in excess of £20/sqft (£215/sqm) needed to allow offices to be viably delivered	959	0.10

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of viability have reduced the number of offices proposed from some 18,000 sqm to 4,000 sqm and now 300 homes proposed plus a hotel. • The latest Masterplan for the area – The St Petersfield Briefing Design Document (2023) – Identifies Plot 5 (Plot 3 in the Masterplan) for 959 sqm of gross incubator or flexible office space. Residential is identified as a reserve option here. Constraints • Includes areas of surface water flooding	through a wholly private sector scheme. However, it can be assumed that development here will receive public sector support, particularly from the Council as landowner, combined with cross funding from other aspects of the wider St Petersfield programme. In market terms, smaller suits of less than 100 sqm each, particularly in a serviced or incubator scheme, would be popular with local firms while a Grade A specification could draw companies from Manchester who are looking to downsize to a smaller and more affordable option, closer to the homes of workers.		
AS685 (E-STPETE-007)	St. Petersfield - Plot 9 Eastern Gateway, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.25	• Tameside Council owns • Part of the St Petersfield Regeneration Area • The area was subject to previous development proposals by ASK in a development agreement. Seven plots remain, in temporary use for surface level car parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of viability have reduced the number of offices proposed from some 18,000 sqm to 4,000 sqm and now 300 homes proposed plus a hotel. • The latest Masterplan for the area – The St Petersfield Briefing Design Document (2023) – Identifies this plot (Plot 7 in the Masterplan) for a Mobility Hub or Multi-Storey Car Park. Offices equating to 6,890 sqm (GIA),	-	-	-

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			or residential, are put forward as a reserve use making it possible that employment uses could be delivered here, but unlikely given the recent viability work of ASK and the difficulties in delivering offices outside of Central Manchester, discussed elsewhere in this report. Plot 6 to the north similarly has offices equating to 4,171 sqm, or a hotel, as the reserve option behind residential.			
AS686 (E-STPETE-018)	St. Petersfield - Plot 2 St Peters Street, St Peters Street, Ashton-under-Lyne	0.17	• Tameside Council owns • Part of the St Petersfield Regeneration Area • The area was subject to previous development proposals by ASK in a development agreement. Seven plots remain, in temporary use for surface level car parking, with proposals for mixed residential, retail and office uses. Ongoing appraisals of viability have reduced the number of offices proposed from some 18,000 sqm to 4,000 sqm and now 300 homes proposed plus a hotel. • The latest Masterplan for the area – The St Petersfield Briefing Design Document (2023) – Identifies this plot (Plot 1 in the Masterplan) for housing only. It is therefore not considered further here.	-	-	-
HY551 (E-LONGDE-004)	Land at Ashworth Lane and Stockport Road, Stockport Road, Hattersley	3.28	• Onwards Homes own • The site has full planning consent for the demolition of existing structures and erection of a mixed-use development comprising: a Foodstore (1,804 sqm GIA); a drive through coffee shop (1,800 sqm GIA); a terrace of eight divisible employment units for flexible use within Use Classes E(g), B8 and B2 (2,978 sqm GIA, with units of 300-400 sqm) (App. No. 23/01063/FUL). This builds on an earlier outline consent (App. No. 14/00903/OUT)	Scheme under development, and is proposed for trade uses, however, it will still offer good quality modern premises, of a size range quired by the market, in a settlement with little existing stock.	2,978	0.78

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• The scheme is under construction by Eric Wright with the retail let to Aldi and the coffee shop let to Costa Coffee. The eight units are being let off plan. • Area covered by the E(g)/B-Class employment development is 0.78 ha Constraints • Pylons and overhead lines cross the site			
AU531 (E-STPETE-022)	Kenny Waste Management Limited, 4 Groby Road North, Audenshaw	0.17	• Kenny Global Properties own • Site is consented for a change of use from commercial vehicle breaker, repairs and sales to waste transfer station, including the erection of washing plant, waste operations shed, extension to existing building, erection of weighbridges and office and improvements to Groby Road North (App. No. 23/00347/FUL), • Access road resurfaced but otherwise the development has not commenced • Proposal is for a specialist use for the specific occupier and could not meet wider business needs. Thus, it is not considered part of the wider realistic supply for Tameside and are not considered further.	-	-	-
DE583 (E-DENTNE-002)	Malbern Industrial Estate, Holland Street West, Denton	0.57	• Hartford Homes (UK) own • Site occupied by historic industrial premises which appear to still be in use • The site has consent for the demolition of existing buildings and the erection of light industrial, general industrial and storage and distribution units totalling 2,157 sqm (App. No. 23/00916/FUL). The proposal would provide 11 new units, in two blocks of 152-342 sqm each.	The second phase of the redevelopment of the Industrial Estate. Phase I is now largely complete, and assuming its commercial success the delivery of Phase II is thus very likely. The Phase II scheme would provide smaller industrial and storage units of a type needed by the local	2,157	0.57

Site ID. (SHELAA Ref.)	Site Name (Address)	Baseline Employment Land Supply, ha	Comments	Likely Site Use	Realistic Employment Supply – Floorspace, Sqm*	Realistic Employment Supply – Land, ha
			• The proposal comprises Phase II of the redevelopment of Malbern Industrial Estate. Phase I which comprised six units of 148-202 sqm was under construction on land to the south and appears largely complete as of June 2025. These properties are being marketed off plan for trade counter and warehouse uses. Constraints • Includes areas of surface water flooding • Various structures to be demolished	market on a site close to the M60/M67 Junction.		
AS561 including AS706 (E-WATERL-001/002)	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.54	• Cheshire Properties (northwest) own • Undeveloped plots linked to a historic consent for the wider business park (App. No. 06/01886/FUL). Outstanding consent is for industrial units totalling 1,816 sqm, and for one office building of 720 sqm or 2,536 sqm in total. • Plots are grassed and largely unused apart from some areas of parking Constraints • Includes areas of surface water flooding	After over a decade it appears unlikely that the existing consent will be delivered, however, the land remains available as an unconstrained plot in an active local industrial estate and could meet future business needs. Any development would likely be for smaller industrial and storage units reflecting identified demand.	2,536	0.54
Sub-Total		7.68			34,369	5.85
Total		**80.05**			**231,409-351,268**	**46.07-66.04**

Source: BE Group, TMBC, Other Stakeholders, 2025 *Floorspace is derived either from an identified planning consent or, where there is no consent or the consent appears unlikely to progress, via a standard developer ratio of 40 percent or 4,000 sqm/ha

7.8 As Table 19 shows of a baseline land supply of 80.05 ha in 41 sites, 46.07-66.04 ha or 231,409-351,268 sqm in 33 sites appears realistically available to meet local needs. This reflects the following adjustments:

- F our sites, totalling 0.77 ha, are only suited to meet the needs of the occupier and could not support the wider business requirements of Tameside
- Site conditions on one site of 0.12 ha, render it undevelopable for E(g)/B-Class use
- In the St Petersfield Area of Ashton, a review of the latest Masterplan suggests that three of the five identified sites, totalling 0.67 ha are proposed for uses other than E(g)/B-Class employment (discussed below)

7.9 Adjustments in the sizes of several other sites are made to reflect the area of land realistically deliverable for E(g)/B-class uses.

7.10 The two UDP/PfE allocations – Ashton Moss East and West – could provide a net land supply of up to 39.15 ha or equivalent 235,015 sqm of floorspace, based on the site Development Framework, a reduction of 11.43 ha on the gross figure of 50.58 ha. Tameside Council is, with partners, seeking to progress development here, likely beginning at Ashton Moss East and in partnership with developer and plot owner Muse. However, delivery here is dependent on overcoming issues including multiple ownership in the east and the need to remodel 1 million cubic metres of placed material from the development of the M60 in the west. On Ashton Moss East, Natural England has recently provided an opinion that the peat which covers the site is capable of restoration. To reflect this uncertainty, two scenarios are put forward in this Study for the development of this land:

- Scenario 1: Assumes both sites are fully developable for B2 premises (possibly also B8 in the East) of 1.5 stories (i.e. includes a mezzanine), bar some environmental mitigation. This gives a net developable area of 39.15 ha or equivalent to 235,015 sqm as per the Development Framework.
- Scenario 2: Assumes that, at Ashton Moss West, the displaced material needs to be mounded in the centre of the site, leaving reduced development plots at either side of this. Also, that due to the peat issue, and/or other constraints, no E(g)/B- Class premises can be delivered on Ashton Moss East. This gives a net

developable area of 19.18 ha or 115,056 sqm (assuming 1.5 storey buildings) as per the Development Framework.

7.11 If the available land on other sites is added to these two scenarios, then the total realistic supply becomes:

- **Scenario 1: 66.04 ha or 351,368 sqm (33 sites)** – (5,478 sqm for office uses, 345,890 sqm for industrial/warehouse uses)
- **Scenario 2: 46.07 ha or 231,409 sqm (32 sites)** – (5,478 sqm for office uses, 225,931 sqm for industrial/warehouse uses)

7.12 The vast majority of land in Tameside is proposed for industrial, and warehouse uses only, mostly aimed at meeting local needs for units of sub 1,000 sqm each, which does reflect market demand. Only at St. Petersfield, and one other site, are offices proposed. At St Petersfield, offices totalling 4,757 sqm (gross) are identified as the preferred land use on Plots 5 (Masterplan Plot 3) and 6 (Masterplan Plot 4). Office uses are also put forward as a reserve option on Plots 3 (Masterplan Plot 2), 7 (Masterplan Plot 5), 9 (Masterplan Plot 7) and Masterplan Plot 6 (not included in the baseline land supply). If all these plots were developed, in full, for offices, based on available gross figures, this could provide up to 23,237 sqm (likely netting down to around 18,000 sqm).

7.13 However, achieving this larger office supply would be very difficult given the comments of development partner ASK and the latest (2023) masterplan. More generally, viably delivering private sector offices outside of Manchester City Centre can be challenging given the rents which can realistically be sought. Thus, for the purposes of this Study it is assumed that only the smaller figure of 4,757 sqm on two plots can be achieved at St Petersfield. Delivering a quantum of offices above this level is encouraged but will likely require considerable public funding and cross funding to address viability gaps.

7.14 As most sites, across the realistic supply, are less than 0.50 ha in size and proposed to meet basic industrial and warehouse needs only, plots to market for inward investment or to meet some of the high value sectors noted in the UK's Modern Industrial Strategy are limited. Only at Ashton Moss can plots of 5-34 ha be provided, close to the M60, which can realistically compete with other sub-regional sites in Greater Manchester for the largest industrial and logistics requirements. To achieve such a development here would require greater certainty on site conditions (for example by securing Outline consent to prove site developability) and, in the West, bringing in a developer partner with the experience in bringing forward such strategic sites in competition with options elsewhere in Greater Manchester.

7.15 The only other site of any size, which is not committed to a local development is ST560 (E-STANTH-001) Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge (3.80 ha). Vacant and being informally marketed, this could meet larger business needs, especially in the Stalybridge area away from the Motorways. Their remains uncertainty on this site as well, especially regarding contamination and the Council could usefully engage with the owner to see if it can be better marketed as an opportunity site for Tameside and what the options for remediation would be.

Geographic Distribution of the Tameside Realistic Employment Land Supply

7.16 Table 20 shows the geographic split of the realistic (Best Case) employment land supply in Tameside.

Table 20 – Tameside Borough Location Assessment – Realistic Supply (Best Case)

Location	No. of Sites	Maximum Total, ha	Floorspace, Sqm	Percentage (of Land/ Floorspace)
Ashton-under-Lyne (Plus Droylsden)	12	46.1	267,533	76.1
Hattersley	4	5.6	22,115	6.3
Stalybridge	3	4.77	18,895	5.4
Denton	6	3.73	18,516	5.3
Audenshaw	1	2.12	5,816	1.7
Dukinfield	2	1.76	10,430	3.0
Hyde	3	0.95	4,023	1.1
Mossley	2	1.01	4,040	1.1
Total	**33**	**66.04**	**351,368**	**100**

Source: BE Group, 2025

7.17 As Table 20 shows, over three quarters of the supply is focused on Ashton (plus Droylsden for Ashton Moss West). This is unsurprising as the two Ashton Moss sites, by themselves count for 66.9 percent of the realistic supply, assuming they can be fully developed. Including local sites, 87.2 percent of the supply is within the urban west of the borough, i.e. Ashton, Denton, Hyde, Dukinfield and Audenshaw. This is where the bulk of Tameside's population is found, as well as the main transport links, but does mean that options in the eastern settlements are more limited. Stalybridge only has three sites despite its large industrial estates while Mossley only has two small options (although there are other regeneration opportunities here, something discussed below). In the east only Hattersley, with 6.3 percent of the supply appears to have a reasonable stock of land relative to the settlement size.

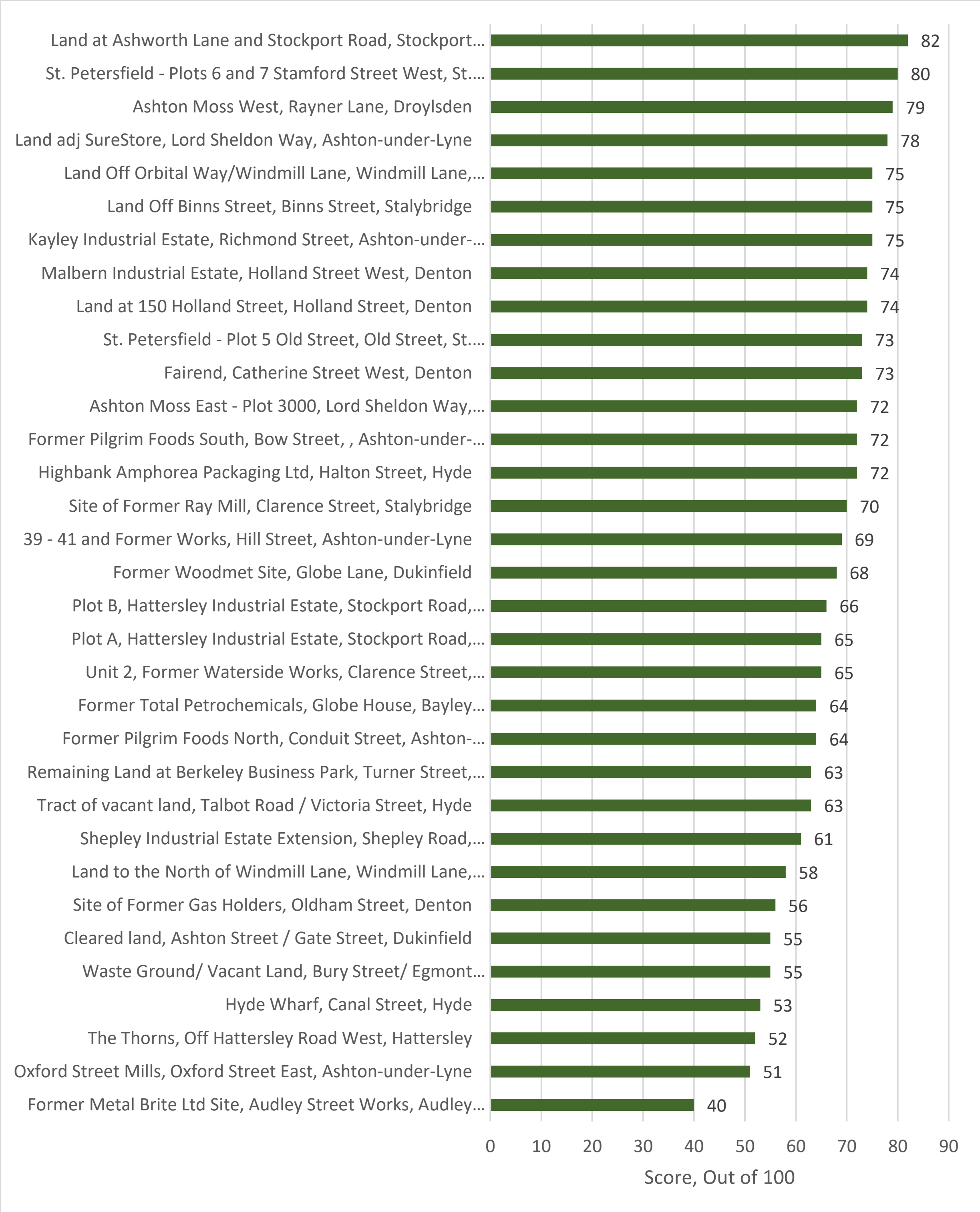
Site Scoring – Realistic Supply

7.18 Each Site has been scored against ten criteria relating to Site Location and Access, Development Prospects, Site Conditions and Availability. The maximum score possible is 100. The Scoring Criteria can be found in Appendix 4 and individual site scores can be found in Appendix 5. Figure 36 shows the scoring for the 33 sites identified as comprising Tameside's realistic long-term supply. The assessment gives an appraisal of the overall quality of the land resource and provides one measure of what sites could be considered priorities for Local Plan allocation and what sites are of secondary value.

7.19 The highest scoring site is HY551: Land at Ashworth Lane and Stockport Road, Stockport Road, Hattersley, reflecting the fact that this is a prominently located site where development is underway, so is expected to deliver new units within a year. Site AS680 (E-STPETE-003): St. Petersfield - Plots 6 and 7 Stamford Street West, St. Petersfield, Ashton-under-Lyne also scored well reflecting its central location, lack of constraints and prominence on the A635, even if the plot is very small at 0.13 ha.

7.20 DR526 (E-DROEST-001): Ashton Moss West, Rayner Lane, Droylsden scores well on its size and flexibility, as well as its location and prominence, but has a range of constraints which is why it is not the best scoring overall. The difference in scoring between Ashton Moss West and East reflects the smaller size, slightly reduced prominence and greater number of constraints on the eastern site.

Figure 36 – Sites Scoring – Realistic Supply



Source: BE Group, 2025

7.21 The lowest scoring site is MO528 (E-MOSSLE-001): Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley reflecting the limited growth prospects of this small, backland plot. This again highlights the lack of opportunities in Mossley.

Employment Area Assessments

7.22 BE Group have reviewed a total of 82 Employment Areas (industrial estates, business parks, rural and urban businesses centres, urban office buildings, farm conversions to E(g)/B-Class uses and facilities for individual businesses) across the Tameside. Each has been appraised and assessed through a combination of site visits, existing Council data, local intelligence and the views of those involved in the property market in those areas.

7.23 Maps of the 82 Areas are provided at Appendix 3, based on their Name.

7.24 Table 22 summarises the findings on each Area using the following format, to simplify the data and make it easier to interpret:

- 'Site' the local authority's designated title for the area, including where necessary the main street and town.
- The size of the area, in hectares, is provided based on data provided by the local authority.
- A brief 'Description' is provided in the form of BE Group's comment on the area
- An 'Occupiers Summary' giving a brief outline on the scale and nature of any occupiers in the Area, including identification of the number of units and proportionate occupancy rate, as of June 2025.
- 'Area Constraints' are identified, which could include the proximity to planning designations such as Conservation Areas and Listed Buildings, flood risk, the proximity of overhead pylons and other physical issues.
- In 'Opportunities for redevelopment/ expansion', vacant land is identified, as is the scope for redevelopment of particular vacant/derelict properties or sites. Greenfield expansion possibilities are also included, showing opportunities for the growth and intensification of the E(g)/B-Class uses here.
- 'Overall Comments' are provided on the main issues of the Area and its future prospects for supporting growth. Any required adjustments to Area boundaries, for future Local Plan mapping are also set out.

- Finally, 'Grade' refers to BE Group's professional opinion on the ranking that should be afforded to the individual area. This has been based on a consideration of the above data and BE Group's professional opinion on each area, reflecting site visits and relevant stakeholder comments. Combining this data leads to an overall hierarchical assessment banded A to E. These are described in Table 21.

Table 21 – Grades A to E Definitions

Grade	Definition	Action
A	High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place. These are prime sites for marketing to a cross section of users including new inward investors. They can also meet the needs of image-conscious, aspirational companies already in the local authority area	Protect strongly in the Local Plan Support and expand
B	Good employment sites due to their scale, location and setting. Capable of competing for investment in the sub-regional market place. These are prime sites for marketing to a cross section of users, E(g), B2 and B8, including some new inward investors.	Protect strongly in the Local Plan Support and expand
C	Key employment sites with an influence over the whole local authority area but primarily geared towards local businesses and E(g)(iii) light industrial, B2 and B8 uses.	Protect in the Local Plan Support
D	Lower quality locations in residential or rural areas suffering from poor accessibility and massing.	Continue to protect/review through the Local Plan
E	Very poor quality areas. Widespread vacancy and dereliction in poor environments. Or areas which have been, or are in the process of being, lost to other uses.	Promote alternative uses if possible

Source: BE Group 2025

Table 22 – Assessment of Existing Employment Areas (Existing Premises)

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
0	Hyde Park House	0.61	Hyde Park House Business Centre, business and conference centre offering serviced offices and virtual offices in Hyde.	Diagnostic Associates Ltd, Spacefit UK Ltd, DOWO Digital, Steanne Solutions, Home Estate Agents Hyde, Helping Hands Home Care Stalybridge (27, 100 percent)	Three listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding	Undeveloped land in full use for car parking and landscaping	Older building but one that has seen investment and refurbishment, a valuable source of office premises for Hyde. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
1	Newton Business Park	6.60	19th C former mill complex now sub-divided into units. Includes former weaving sheds. Mixture of building types and condition.	Wroughtech Engineering Ltd, Murpak - Wholesaler, PMC Packaging Ltd, Allsorts Furniture Ltd, HS Polymer Reprocessing Ltd, Voodoo Custom Campers, Coyote Coatings Ltd, Knights Transport warehousing and distribution, Medi-teknique - Medical Equipment (Three, occupancy unclear)	Three listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding	To the south east is employment site HY522: Tract of vacant land, Talbot Road / Victoria Street, Hyde – 0.49 ha. Vacant car park.	Area comprises older mill properties, which differ from other premises to the west which are more modern metal framed units. This older stock continues to accommodate a range of businesses. There is potential for expansion to the south which could provide more modern units, required by the market, which are not currently available here. N.B. To the north is East Tame Business Park, a more active multi-occupancy industrial scheme of three main buildings and some 18 sub-divided units. It is owned and managed by Northern Trust. Identified in mapping as being Talbot Road/Newtown Works, Hyde but not included in monitoring for the UDP E3 Areas. An active local scheme, this site could usefully be identified and protected in the next Local Plan for E(g)/B-Class uses.	D
2	Clarendon Industrial Estate, Newton Bank Works and surrounding premises	6.90	Largely consists of the former ABC Wax dye works (now demolished and being redeveloped for housing). Two remaining areas of employment: north – Clarendon Road Industrial Estate, and south – small number of premises at John Street (several car garages and Lotus House).	P G Fabrications, C D Cabinets Ltd - Furniture Maker, Aspinall and Co - Manufacturer, A P Patterns Ltd - Industrial Equipment Supplier, Hyde Tyres, NN Mobile Tyres (26, 100 percent)	One listed building within 250 metres of boundary	Excluding the area now being redeveloped for housing, all other land is in use or wooded.	The bulk of the site is being redeveloped for housing, while units in the south, at John Street/Clark Way are in trade/motor trade use (plus one office), also including some existing terraced housing. Thus it is recommended that only Clarendon Road Industrial Estate in the north needs to be protected in the next Local Plan for E(g)/B-Class uses as an active local industrial estate, albeit one in the backlands.	D
3	Caxton Mill and Orient House	1.06	Includes Orient House - 1960s/1970s business units, adjacent multi-unit building on Mary Street, Chartist Garage, Tyre Nation Premises, and the site of the former Caxton Mill (now occupied by unauthorised skip hire and scaffold business).	Business Build - Promotional Product Supplies, UK Wholesale - B2B Service, Fibrous Funeral Supplies - Funeral Director, Faroncrown Window and Conservatory Ltd, Chartist Garage, Tameside Car Care	Three listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding	Vacant land in the area falls within the curtilage of the Chartist Garage and is in unauthorised waste processing use	Small but active employment area, with the multi-let Orient House being a particularly valuable resource for Hyde as few other office properties of this scale are in evidence elsewhere. It should be protected in the next Local Plan for E(g)/B-Class uses. There is some unauthorised use on the site of the former Caxton Mill - waste transfer/skip hire/scaffolding hire.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
				(Ten, 90 percent)				
4	Metrology House, Throstle Bank Works, Wharf Mill (Toray Textiles) and factory to north	8.00	The southern employment area contains three large modern industrial units, occupied by Crest Engineering, SG Instruments (Hyde Group) and SPP Pumps. The northern area is occupied by Hyde Point Industrial Estate (Completed 2007) with 16 units occupied various businesses including: by Matthews Environmental Solutions Ltd, Industrial Switchgear Services, The Protein Partners, Rhino Group, and The Multiple Winding Company. The central portion is now occupied by residential units constructed on the Former Toray Textiles site. Also includes Newton Hall in the north east.	SPP Pumps - Northern England and Wales ESD, Crest Engineering Company Ltd (Hyde Group), SG Instruments Ltd (Hyde Group), Manupak, Multiple Winding Co Ltd, CNP Professional - Sport Nutrition Manufacturer, The Protein Partners Ltd, Oldham, Glossop, and Tameside Wheelchair Service (By Ross Care), Environmental Combustion Technologies – Manufacturer (19, 95 percent)	Listed building within boundary – Newton Hall Four listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding	The only vacant land in the area surrounds Newton Hall and is assumed not available	This is a large parcel containing housing development on the former Toray Textiles site off Dukinfield Road. The remainder of the area is still in employment use and contains modern premises such as Hyde Point. It should be protected in the next Local Plan for E(g)/B-Class uses. It will need editing with two new area allocations created to cover the remaining employment premises.	C
5	Westbury Street Industrial Estate	2.59	The area contains a variety of unit types, mainly brick built and in good condition (including the addition of solar PV on some units). Also contains a substantial electricity sub-station.	Hyde Windings Ltd - Electric motor repair, Platinum Training Services - Training centre, Dodd Sheetmetal - Metal workshop, Wolfsburg Vans (Sales) (Ten, 100 percent)	Areas of land at risk from surface water flooding Large substation in the area	Some underused land in the east, close to Hyde North Station. But mostly covers the entrances to existing units so may not be developable.	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
6	Broadway Ind Est (eastern section)	4.28	The eastern portion of the site has been redeveloped for residential on the site of the old dairy/Frank Hoyle Transport Depot. The western side contains at its southern end the new unit occupied by Classic Football Co. Ltd (Completed 2017). The northern part of this side is occupied by a number of businesses, including Warm Front, Tape Range Distributors (extended 2009), Heritage Aluminium Services, and Hyde Drop Hammer (Hyde Group).	Classic Football Co Ltd, Hyde Drop Hammer - Metal fabricator, Tape Range Distributors Ltd, Warm Front Ltd - Insulation contractor, MIM Medical Ltd (Nine, 100 percent)	One listed building within 250 metres of boundary Areas of land at risk from surface water flooding	Adjacent undeveloped land appears to be community greenspace	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses. The eastern part of the site is now a residential development on the former Frank Hoyle Transport Depot site. Therefore, this portion of the polygon needs removing.	C
7	Globe Lane Industrial Estate	14.32	A large complex of employment premises that contains 55 premises in buildings of various type and age. These range in type from fairly modern, such as that occupied by Flexicell Ltd, to the plots on Outram Road occupied by waste services, such as AMP Skip Hire.	Coolair Equipment Ltd - Air conditioning contractor, Northpoint Limited - Powder coating, Multiquip (UK) Ltd - Construction equipment supplier, Stoneswood Precision Components Ltd (Hyde Group), Shepley Windows, H.B. Fuller UK Limited - Chemical Manufacturer, Adamson Construction and Interiors, Oerlikon Metco Coatings Ltd, E. Preston (Electrical) Ltd, Newland Engineering Co Ltd - Specialists in Telescopic Boom	One listed building within 250 metres of boundary Areas of land at risk from surface water flooding	Small plots within the estate appear in use for open storage	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C

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				Conveyors, Lamplighter Plastic Mouldings Ltd, Multiple Winding - Textile mill, JWD Rainwater Systems Ltd, Empire Pumps – Manufacturer (55, 98 percent)				
8	Globe Works and surrounding premises (Globe Industrial Park)	13.07	A large complex of employment premises based around the former rail works and currently owned by Paloma Capital. Split into two parts known as Globe Industrial Park (539,832 sqft/50,150 sqm) and Globe Industrial Estate 2 (48,936 sqft/4,546 sqm). The premises appear to be primarily used as warehousing, with occupiers including Turner Bianca (Textiles merchants) and Parker International (Distribution Services).	Parker International Ltd - Distribution services, AniMac - Agricultural product wholesaler, Turner Bianca ltd - Textile merchant (16, 100 percent)	Two listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding Large cell tower on the site	Some very small areas of unused land in the north but these fall into the secure Globe Industrial Park area	Active local industrial area, offering flexible space. It should be protected in the next Local Plan for E(g)/B-Class uses. Name of area needs to checked. This is now Globe Industrial Park.	C
9	Windmill Lane Industrial Area (North East section)	14.34	A large complex of employment premises constructed over a long period. The earliest premises include the three storey mill complex that fronts onto Heaton Street (former Moores hat factory). Modern units have been delivered at developments including Tameside Business Park which was modernised and completed in 2008. The south western end of the site has become dominated by self-storage operations, including a large number of shipping containers located on the former gas holder site (Windmill Lane/Oldham Street).	TK Components Ltd - kitchen Supply Shop, A and E Supplies Ltd - Manufacturer, Sevco Boxes and Packaging, Roto Ltd - Pipe supplier, Barwoods Fitted Bedrooms, Globuss Ltd - Seafood wholesaler, Root Communication Limited - Computer services, MTN Fluid Power Ltd - Pneumatic tools supplier, Unitrunk Ltd - Manufacturer, GAP Ltd: Manchester Depot - Building materials, Outer Space Storage Centre (Manchester), Hyde Precision Components Ltd (Hyde Group), Victoria Production Engineering Ltd (Hyde Group), Manchester Precision Engineering Ltd (Hyde Group), Inology IT, HFL Building Solutions Group (Manchester), Haden Freeman Ltd - Engineering consultant, Identity BCS - UK Clothing Manufacturer, Northern Lenses - Optical Products Manufacturer (49, 92 percent)	One listed building within 250 metres of boundary Areas of land at risk from surface water flooding	Includes three vacant employment sites: • DE582: Fairend, Catherine Street West, Denton – 0.08 ha. In use for car parking • DE565: Site of Former Gas Holders, Oldham Street, Denton – 0.44 ha. Vacant with gas infrastructure on the site • DE581: Land to the North of Windmill Lane, Windmill Lane, Denton – 0.44 ha. Land in use for container storage.	Large mixed industrial estate in a prominent location close to the M60/M67 Junction. Provides space both for smaller businesses and a number of large established employers, plus some office space. It should be protected in the next Local Plan for E(g)/B-Class uses. The northern part of this polygon requires a review. It will need checking for employment premises that have been excluded on Heaton Street, Cathrine Street East, Cathrine Street West.	B
10	Windmill Lane Industrial Area (western section)	13.89	A large complex of employment premises. Largely more modern, including the office complex at Progress Way and the cluster of modern premises to the south of Parkway	GTD Healthcare - Corporate Office, Vinci Facilities - Construction Company, Kruger	Areas of land at risk from surface water flooding	Area in full use	Modern industrial estate, including mid-sized units for established local firms and a number of good quality offices, close to the	B

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			(completed 2004 - 2007). To the north of Parkway is Dogs Trust Manchester Rehoming Centre and Pure Gym Denton.	UK - Wholesaler, ASSA ABLOY Door Group, SUEZ recycling and recovery UK, Pearl Nano Ceramic Coatings, Denton Powder Coating Ltd, L Littlewood and Son Ltd - Textile merchant, Translink International Sales Ltd - Manufacturer, Apollo Scientific - Chemical industry, Shred Station Manchester - Shredding services, CTD Ceramic Tile Distributors (46,98 percent)	Area of woodland in the west		M60/M67 Junction. It should be protected in the next Local Plan for E(g)/B-Class uses. The Gym in the north east could be excluded from any allocation in Local Plan mapping	
11	Ashton Road Factory Site (Acco Eastlight)	1.74	Small block of employment premises, primarily occupied by Plastoreg (Eastlight Factory) and Caecillian Utility and Property Services.	Plastoreg (Acco Eastlight) - Stationary manufacturer, Caecillian Utility and Property Services (2, 100 percent)	Areas of land at risk from surface water flooding	Area in full use	Small but active local employment area, accommodating two established local employers. It should be protected in the next Local Plan for E(g)/B-Class uses. However, the boundary appears to be quite inaccurate - it excludes various employment premises and includes some residential.	C
12	Martin Street / Bridge Street / Shepley Street Guide Bridge Ind Area	7.80	Following the loss of the Mono Pumps site to residential development the employment premises are now only located in the southern half of this area. This area is almost entirely occupied by Brother UK.	Brother International Europe Ltd, Brother UK Ltd (21, 100 percent)	One listed building within 250 metres of boundary Areas of land at risk from surface water flooding	Vacant land in the area is in full use for car parking	The northern part of this site formerly contained the Mono Pumps engineering workshops and factory. This has since relocated to Oldham, and the site was cleared and redeveloped for housing. The southern part contains the Brother UK headquarters and other premises. Therefore, the polygon need editing to remove the now residential area accessed off Martin Street. The remaining employment area contains a key local employer Brother UK. If Brother relocated, in full, it is likely this area would also be proposed for housing, but at present the remaining land should be protected in the next Local Plan for E(g)/B-Class uses.	C
13	Chapel Field Works and Stamford Works, Charles Street, Dukinfield	3.88	Following the residential redevelopment of part of the Kenyon's site only two area remain in employment operation. The northern part is occupied by Chartrange and largely used for processing of demolition material. The southern end of the site remains occupied by Kenyon's following their consolidation into smaller premises.	William Kenyon and Sons Ropes and Narrow Fabrics Ltd, Chartrange Ltd - Civil engineering (12 Units, 100 percent)	Six listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Portland Basin Areas of land at risk from surface water flooding	Vacant land in the Chartrange site appears in use for aggregates processing	If the remaining employment uses ever vacated it is likely that housing would be sought here, but for now the areas retain an economic function, accommodating uses, including bad neighbour uses, which might struggle to find accommodation elsewhere. They should be protected in the next Local Plan for E(g)/B-Class uses. The central section of this polygon has been developed for residential leaving two smaller parcels, the northern part contains	D

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							Chartrange, and the southern parcel contains Kenyons. Chartrange should be included as part of the polygon to the North of Wharf Street and West of Charles Street. Kenyons could be its own allocation.	
14	Riverside, Dukinfield	0.57	Three industrial units are located within this triangular site. Relatively modern premises with one occupied by Bessages (Fire Engineering Division) and the two on Riverside Industrial Park by CPF (Construction, Partitioning, Fit Out), and VCL (Van Components Ltd).	CPF Installation Ltd - Construction company, Van Conversions Ltd, Besseges Ltd - Fire protection consultant, Any Van Rental Tameside (Three, 100 percent)	One listed building within 250 metres of boundary Trees on site	Area in full use	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
15	North of Whitelands Road including Plantation Industrial Estate	1.77	Elongated parcel of land containing approximately 20 employment units. Includes the Council owned Plantation Industrial Estate. Most of the buildings in the western half are of reasonable stock, although some are aging. The section to the east of Countess Street is more mixed and contain premises of various ages and conditions and some areas used as yard space for metal recycling operators. The area further to the east that is currently used for caravan and vehicle storage is not currently with the E3 boundary.	Watermark Plumbing Supplies - Plumbers Merchant Ashton, UK Powertech - Electrical engineer, Ironworks - Fabrication engineer, Deck Kingdom - Building material supplies, SRN Autos - Window tinting, Optimised Power Controls Ltd - Powder coating, Sharwil Metal Co Ltd - Scrap metal dealer (25, 96 percent)	Areas of land at risk from surface water flooding	Some very small undeveloped sites in the east but all seem in full use for vehicle sales/rental and scrap processing	Quality varies considerably across the area but overall the area remains in full economic use. It should be protected in the next Local Plan for E(g)/B-Class uses. The caravan and vehicle storage site does form part of this Employment area and should be included in the allocation.	D
16	Between Tame Street and River Tame, Stalybridge	3.24	Parcel containing cleared land where Ray Mill once stood and the Bayfreight warehouse and HGV parking, and the Council's highways depot.	Bay Freight Ltd, Tameside MBC - Engineers Depot (Six, 100 percent)	Two listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding The south of the site is in Flood Zone 2 associated with the River Tame	Includes one employment site ST567: Site of Former Ray Mill, Clarence Street, Stalybridge – 0.66 ha. Vacant land.	Mixed area, but all land and property appears well used including the significant Council Depot. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
17	Between Tame Street and Canal, north of river, Stalybridge	1.80	Long, relatively narrow rectangular parcel. The south eastern end contains further council depot premises (Licensing, vehicle workshops and yard space for bin wagons, road sweepers etc) and Premier Shopfronts and Roller Shutters. The north western end contains caravan storage, shipping containers and a number of small/medium employment units, occupied by Adxba Digital Signage Solutions and others.	Adxba Digital Signage Solutions - Audio-visual equipment supplier, A1 Storage Units - self storage/boat storage facility, Premier Aluminium Systems Ltd, Tameside MBC - Licensing and fleet workshop (Five, 100 percent)	Two listed buildings within 250 metres of boundary Areas of land at risk from surface water flooding The south of the site is in Flood Zone 2 associated with the River Tame Adjacent canal is a SSSI	The undeveloped site, north of the Tameside Depot appears in full use for caravan storage plus a small energy facility.	Mixed area, but all land and property appears well used including the significant Council Depot. It should be protected in the next Local Plan for E(g)/B-Class uses.	C

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18	Industrial Area bounded by Park Road, Tame Street, Robinson Street, Malakoff Street and Sandy Lane, Stalybridge	3.76	Irregular parcel of land containing several historic premises. The eastern part includes Eagle Iron Works alongside a host of smaller units and yard spaces. The central portion is predominantly used for open and shipping container storage. The western end including the large buildings formerly occupied by Beck and Pollitzer, is now owned and operated by Total Controlled Demolition Services but excludes the triangular area at the very western end which is an area of former mill reservoirs that has previously had consent for residential. The eastern end of the site contains some residential property and the Astley Arms Public House.	TOTAL Controlled Demolition Services Ltd, A E M Plastics - Plastic fabrication company, CRS Bodywork Centre, Ecotech specialist recycling cardboard plastic LTD, Specialist Concrete Finishing and Repairs LTD, Domestic Commercial Industrial services ltd - Steel fabricator, Metawood Products Ltd - Fence contractor (11, 100 percent)	Three listed buildings within 250 metres of boundary Areas of land subject to surface water flooding The east of the Area falls into Flood Zones 2-3 associated with the River Tame. Trees on site	Includes one employment site ST581: Land Off Binns Street, Binns Street, Stalybridge – 0.31 ha. In use for HGV Parking by J Harvey. Another 0.40 ha of land in the north west, at the junction of Sandy Lane and Park Road appears unused. The plot is owned by B.a.k. Civil Engineering. It was consented for residential development (expired – App. No. 14/00627/OUT) and its proximity to housing on Sandy Lane still makes a residential scheme more likely here, Other open storage sites in the area appear to be in full use.	Development is of a low density and includes storage and waste processing facilities, however, overall the area is still meeting business needs for budget stock and should be protected in the next Local Plan for E(g)/B-Class uses. The Astley Arms Public House and residential terrace on Robinson Street should be excluded from any allocation. The land in the north west could also be excluded. Its future is uncertain, but the location and past residential consent mean that a development for housing is still most likely here.	D
19	Industrial Premises at corner of Tame Street and Park Road, Stalybridge	0.12	Small triangular site containing one brick built building. Currently occupied by W.H. Morris and Co. Ltd - decorators' merchants.	W.H. Morris and Co. Ltd (One, 100 percent occupied)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding The east of the Area falls into Flood Zones 2-3 associated with the River Tame.	Low grade property and site. It may represent a long term regeneration opportunity but is in use at present.	Small, but active employment location. Protect in the Local Plan for E(g)/B-Class uses but options to regenerate the site, within those uses should be supported. Small parcel, therefore, consider whether it can be included in Area 18, to the south.	D
20	Refuse Transfer Loading Station and land to east	2.29	The area is largely occupied by the council's household waste and recycling centre that is operated by Suez. It contains a single large shed, plus the bays that allow the drop off of material for recycling. The area also extends further to the west, and this part contains car parking associated with the former Total site on the opposite side of Bayley Street and access used by Network Rail.	Suez (1 Unit, 100 percent occupied)	Conservation area within 250 metres of boundary – Stalybridge Town Centre Areas of land at risk from surface water flooding Trees on site	The former Total site appears underused, but it may need to be protected to give Network Rail access to the railway – 0.70 ha	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C

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21	Industrial Area bounded by Bayley Street, Clarence Street, River Tame and Canal, Stalybridge	7.16	Area is split between the western end which contains numerous buildings, including 19 C Clarence Mill, which are occupied by Mailbox: Stamford Products Ltd. The eastern half of the area is largely occupied by the cleared former Total Petrochemicals site. One office block and the gatehouse remain on the former Total site. There is another small group of buildings occupied by Miller Vehicle Services.	Mailbox: Stamford Products Ltd (14, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding The south east of the Area falls into Flood Zones 2-3 associated with the River Tame Adjacent canal is a SSSI	Includes one employment site ST560: Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge – 3.80 ha. Large, cleared site.	Mostly older premises but well occupied by larger employers. It should be protected in the next Local Plan for E(g)/B-Class uses. The former Total Petrochemicals site should be included as a regeneration opportunity site for employment uses.	C
22	Bayley Industrial Estate and Industrial Properties on Dale Street, Duke Street and Peel Street, Stalybridge	4.14	Area contains 26 units and businesses. Buildings are of a varying age, including two new buildings that are now complete and occupied (Site ST579). Part of the site is occupied by Stalybridge Readymix with another section occupied by Cheshire Gas (HSE Hazardous Installation).	Samco Caravans and Motorhomes, Prisma Colour - Distribution services, Stalybridge Readymix, Cheshire Gas, Hambley H J Ltd - Recycling centre, Abbott Fire Protection, H2o Servicing Ltd - Swimming pool repair, Alloy Refurb Manchester - Alloy Wheel Refurbishment Specialist, Charlestown Engineering Services Ltd (26, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding The east of the Area falls into Flood Zones 2-3 associated with the River Tame. Adjacent canal is a SSSI	Area in full use	Active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses	C
23	Between Stanhope Street and River Mill, Mossley	1.85	Area was previously occupied by a mill complex of which there are no visible remains. The southern end of the site is occupied by the telephone exchange, a number of small units, and a larger collection of buildings occupied by AUT Wheels and Castors. North of this is an area of hardstanding, adjacent to the River Tame, which was presumably associated with the former mill complex which also followed the line of the river to the north. This area has been compromised by garden extensions from neighbouring residential properties on Bury Street.	AUT Wheels and Castors, Fielden Autos Ltd - Car Mechanic Garage, JDW Detailing and PPF Studio - Car valeting service, Celtic Tuning Manchester (Seven, 100 percent occupied)	Four listed buildings within 250 metres of boundary Areas of land subject to surface water flooding The east of the Area falls into Flood Zones 2-3 associated with the River Tame.	Includes employment site MO506: Waste Ground/ Vacant Land, Bury Street/ Egmont Street, Mossley – 0.46 ha This site was subject to a refused, application for housing (App. No. 23/00921/FUL) while another 0.73 ha to the north previously had residential consent (App. Nos. 04/01400/FUL, 07/00265/FUL and 10/00821/FUL).	Overall, an active local employment area which should be protected in the next Local Plan for E(g)/B-Class uses. Areas of land with consent for housing, or in residential use, should be excluded from any allocation. The existing employment site MO506 is considered separately in the previous section.	C

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24	Area including Car Park, Sub-Station and 7and 5 Waggon Road, Mossley	0.33	No employment premises are located within this area. It contains a council operated car park, an electricity sub-station and two residential properties.	None	-	-	The site contains an electricity sub-station, housing and a council car park. Therefore, the polygon should be deleted, and it does not require protection in the next Local Plan for E(g)/B-Class uses.	E
25	Manchester Rd Factory adjacent to M60 J23 (Scapa Tapes)	4.49	Area containing one large factory unit occupied by Scapa Tapes.	Scapa Group Ltd (1 Unit, 100 percent occupied)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding Trees on site	Area in full use	Home to a large local employer. The Area should be protected in the next Local Plan for E(g)/B-Class uses.	C
26	Etherow Works	4.23	Area containing one large unit; however this comprises of multiple elements as additional development has taken place. The main building is 19 C with modern additions to the western end. It is currently occupied by Flair Rugs.	Flair Rugs (1 Unit, 100 percent occupied)	Two listed buildings within 250 metres of boundary Areas of land subject to surface water flooding Much of the Area falls into Flood Zones 2-3 associated with the River Etherow Vacant land is wooded Narrow access	Some 2.4 ha to the rear of the existing unit is undeveloped, however, this land is mostly in Flood Zone 3 and wooded so it is not clear if it can be developed. It can also only be accessed through the Flair Rugs facility.	Large, single occupier factory building. If Flair Rugs ever vacated, it might struggle to find a new occupier, given site constraints, but for now it continues to serve an economic function, accommodating a large local business. The Area should be protected in the next Local Plan for E(g)/B-Class uses.	C
27	Hattersley Industrial Estate	4.35	Area containing a number of units constructed from the 1980s onwards, including the former British Gas call centre. This is now occupied by RSK/Envirolab/MWH Treatment and identified as Hattersley Science Park, a secure site.	RSK, Envirolab, MWH Treatment (11 Units, 100 percent occupied)	Areas of land subject to surface water flooding	Includes two vacant plots: • HY509: Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale – 0.42 ha • HY508: Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale – 0.78 ha	Hattersley Science Park is an active and good quality office facility for the area. The adjacent terraced industrial units are of lower grade but continue to serve a function accommodating local micro firms while there are ongoing plans for growth. The Area should be protected in the next Local Plan for E(g)/B-Class uses.	C
28	Sandpits Business Park and M67 Roundabout Site	2.78	Area contains the small Sandpits Business Park. Previously it contained 10 units, of which only eight now remain (fire and subsequent demolition of units 5 and 6). The largest unit (no.1) is occupied by Trevor Burges Auto Engineers. The large eastern part of the site is now occupied by Premier Inn, McDonalds and new residential development around Ludworth Close.	Trevor Burgess Auto Engineers, Northwest Compressors Ltd, Bancroft Amenities Ltd - Construction company, Tameside Towbars and Roofracks (Eight, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding	Remaining E(g)/B-Class land is in full use	The Area boundary needs amending to exclude all of the eastern part as this has been developed for non-employment uses including residential, hotel and food outlets. This would leave some 0.55 ha. The remaining land comprises a small, but active local industrial estate, directly accessed off the A57 close to the end of the M67. This	C

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							should be protected in the next Local Plan for E(g)/B-Class uses.	
29	Hyde Buildings, Ashton Rd, Hyde (Findel Education)	4.81	HQ office building completed for Findel Education in 2009. The entire northern part of the site has been redeveloped for residential.	Findel (One, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding	A small, unused car park of 0.13 ha remains available, east of Findel, and in common ownership with the building. This land was previously subject to an un-implemented planning application (App. No. 08/00179/OUT) for 2,600 sqm of offices	The Findel buildings comprises modern offices accommodating a major local employer. This should be protected in the next Local Plan for E(g)/B-Class uses. The site needs amending to exclude the northern part which is the site of the former mill complex known as Senior Service. This will leave approx. 1 ha in employment use.	C
30	Newton Moor Ind Est, Newton Mill and industrial premises south of Talbot Rd	7.51	Area containing a variety of industrial premises with pockets of residential and retail. The majority of buildings relate to the former mill complex and are of brick construction. However, there has been a large amount of modernisation and refurbishment, particularly to the buildings occupied by Louvolite on Ashton Road.	Louvolite, Coleherne Ltd, H.N. Nuttall Ltd Foodservice Distributor, CE-Air (UK) Limited, Stockbridge Airco FSS Ltd (38, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding Large pond in the area Trees in the area	Vacant land in use as landscaping	Active industrial area including some larger employers. This polygon contains some residential elements, and they should be excluded.	C
31	Sheffield Road Ind Area south of Newton Station	3.96	Area containing 30 industrial premises and waste operations. The buildings are a mixture of older brick construction and more modern steel portal type units. The area includes several small vacant sites and a larger site adjacent to the Newton rail viaduct that is being developed for a Battery Energy Storage System (BESS, Pulse Hyde).	Ingenium Integration, Roberts Transport Solutions Ltd, Albion Motors, Census Fire and Security, and CCTV Manchester, Clonoose Chemicals Ltd, Station Garage, Premier Waste Skip Hire UK Ltd, Pulse Hyde - BESS power system (30, 100 percent)	Three listed buildings within 250 metres of boundary Areas of land subject to surface water flooding Areas of woodland by the railway	Excluding the Pulse Hyde site there are multiple small sites on Castle Street, Bottom Street and Sheffield Road although all are less than 0.25 ha in size while sites on Sheffield Street are wooded and may partially incorporate railway infrastructure.	Small but active local industrial estate, providing accommodation for some 'bad neighbour' employment uses which may struggle to find affordable space elsewhere. The Area should be protected in the next Local Plan for E(g)/B-Class uses. The Area boundary presently includes Newton for Hyde Railway Station, and this should be excluded from any allocation.	C
32	Carrfield Mills (Christy Towels) and industrial premises to South East	7.73	Area to the south contains a number of older units and some more modern premises occupied by Rhino. The majority of the site, formerly occupied by mill buildings, has been redeveloped for residential.	Rhino, Illingworth Ingham (Hyde Timber), City Electrical Factors Ltd (14, 100 percent)	Two listed buildings within 250 metres of boundary Areas of land subject to surface water flooding	There is 0.5 ha of cleared land at the Clarendon Road/Park Road junction which could support an	Approx 80 percent of the site has been redeveloped for residential. Therefore, the only remaining employment area is located to the south, around A627 Clark Way. Most of the remaining premises are low grade stock in trade/motor trade use with only the Rhino office being in traditional E(g)/B-Class use. It	E

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
					Pond, linked to small stream, north of Clark Way. Some surrounding land is in Zone 2-3 Flood Risk Trees surrounding pond	occupier looking for a prominent site	is thus argued that this area does not need to be protected in the Local Plan for E(g)/B-Class uses and should rather be identified as mixed-use, if appropriate.	
33	Providence Mill and Adamsons Industrial Estate	3.78	Area occupied by a wide variety of employment premises, mainly older stock, including Providence Mill and the collection of buildings that make up Adamsons Industrial Estate. The northern area occupied by Adamson Industrial Estate contains multiple units, however, a number of the units were destroyed by fire and subsequently demolished. This area now appears to be occupied by open storage and yard space.	Croft Street Carpets, MW Motorcycles, Warwick Hall Cars, Caulfield Leather, Avanti Express, The Mill Furniture Outlet, Harviglass-Fibre, CFitness, Art House Props and Sets, Wood's Gym, Paul's Hair World (11, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding	None – Land in the Area appears well used for open storage and integrated into the operations of surrounding firms	Older premises but well used. The Area should be protected in the next Local Plan for E(g)/B-Class uses. Remove the area of housing in the south eastern corner.	C
34	Frances St, Rhodes St and Alfred St south of Manchester Road, Hyde	1.00	Area occupied by various single storey employment premises, both brick and steel portal construction, in addition to a car sales yard. The frontage on Raglan Street also contains a number of other commercial units and the White Gates Inn public house. A block at the Rhodes Street/Manchester Road junction comprises terraced retail and housing.	Linlok Engineering Ltd, Electrical Automation Solutions (Nine, 100 percent)	Two listed buildings within 250 metres of boundary	Area in full use	Low grade premises, but still serving a function, accommodating a number of local motor industry and engineering firms. The Area should be protected in the next Local Plan for E(g)/B-Class uses. Review terraced properties on Manchester Road frontage.	D
35	Kestrel Mill, Kingston Mill and land to east including Automasters site	4.69	The area can broadly be split between the western parcel, which remains in employment use, and the eastern parcel that has mainly been redeveloped for residential (former Automasters Site). The eastern parcel contains multiple employment premises based around the former Kingston Mill and includes some modern additions (Kingston House) and several modernised buildings, such as those occupied by Textiles Technologies Europe Ltd. There is a smaller cluster of employment premises in the eastern half of the site.	Textile Technologies Europe, Coastal Linen Supplies Ltd, Cheshire Ribbon, Shellmark Textile Agencies Ltd (31, 100 percent)	Two listed buildings within 250 metres of boundary Areas of land subject to surface water flooding Wilson Brook passes through the area Area of woodland in the area	Includes employment site HY506: Hyde Wharf, Canal Street, Hyde - 0.30 ha which remains vacant. Other vacant land in the west is thickly wooded	Despite losses to housing, this remains an active local employment area. The Area should be protected in the next Local Plan for E(g)/B-Class uses. The site needs amending as the eastern and northern part that was occupied by Automaster has been developed for residential.	C
36	Johnsonbrook Works	1.03	The premises within this employment area are occupied by Lion Steel Equipment Ltd. The premises consist of the original engineering works, plus some newer office buildings completed in 2021.	Lion Steel Equipment (One connected unit, 100 percent)	Areas of land subject to surface water flooding	Some underused land but all falls within the curtilage of Lion Steel	Premises in active use by an established local business which has recently invested in the area. The Area should be protected in the next Local Plan for E(g)/B-Class uses.	C
37	Fromac Works and Albert Works	1.65	Area containing a variety of premises of differing ages. Some historic brick built mixed with more modern brick/steel framed premises.	North West Aerotooling Ltd, Ashlyne Fabrications, Aztec Adhesives, Propac Thermoforming Ltd (Three, 100 percent)	One listed building within 250 metres of boundary Areas of land subject to surface water flooding	Area in full use	Active local industrial area. The Area should be protected in the next Local Plan for E(g)/B-Class uses. Remove the area of housing to the south of the site.	C
38	Between Dukinfield Hall and Frederick House east of Peak Forest Canal	18.33	Large, elongated area running alongside the Peak Forest Canal. It contains numerous employment premises of various age and type, including the modern premises at SK14 (Completed 2008). The frontage along Globe Lane contains	Truckcraft Bodies, Stockport Truck Centre, Hexpol Berwin Polymer Processing Group, Tibard, Oliver Harvey, Grove Products (Caravan Accessories)	Listed building within boundary - Old Hall Chapel Three listed buildings	Includes one employment site DU536: Former Woodmet Site, Globe Lane,	Active local industrial area. The Area should be protected in the next Local Plan for E(g)/B-Class uses. Remove the area now developed for White Bridge College.	C

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			the former Woodmet site which is currently consented for c. 6,000 sqm of B2 floorspace,	Ltd, Involvement Ltd, Invopak Ltd, AVK Syddal Ltd (53, 100 percent)	within 250 metres of boundary Areas of land subject to surface water flooding	Dukinfield – 0.63 ha. Cleared vacant land. Other units in the north, at Old Hall Street, are surrounded by larger areas of hardstanding, but most land appears well used for vehicle parking.		
39	Tameside Park	12.59	Large employment area containing modern premises. Occupiers include Ferdrigoni (Ritrama) and Vitafoam.	Fedrigoni (Ritrama), Sprintshift CVH Ltd, Cheshire Anilox Technology, Vitafoam, Millbrook Healthcare Community Equipment, Bohle, TKC (24, 88 percent)	Areas of land subject to surface water flooding Trees in the area	Growth would require expansion into surrounding greenspace and outdoor sports facilities	Active Employment Area including a number of mid-sized industrial and warehouse units, accommodating a number of larger employers for Tameside. It should be protected in the next Local Plan for E(g)/B-Class uses. Revise boundary to include the employment area omitted to the east and exclude the residential area on Astley St and Clarendon Street.	C
40	Windmill Lane Ind Area (southern section including Denton Hall Farm Rd)	14.20	Large, but discontinuous employment area to the south of Windmill Lane. Largest occupier by area is Wienerberger's Denton Brick Works. The cluster of modern units along Denton Hall Farm Road is occupied by the likes of System 3 and Qualtex UK, and it also contains a further plot with planning consent for development.	Wienerberger Ltd, System 3, Qualtex UK, Francis Kirk and Son, Antala Ltd, Lofting Services NW, SafetyBuyer.com (9 100 percent)	Areas of land subject to surface water flooding	Includes DE506F: Unit 3, Fielding Industrial Estate, Denton Hall Farm Road, Windmill Lane, Denton – 0.30 ha. Land is vacant. To the north east is Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton – 0.13 ha. Vacant land	Active Employment Area including a number of mid-sized and larger industrial and warehouse units, accommodating a number of larger employers for Tameside. It should be protected in the next Local Plan for E(g)/B-Class uses.	B
41	Alphagate Drive	2.82	A large proportion of this area is occupied by hotel and food operators (Premier Inn, Brewers Fayre and KFC). The southern end of the site is occupied by RRG Toyota car sales. The eastern side of the site is occupied by a number of modern office blocks.	RVA Surveyors, Hannan Associates, Brownsword. (Three, 100 percent)	Areas of land subject to surface water flooding	There is a small undeveloped plot in the north of the area – 0.06 ha. However, this is adjacent to KFC and falls into the Denton Rock service area. It would likely be developed for	Only the three modern offices are in E(g)/B-Class Use. Other uses comprise hot food, hotel and motor retail. Consider splitting the site in policy mapping to reflect this. This would leave 0.63 ha allocated for E(g)/B-Class uses. The offices are of good quality and a useful resource for the Borough, enjoying a strong position at the M60/M67 Junction.	B

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
						other roadside services.		
42	Malbern Industrial Estate	4.04	Area occupied by a variety of employment premises. The older stock is mainly of brick construction with cement/asbestos sheet roofing. Many of the access roads are of poor quality. Modern premises are currently nearing completion on the land at the western end of Holland Street and to the north of this a consented phase 2 is likely to commence construction during 2025/2026. In addition, there is a consent for a large self-storage building on a site to the north of Holland Street West. This north eastern part of the area is mainly occupied by self-storage providers.	Malbern Windows, Rictor Engineering (31, 100 percent)	Includes areas of land at risk from surface water flooding.	Includes two employment sites: • DE583: Malbern Industrial Estate, Holland Street West, Denton – 0.57 ha • DE586: Land at 150 Holland Street, Holland Street, Denton – 0.56 ha. Land currently comprises older industrial premises but consent for redevelopment.	While the Area mostly comprises older industrial and warehouse premises, a development of modern terraced industrial units is being completed in the south west. Consented plans would see much of the west and east of the area also redeveloped for modern industrial and B8 storage premises on sites close to the M60/M67 Junction. It will thus become a useful source of modern smaller industrial and storage units for Denton. The Area should be protected in the next Local Plan for E(g)/B-Class uses. Remove the residential area on Holland Street West from the allocated area.	C
43	Arrow Trading Estate	4.63	Area containing a variety of industrial units, mainly brick built but with some modern additions. Site contains approx. 30 units and is managed by Savills.	Weedon Corrugated Products Ltd, Barnshaw's Bending Centre (30, 83 percent)	Includes areas of land at risk from surface water flooding.	Area in full use	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
44	Tudor Industrial Estate	6.72	Area contains a number of groups of premises, mainly brick built and up to two storeys in height. Main occupiers include GCP Applied Technologies Ltd and Hyde Aero Products Limited. The area contains a large undeveloped site of Gate Street which has the potential to deliver c. 4,000 sqm of new floorspace.	GCP Applied Technologies Ltd, Hyde Aero Products Limited, AC Group - Electrical Services (26, 100 percent)	Two listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding. Land in the west is in Flood Zone 2 associated with the River Tame. Trees on site	Includes one employment site DU510: Cleared land, Ashton Street / Gate Street, Dukinfield – 1.13 ha. Vacant cleared land.	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
45	Shepley South Industrial Estate	5.14	Area containing a complex of industrial premises, some of which have been refurbished. The estate contains c. 26 units and was managed by Mileway and marketed by JLL.	Dukinfield Metal Spinning, BMAC (Lighting Solutions), Tailored and Matt Supplies Ltd, Denton Glass Supplies, Phoenix Naylors Abrasives, Artisan Sintered Products, First Packaging Services (30, 73 percent)	One listed building within 250 metres of boundary Two listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding. Land in the west is in Flood Zone 2	Area is in full use	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C

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					associated with the River Tame.			
46	Shepley North Industrial Estate including land for extension to North West	6.23	Area containing a complex of slightly dated industrial premises, many of which have been refurbished. The site now houses Malbern Windows following their move from Holland Street, Denton. The area also includes the extension site (marketed as Shepley Plus) for which there is a permission in place for Howarth Timber (currently based in Ashton-under-Lyne at Moss Lane), which is now under construction with conditions discharged. Existing units are managed by Mileway and marketed by JLL.	Malbern Windows (11 Units, 100 percent occupied)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding. Land in the west is in Flood Zone 2 associated with the River Tame.	Employment site to the north west AU500: Shepley Industrial Estate Extension, Shepley Road, Audenshaw – 2.12 ha. Cleared but currently undeveloped.	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses.	C
47	Warehouse adjacent Canal, Manchester Road, Audenshaw	1.85	Area contains a single employment premises. Previously occupied by Brooks but currently on the market, for sale, 3,717 sqm on 1.53 ha. The remainder of the area is occupied by several residential units.	None (1 Unit, 0 percent occupied)	Two listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Fairfield Includes areas of land at risk from surface water flooding.	The former Brooks site is surrounded by some land, but this seems to comprise community greenspace.	Remaining unit is vacant but is a large modern property which is being actively marketed for a new occupier. On this basis it should be protected in the next Local Plan for E(g)/B-Class uses. Revise to remove residential element at western end of site.	D
48	Industrial Area north of Canal, Ashton Hill Lane, Audenshaw	-	Area that formerly contained the Robertsons Jam factory (Golden Shred Works). The site has now been developed for residential.	N/A	-		Delete, fully developed for residential.	E
49	South of Canal and north of Edge Lane / Fairfield Rd between Seamark House and Bank St	6.30	Fragmented site with a large central portion now dedicated to residential development. The western end of the site contains existing premises operated by Seamark. In addition, there is a small car garage and a waste transfer station. This area occupied by Seamark is subject to a planning consent for residential development (approved April 2025, not commenced as of June 2025). The eastern end of the site contains several historic poor quality premises that remain in employment uses, including City Fuel Services.	City Fuel Services, Mechanic Master, BADIR Bathroom Supplies, Lynx Furniture (11, 100 percent excluding Seamark)	Conservation area within 250 metres of boundary – Fairfield Includes areas of land at risk from surface water flooding.	Land not consented for, or under development for, housing is in full use	Assuming Seamark is redeveloped for housing then the remaining employment uses will be focused on the east, at Fairfield Road. Stock here is low quality but well occupied and continues to serve a function, providing budget space to a number of local businesses who might struggle to afford accommodation elsewhere. At present this remaining area should be protected in the next Local Plan for E(g)/B-Class uses. However, the area should also be monitored for signs of increasing vacancy and deterioration which might allow the location to be considered for re-use or redevelopment. Revise boundary and redraw around the remaining employment on Fairfield Road.	D
50	Littlemoss Business Park	3.44	Area containing a variety of premises of differing ages. It includes some relatively modern office buildings and is occupied by the likes of Rodo Ltd and Wisla Narrow Fabrics. The area to the west of the former Hollinwood Branch Canal is occupied by Enva (Formerly Hadfields Timber Recycling) and is not included in the current established employment	Enva, Rodo Ltd, Wisla Narrow Fabrics Ltd, Truline Distribution (24, 100 percent)	Includes areas of land at risk from surface water flooding.	Open land in the area is in full use for waste recycling.	Active local employment area, providing a useful role accommodating some waste processing businesses on land away from housing. It should be protected in the next Local Plan for E(g)/B-Class uses. Add Enva Ltd (Former Hadfields) to the polygon.	C

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			area. The site also straddles the boundary between Tameside and Oldham.					
51	Guide Bridge Mill and Trading Estate	1.63	Guide Bridge Trading Estate, managed by Harry Taylor Ltd. A variety of buildings including Guide Bridge Mill alongside more modern single storey premises. Includes a variety of occupiers, including Harry Taylor Heating and Ventilation Ltd.	Harry Taylor Ltd, Northwest Joinery Coating, Quasar Industrial Fasteners, Scobie, M P S Fabrications, A Grade Coating, Tameside Radiators Ltd, Rope Access Maintenance UK, Guide Bridge MOT and Auto Repair (Six, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding.	Area is in full use	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses. Revise boundary to remove residential properties at the south eastern end of the site on South Street and Stockport Road.	C
52	North of Ashton Canal between Pottinger Street and Guide Lane	6.34	Historic employment area located alongside the Ashton Canal and containing former mills premises, older industrial buildings and areas used for open storage.	Amann Threads Ltd, Gauge Developments Group Ltd, Gray Tools Ltd, Hawke International (37, 100 percent)	Two listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding.	Undeveloped land in the area is in use for vehicle parking, linked to adjacent units.	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses. Revise boundary to remove residential properties fronting Birch Street and Stockport Road.	C
53	Brookside Sidings	7.86	Legacy employment site included based on potential development of a freight facility. It is an important rail based employment area and is occupied by a Freightliner maintenance facility alongside additional Network Rail maintenance operations, including a new facility that is currently under construction.	N/A	Five listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Portland Basin	N/A	Operational railway land rather than E(g)/B-Class employment. Does not require a Local Plan allocation.	E
54	Between Oxford Street East / Hertford Street and North of Ashton Canal	7.40	Historic employment area located alongside the Ashton Canal and containing the cleared site of the former Oxford Street Mills. This cleared area is currently the subject of residential developer interest. An additional cleared site is the location of the former gas holders on Hertford Street. The remaining employment premises are of a mixed age and include some complexes of smaller units such as Grosvenor Mill Business Centre (Recently sold by Roger Hannah). Hertford Street Industrial Estate is operated by Tameside Council.	Dekko Window Systems, Envirogard Specialist Hires Ltd, CCF Building Supplies, (31, 100 percent)	Listed buildings within boundary – 1-13 Gibson Terrace, The Oxford Mills Seven listed buildings within 250 metres of boundary Conservation areas within 250 metres of boundary – Ashton Town Centre, Portland Basin Includes areas of land at risk from surface water flooding.	Includes one employment site AS645: Oxford Street Mills, Oxford Street East, Ashton-under-Lyne – 1.43 ha. Includes vacant land in the north, with the south is in use for car sales by Manchester Auto Group, who have a unit on the site. Land bounded by Oxford Street East, Grosvenor Street, Hertford Street and William Street is vacant at present but has consent for various gas	Older stock, including some low density open storage uses but other than the Oxford Street Mills all land is in economic employment use should be protected in the next Local Plan for E(g)/B-Class uses. Some land in the south west is subject to interest from house builder but all premises in active E(g)/B-Class use, should be protected. The Oxford Street Mills site is discussed separately above.	D

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						infrastructure facilities (App. No. 23/00775/FUL) some work underway) so assumed not available for other uses.		
55	North of Wharf St and West of Charles St, Dukinfield	3.41	Elongated parcel of land running along Charles Street and Wharf Street. It contains a mixture of premises that are mainly single storey. Aside from a couple of businesses the area is dominated by automotive businesses (sales, servicing, customisation).	Lankem, Electrica, John Southworth Builders, Roy Turnbull Fasteners, Specialist Coatings (North West) Ltd, Tameside Trade Plastics (59, 97 percent)	Six listed buildings within 250 metres of boundary Conservation area within boundary - Portland Basin Includes areas of land at risk from surface water flooding. Northern part of the Area is accessed via low railway bridge at Station Road.	Area is in full use.	Successful and active local employment area. It should be protected in the next Local Plan for E(g)/B-Class uses. Include the two industrial units north of Lower Alma Street.	C
56	Kayley Industrial Estate	6.48	It contains employment premises, including Whitecroft Lighting. There is an area to the east that has been cleared and historically this has been granted consent for new industrial units. However, the permission lapsed, and estate owners have changed in that time. The site is operated by Marchmont, and the agent is DTRE. Currently there is a limited number of small units available on the market.	Whitecroft Lighting, MH Fabrication Services Ltd, ThermTech Manufacturing, Fast Pak Packaging (27, 78 percent)	Conservation area within boundary - Ashton Town Centre Includes areas of land at risk from surface water flooding.	Includes one employment site AS692: Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne – 0.45 ha	Active local employment area offering a range of stock which has seen recent investment and refurbishment. It should be protected in the Local Plan, for E(g)/B-Class uses.	C
57	Charlestown Industrial Estate	6.33	The area includes multiple trading and industrial estates arranged in street defined blocks to the north of the Manchester to Ashton railway line. Mixed building stock including some modern premises, but mainly older single storey units and some historic mill buildings.	Redetec Limited, Besseges Valves Tubes and Fittings Limited, Pump Service and Engineering Ltd, Woodbrook Precision Ltd, Ashton Jig and Tool Co Ltd, Taylors the Bakers Ltd, Challenger Site Services (57, 100 percent)	Three listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Ashton Town Centre Includes areas of land at risk from surface water flooding.	Includes one employment site AS561: Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne – 0.54 ha. Grassed land at entrance to business park.	Active local employment area. It should be protected in the Local Plan, for E(g)/B-Class uses. Revise boundary to include additional area within Berkeley Industrial Estate and consider boundary around Enterprise Vehicle Hire at the western end of the area.	C
58	Langham St, Ashton (inc Ashton Lyne Motors)	3.60	Area includes a mix of employment premises dominated by the modern warehouse facility operated by Rodo. The remaining buildings are of mixed age and features some larger manufacturing sheds alongside some two storey brick/metal cladding type premises.	Rodo, Coated Steel Products Ltd, H Timmins Group Limited, Atlas Trading Group Limited (27, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding.	Area is in full use	Active local employment area. It should be protected in the Local Plan, for E(g)/B-Class uses. Revise boundary to exclude residential properties along Oldham Road and Atlas Street.	C

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59	Mackeson Rd (inc Grampian Country Pork and Units to north)	3.15	Area previously contained the food manufacturing facility operated by Grampian Foods. This has been demolished and redeveloped for residential. There are remaining employment units on Mackeson Road.	Crystal Architectural Aluminium Ltd, Unitruck Ltd (Eight, 100 percent)	Includes areas of land at risk from surface water flooding.	Area is in full use	Remaining stock comprises older terraced units, but these are in full use and serving an economic purpose. It should be protected in the Local Plan, for E(g)/B-Class uses. Revise boundary to exclude residential development on the former Grampian Foods site.	C
60	Ind Area between Slaughterhouse to north and Wharf Street to south inc. Compo Works	6.60	Large mixed use area, predominantly employment in nature in bend of the River Tame. The northern part is occupied by the former abattoir (now closed). The remainder of the site contains a mix of building including some historic mill and works blocks around the Compo Works. Although there are a mix of uses in the area it is dominated by automotive related premises, including car sales.	Grafea, Needs Electrical Ltd, The Label Co Tlc Ltd, Ostia Tools, Cheshire Motor Car Sales (17, 94 percent)	Three listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Ashton Town Centre Adjacent canal is a SSSI Includes areas of land at risk from surface water flooding. Includes multiple parcels which fall into Flood Zones 2-3 associated with the River Tame Woodland in the Area	Includes two employment sites: • AS559: Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne – 0.51 ha. In use for open storage • AS704: Former Pilgrim Foods North, Conduit Street, Ashton-under-Lyne – 0.85 ha • AS705: Former Pilgrim Foods South, Bow Street, , Ashton-under-Lyne – 2.66 ha. 1.00 ha east of Aytac Wholesale Food is vacant, accessed off Texas Street, which is derelict at present and blocked by the CFL Waste site. Site itself appears wooded and includes some derelict premises. It also in Flood Zone 3 so may not be developable. Other undeveloped land is in use by the bus depot .	Mixed, but active employment area, including some large employers. It should be protected in the next Local Plan for E(g)/B-Class uses. Revise boundary to exclude residential properties along Minerva Road and Whitelands Terrace.	C

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61	South of Whitelands Road and north of Huddersfield Narrow Canal	4.22	Elongated parcel of land to the south of Whitelands Road containing a variety of premises ranging from five storey mill blocks (two in number) to modern steel framed clad structures. Many units have now been changed to non-traditional employment uses, including fitness/sports, tattoo studio, etc.	Abbey Masterbatch, Fabricon Design Ltd, Manchester Metrology Limited (18, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding. The west of the area is in Flood Zones 2-3 associated with the Huddersfield Narrow Canal.	One plot of 0.70 ha, west of Abbey Masterbatch Ltd, appears vacant. It has recently been on the market, for sale, but the current plans of any new owner are not known.	Diverse area in terms of unit quality, but overall most land and property is in use, meeting local business needs. Includes some non-E(g)/B-Class uses such as gyms but these do not dominate. It should be protected in the next Local Plan for E(g)/B-Class uses.	D
62	Land between River Tame and Huddersfield Narrow Canal west of Clarence Street	11.09	Elongated parcel of land between the Huddersfield Narrow Canal and the River Tame. At its western end is the large premises/warehousing occupied by Aytac Wholesale Food Distribution, plus the vacant former Pilgrim's Europe (Tulip) Site. To the east is a relatively large and seemingly abandoned site. Continuing further east are a number of large single storey units. The final area is mainly occupied by the bus depot. The final parcel of land at the eastern end is the site of the former Waterside Works. This area is currently used for open storage.	Aytac Wholesale Food Supplies (21, 100 percent)	Listed buildings within boundary – Crescent Road Mill Six listed buildings within 250 metres of boundary Conservation areas within 250 metres of boundary – Ashton Town Centre, Portland Basin Includes areas of land at risk from surface water flooding.	Includes employment site AS674: 39 - 41 and Former Works, Hill Street, Ashton-under-Lyne – 0.12 ha. Presently vacant land.	Overall, an active local employment area, including some good quality premises, in a strong position close to the A635 Park Parade/A627 Cavendish Street junction. It should be protected in the next Local Plan for E(g)/B-Class uses. The boundary includes multiple areas of housing – west of Cavendish Mill, Bank Street and Hill Street. These should be excluded.	C
63	Between Tame St and Canal, south of River	1.74	Parcel of land containing a range of premises, mainly of one and two storey, some of historic brick construction with some later portal frame type buildings. The area hosts a range of occupiers, from Bendcrete (climbing walls) to a range of automotive, fitness and gym related businesses.	Bendcrete/Playcrete (Climbing Walls), BWMI LTD (Band W Machinery Installations), Hi-Per Automotive, Ultimate Fitness, Ultra-Fit Nutrition (11, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding. Much of the Area falls into Flood Zones 2 associated with the River Tame Adjacent canal is a SSSI	Area is in full use	Despite some units in leisure uses such as gyms, this remains an active local employment area. It should be protected in the Local Plan, for E(g)/B-Class uses.	C
64	Bridge Street	6.86	Large area, mainly occupied by Stepan Chemicals. Therefore the area north of Bridge Street contains chemical manufacturing facilities and premises. The southern side of Bridge Street is occupied by more modern premises.	Stepan Chemicals, Park Engineering (Hyde Group), Hyde Coatings (Hyde Group) (20, 100 percent)	Three listed buildings within 250 metres of boundary Conservation area within boundary – Stalybridge Town Centre	Open land in the area falls within the secure chemical facility and could only be used by that business	Active chemicals facility plus modern local industrial/warehouse units, centrally located in Stalybridge. it should be protected in the Local Plan, for E(g)/B-Class uses. Revise boundary to exclude residential development plots located on Caroline Street/Bridge Street.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
					Includes areas of land at risk from surface water flooding. Much of the Area falls into Flood Zones 2 associated with the River Tame Adjacent canal is a SSSI Trees on site			
65	Rassbottom Ind Est and Fire Station	1.77	Area containing a number of brick built single and double storey premises. The eastern end of the site contains the existing fire service premises.	Mactapes Ltd, Able Board Company, Response Autos, Tameside Fire Protection Services, Snapdragon Floral Design (Eight, 100 percent)	One listed building within 250 metres of boundary Conservation area within boundary – Stalybridge Town Centre Includes areas of land at risk from surface water flooding.	Area in full use	Active local employment area, it should be protected in the Local Plan, for E(g)/B-Class uses. Revise boundary to remove fire station.	C
66	Cheetham Mill Industrial Estate and area to the North West	4.04	The southern part of this area contains Grade II listed 19th C Cheethams Mill complex (Bankwood Mill), which is subdivided into multiple units. To the north are two sets of relatively modern premises each occupied by a sole business. On Gerrard Street there is a further set of modern premises (4 no. units in a single block). The remainder of the site contains the former Tameside Reporter premises (converted to residential), car sales, and the cleared site of the former gas holders.	Numac Engineering, Crowfoots Carriers Ltd, Green Engineering, Burner and Flame Tecnology Ltd, T and M Motors, Goose Collection, Diefold Uk Ltd, Tameside Ink, EV Chains, Cheshire Architectural Steel Supplies Ltd, Shuttleworth Ray Dental laboratory (30, 100 percent)	Listed buildings within boundary – Bankwood Mill Seven listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Stalybridge Town Centre Includes areas of land at risk from surface water flooding.	Includes employment site ST569: Former Norwest Gas Board Depot, Winton Street, Stalybridge – 0.34 ha. Vacant land	Active local employment area, it should be protected in the Local Plan, for E(g)/B-Class uses Revise boundary to remove residential properties at the northern end of the area along Acres Lane/Park Street/Lawton Street.	C
67	Northend Road between River and Canal	3.52	Collection of industrial buildings and recycling/salvage yards located along Northend Road. Premises are generally of single storey brick construction, with some premises having undergone recent extensions. To the north of the area the main operations are related to recycling and waste processing. This area also contains a relatively large unauthorised development on the site of the former Northend Vehicle Salvage yard. The southern end of the site contains several residential properties.	SIMS Lifecycle Services, Express Force Ltd (Couriers), Crossland SDS (Diecutting), Bridge Louvre Company Ltd, Camper and Classic Restorations (10, 100 percent)	Two listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Copley Includes areas of land at risk from surface water flooding. Much of the Area falls into Flood Zones 2 associated with the River Tame	Includes areas of open storage and car parking west of Northend Road which might provide long term infill opportunities, but which appear well used at present	Active local employment area, it should be protected in the Local Plan, for E(g)/B-Class uses Revise boundary to remove residential from the southern part of the area.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
					Adjacent canal is a SSSI			
68	Factory and Mill between railway and river, Knowl Street	8.92	Large parcel of land that is primarily occupied by paper mills. The area to the north is the former site of Rivermeadow Mill and is currently used for waste processing/salvage, but this has been consented for a Battery Energy Storage System (BESS) complex.	Smurfit Kappa, John Hargreaves Tameside Paper Mill (Six, 100 percent)	Three listed buildings within 250 metres of boundary Conservation area within 250 metres of boundary – Copley, Stalybridge Town Centre Includes areas of land at risk from surface water flooding. Much of the Area falls into Flood Zones 2 associated with the River Tame	Presently underused land in the north has consent for a BESS – 1.60 ha	Active employment area accommodating some major employers. If the main paper mill ever became vacant it may prove difficult to re-let due to the specialist fit out of the property, and its size, but at present the site is well used with a consent for additional energy infrastructure in the north. It should be protected in the Local Plan, for E(g)/B-Class uses.	C
69	Cheshire St, Mossley (Plevins)	4.09	Elongated site adjacent to the Huddersfield Narrow Canal. The largest part of the parcel was occupied by Plevins, and the historic buildings were originally associated with the former Micklehurst rail line. The site is currently unoccupied, and the owners are pursuing residential redevelopment. A smaller area in the northern part of the parcel is occupied by Palletman and Sons.	Palletman and Sons (Two, 50 percent)	Five listed buildings within 250 metres of boundary Adjacent canal is a SSSI Includes areas of land at risk from surface water flooding. Trees on site Accessed via narrow residential road	The Plevins site is vacant, some 3.80 ha but proposed for housing.	The Plevins site comprises an older industrial building, in an isolated backland location, with constrained access. It is unlikely to be of interest to other occupiers and to be redeveloped for residential. Only the small parcel occupied by Palletman will remain, which is of limited economic value. Therefore, this site does not need to be protected in the Local Plan, for E(g)/B-Class uses. Any allocation should reflect whatever new uses are consented here.	E
70	Glover Centre and Builders Yard	2.40	Parcel of land located between the River Tame and the Huddersfield Narrow Canal. The site is primarily occupied by the range of premises that make up the Glover Centre (Warmco Property Ltd). This consists of a range of premises, including some modern portal framed buildings alongside historic buildings associated with the former Southend Mill complex. The northern end of the site contains industrial units referred to as Centre Court. Some buildings in this part are also remnants of the former mill complex. In addition, there is a more modern brick/steel portal buildings alongside a number of shipping containers. A portion of the eastern side of the site is occupied by the Jehovah's Witnesses religious building.	Regional Steels UK Ltd, N E C Engineering Ltd, PS Contract Furniture Ltd, Mossley Car Care ltd, Airtec Air Systems Ltd, Benchmaster, UK Workbenches, T J Dobsons Ltd (Carpenters) (23, 100 percent)	Three listed buildings within 250 metres of boundary Most of the Area is in Zone 2-3 Flood Risk associated with the River Tame Adjacent canal is a SSSI Includes areas of land at risk from surface water flooding.	Area is in full use	Active local employment area. It should be protected in the Local Plan for E(g)/B-class uses. Remove the Place of Worship from the area located on Egmont Street.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
71	Audley Street Works	1.28	Parcel of land containing the remaining buildings associated with the former Audley Street Works. These date from the late 19 C / early 20 C. The area to the north is now cleared following a fire at the previous premises (previously referred to as Mill Furnishing Works). There is a small works compound in the north of this area which is unauthorised development.	Lokfast Ltd Fasteners and Fixings, Phoenix Filtration Ltd, NMCC Civil Engineers Ltd, (Eight, 100 percent)	Two listed buildings within 250 metres of boundary Adjacent canal is a SSSI Includes areas of land at risk from surface water flooding. South of site is in an area of Zone 2 Flood Risk Trees on site	Includes employment site MO528: Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley – 0.55 ha. Mostly vacant site comprising the remains of a demolished factory.	Overall, a small but active local employment area, accommodating a range of businesses and with capacity for further development. It should be protected in the Local Plan for E(g)/B-class uses.	C
72	Warmco Industrial Park	2.22	Industrial estate located on the site of the former Stamford Mill. The premises range from small to medium in size and were largely constructed in the 2nd half of the 20th C. Some units have undergone extensions, but these have tended to be at a small scale. The adjacent Woodend Mills to the south are also operated by Warmco but are currently located in UDP Development Opportunity Area E2(7) Mossley Mills / Manchester Road, Mossley (former MOS2). To the north is an additional area of industrial units Therefore consideration should be given to amending the employment area boundary to include the mills	Davant Metals, Geotron UK Ltd, DS Windows Doors and Conservatories Ltd, Slide2Size Ltd, Vertical Access Ltd, Broadbent car and commercial repair (24 Inc. the Mossley Mills, 100 percent)	Eight listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding. Most of the Area is in Zone 2-3 Flood Risk associated with the River Tame	Area is in full use	Active local employment area. It should be protected in the Local Plan for E(g)/B-class uses. The Area boundary should be extended to include Mossley Mills, to the south.	C
73	Delta Works and Progressive Business Park	2.82	Triangular area that accommodates Progressive Business Park alongside two other large employment premises. Premises generally mid to late 20th Century with more recent redevelopment.	Progressive Engineering (Hyde Group), Brinksway Tool Ltd (Hyde Group), SG Equipment Ltd (11, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding.	Area is in full use	Active local employment area. It should be protected in the Local Plan for E(g)/B-class uses. Revise boundary to remove residential properties along Delta Road.	C
74	York Street / Poland Street	1.88	Triangular employment area that is principally occupied by Saica Natur (waste paper recycling). The buildings are typically open steel portal framed sheds. The premises occupied by Droylsden Glass is two storey late 20th Century property.	Saica Natur, Droylsden Glass (18, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding.	Area is in full use	Active local employment area. It should be protected in the Local Plan for E(g)/B-class uses. Revise boundary to remove The Boundary Public House, St Stephens Primary School and surrounding residential properties.	C
75	Works south of Margaret Street Bridge bounded by canal, river and railway	0.48	Small triangular site containing a small complex of industrial premises. Most of the older buildings have been replaced since 2000 with modern premises.	Bridge Patterns Ltd, New Century Machinery (Eight, 100 percent)	Three listed buildings within 250 metres of boundary Conservation area within boundary – Portland Basin	Area is in full use	Active local employment area. It should be protected in the Local Plan for E(g)/B-class uses.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
					Includes areas of land at risk from surface water flooding			
76	Hadfield St / Astley St (inc Hyde Group)	2.03	Parcel of land between Astley Street and the Peak Forest Canal containing a variety of premises, mainly office type premises with some workshop space. Buildings generally date from the second half of the 20th Century.	Hyde Group, Highwire Ltd Height Safety Engineers, Murray Rix Civil Engineering (Eight, 100 percent)	Two listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding Trees on site	Vacant land in the Area falls into the curtilage of the northern most unit	Budget quality but active employment area. It should be protected in the Local Plan for E(g)/B-class uses.	C
77	Highbank Works	1.49	Triangular parcel containing several buildings, including two warehouses and an ancillary office block. The most recent warehouse extension was completed in 2018. There is an extant permission for two additional warehouse buildings totalling 863 sqm.	Amphorea Packaging Ltd, Ampulla Ltd, Community Transport Association (6, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding	Includes employment site HY644: Highbank Amphorea Packaging Ltd, Halton Street, Hyde – 0.16 ha. Land in use for HGV parking. Other vacant land appears to form part of the Amphorea Packaging/Ampulla operation.	Active local employment area, incorporating some established businesses. It should be protected in the Local Plan for E(g)/B-class uses.	C
78	North of Park Road and south of River Tame	8.10	Large area of employment land to the north of Park Road. The premises in this area are varied ranging from the Grade II* Listed Tower Mill, Tame Valley Mill, and River Mill to the more recently built out Birches Business Park (completed 2011). There are number of vacant sites in this area that may present the opportunity for further development, including the site of the former New Mill (Truckcraft) and part of the former Tameside Mill (Arnold Brothers) site.	MBH Global, Blackwood Kitchens, R R W Holding Co, Alpha Tube Co, Kand G Distribution Ltd - Insulation Suppliers, SLD Pumps and Power, Arnold Brothers (47, 89 percent)	Listed buildings within boundary – Tower Mill Three listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding Most of the Area falls into Flood Zones 2-3, associated with the River Tame.	Several vacant sites in the area: • New Mill (Truckcraft) – 0.35 ha of vacant land in the north of the Area • Former Tameside Mill (Arnold Brothers) site – 0.31 ha, vacant land and a unit. Still partly in use for HGV parking Other vacant land appears in use for waste processing	Overall, an active local employment area despite some vacant plots and areas of land in low grade uses. Some of the Mills are vacant and, on the market, but remain in reasonable quality and capable of meeting at least the budget needs of local firms. It should be protected in the Local Plan for E(g)/B-class uses. Revise boundary to exclude residential areas along Park Road.	C

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
79	Queen Street, Mossley	2.48	Area containing a number of historic mill buildings (Britannia Mill, Britannia New Mill, Longlands Mill and Queens Mill). Of these only Longlands Mill is occupied and in use (Emmaus Charity). The other buildings have all been proposed for residential redevelopment with the existing buildings either being converted or demolished. In addition, there are some other premises fronting onto Waggon Road that were largely used for vehicle repair, but they have now changed use, and the current operations are unknown. The council is currently considering the allocation of this area for residential led mixed use development through HSP.	Emmaus, others not known (14, 7-14 percent with the main Britannia Mills being vacant and, on the market,)	Four listed buildings within 250 metres of boundary Includes areas of land at risk from surface water flooding Some land in the east of the Area falls into Flood Risk Zone 2, associated with the River Tame Main access is via narrow residential roads, off the busy A635 Manchester Road	The whole site, bar the Emmaus office, one other property and housing, is vacant – approx. 1.4 ha available	The vacant stock comprises older mill buildings, with the largest mill property in the north showing evidence of dereliction. The properties would thus require at least some significant investment to support modern industrial or office occupiers which may not be viable. Access, at least off Queen Street, is difficult and most premises is in are in a backland location, making them a low priority for potential occupiers. Full re-occupation for E(g)/B-Class uses thus appears very unlikely and the proposed allocation of this area for residential led mixed use development appears more realistic. It is also noted that the main Britannia Mill in the north west had a now lapsed Outline consent for the demolition of Britannia Mill and erection of 750 sqm of ground floor retail and 62 apartments (App. No. 15/01061/OUT) so a precedent for regeneration here is established. The existing Employment Area designation should be deleted. The single property remaining in E(g)/B-class use can be protected through more general current and proposed policy wording on smaller employment areas that are not shown on the policies map.	E
80	East of Taylor Lane and west of Crown Point North Shopping Park	1.92	Area containing an array of types of premises and land uses. The employment premises are generally brick built and were originally largely used by the hat manufacturing business. The residential elements are a mix of historic terraced housing (Marlor Street and Taylor Lane) alongside some modern terraces and apartment block. The southern end of the site accommodates a St John Ambulance facility. The north western part of the site is used for storage and accommodation by travelling show people.	Alanco-Alamatic Ltd (Industrial brakes), Multiple Windings, Ex Pose Events - Venue Dressing and Event Services, Nationwide Transport Breakdown Services Ltd, Revitalize Resprays UK Limited (10, 100 percent)	One listed building within 250 metres of boundary Includes areas of land at risk from surface water flooding	Some very small scale infill development may be possible in the north east of the site, which presently accommodates the storage of equipment from the travelling show persons community. However, this backland area would be a low priority for commercial developers, other than to meet the	The main E(g)/B-Class premises of value in the area is the Multiple Windings facility in the north west, which should be protected in the Local Plan. The rest of the Area is now in mixed use, and this should be recognised in policy.	D

Area ID	Area Name	Area, ha	Employment Area Description	Occupiers Summary (Number of Units and Occupancy Rate)	Area Constraints	Opportunities for redevelopment/ expansion	Overall Comments	Site Grading
						needs of existing occupiers.		
81	Palatine Street	1.58	Area containing an array of types of premises and land uses. The employment premises are limited to the central section on the western side of Palatine Street and are generally brick built and were originally largely used by the hat manufacturing business. The remainder of the area is dominated by residential development and include a church within the southern end of the area.	Water Features - Pond Supply Shop, Birchfield Fencing Ltd, North West Prototypes Ltd, M S. Fabrication Gates and Railings, Wilks Doors, Roller Shutters (8, 100 percent)	Includes areas of land at risk from surface water flooding	Area in full use	Revise boundary to exclude residential areas along Palatine Street. This would leave some 0.38 ha in E(g)/B-Class Use. The remaining units appear in use, accommodating a number of local firms and on this basis should be protected in the next Local Plan, but are generally of low physical quality and may represent a long term opportunity for regeneration.	D
	Total	**392.13**						

Source: BE Group, 2025

7.25 Together these 82 Employment Areas comprise 392.13 ha of primarily developed employment land, although this does include some areas of housing, several public houses and educational institutions. Recommendations on what areas of non-relevant land need to be removed from the individual E(g)/B-Class employment areas are provided in Table 22. Six Areas contain no, or very few E(g)/B-Class premises. Reflecting the above classification, these have been graded E and are not analysed further in this Study. These are:

- No.24: Area including Car Park, Sub-Station and 7 and 5 Waggon Road, Mossley – 0.33 ha. Comprises infrastructure rather than employment premises.
- No.32: Carrfield Mills (Christy Towels) and industrial premises to South East – 7.73 ha. Most of are redeveloped for housing, only low grade stock remains
- No. 48: Ind Area north of Canal, Ashton Hill Lane, Audenshaw – N/A. Fully redeveloped for housing.
- No. 53: Brookside Sidings – 7.86 ha. Operational railway infrastructure.
- No.69: Cheshire St, Mossley (Plevins) – 4.09 ha. Redevelopment for housing appears likely here.
- No.79: Queen Street, Mossley – 2.48 ha. Mostly vacant apart from a single office.

7.26 Excluding these six locations reduces the local stock of mostly developed employment land to **369.64 ha in 76 Areas.**

7.27 The individual Employment Areas vary in size, but none particularly dominates the Borough. The largest is No. 38: 'Between Dukinfield Hall and Frederick House east of Peak Forest Canal', which forms part of a larger industrial complex in on the Dukinfield and Hyde border and totals 18.33 ha. Four other Areas are around 14 ha in size, two are around 13 ha in size and one is around 11 ha in size. All of the other identified Areas are less than 10 ha in size. Thus, if employment site DR526 (E-DROEST-001): Ashton Moss West, Rayner Lane, Droylsden (41.83 ha) is delivered, in full, it will become by some margin the largest employment location in Tameside.

7.28 Analysis of these 76 Employment Areas, using the Nimbus database, indicates that they contain 1,373 properties. This will include all distinct buildings in the Areas but may not identify all internal sub-divisions of premises. Four Areas have more than 50 premises each, these are:

- No.7: Globe Lane Industrial Estate, Denton – 55 units.

- No.38: Between Dukinfield Hall and Frederick House east of Peak Forest Canal, Denton – 53 units.
- No.55: North of Wharf Street and West of Charles Street, Dukinfield – 59 units.
- No. 57: Charlestown Industrial Estate, Ashton – 57 units.

7.29 Most other Areas have less than 20 units each.

7.30 Within the Areas, only the excluded No.79: Queen Street, Mossley showed evidence of dereliction across multiple premises. Elsewhere, where stock has degraded to the point where it can no longer even provide budget quality accommodation it seems to have been quickly redeveloped. Of the 76 remaining Areas, 70 (92.1 percent) are over 90 percent occupied and 62 (81.5 percent) are fully occupied. The exceptions are generally large, active industrial estates such as No. 39: Tameside Park, Dukinfield and No. 43: Arrow Trading Estate, Denton where units are let on flexible terms to a diverse range of businesses and you could expect a higher turnover of stock. All of these locations are generally of good quality.

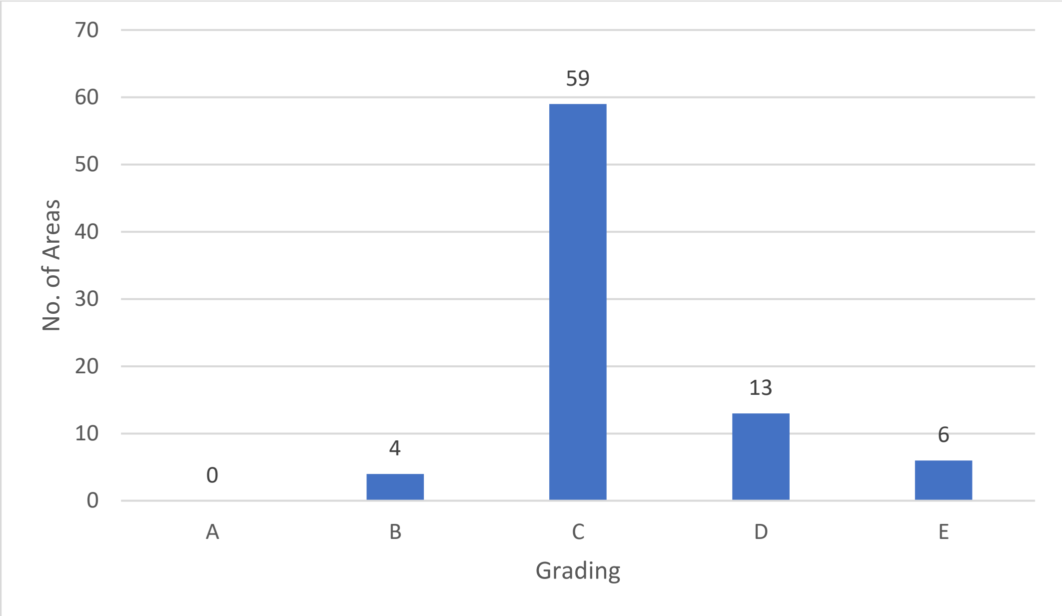
7.31 The high occupancy rates and the fact that any poor quality stock seems to get redeveloped quickly suggest that Tameside does not have any problems with surplus premises. If there are issues with the accommodation it is issues of undersupply of types and tenures of property, rather than oversupplies.

7.32 As Figure 37 shows, 72 out of 82 Areas (87.8 percent) were Graded C or D. This means they are active and successful employment locations, which should continue to be identified and protected for E(g)/B-Class uses in the Local Plan. It also means that while they may accommodate some large employers, the bulk of the stock, in terms of unit sizes, quality and location, primarily meets the needs local firms. Their economic influence is generally limited to within the boundaries of Tameside, and they are unlikely to attract the interest of inward investors unless that investor has a pre-existing need to locate to the Borough.

7.33 Only four Areas were graded B, meaning that they would compete well across the sub-regional market place of Greater Manchester for investment. These were generally the larger industrial estates south of the M60/M67 interchange at Denton, including Nos. 9 and 10: Windmill Lane Industrial Area. No Area was graded A, meaning that its offer was of a strategic scale and could compete with equivalent schemes across the North

West. Thus, there appears to be a supply gap for high grade, larger stock capable of attracting inward investment. A successful good quality strategic scheme at Ashton Moss would go some way to filling this gap and likely achieve the missing Grade A in Tameside.

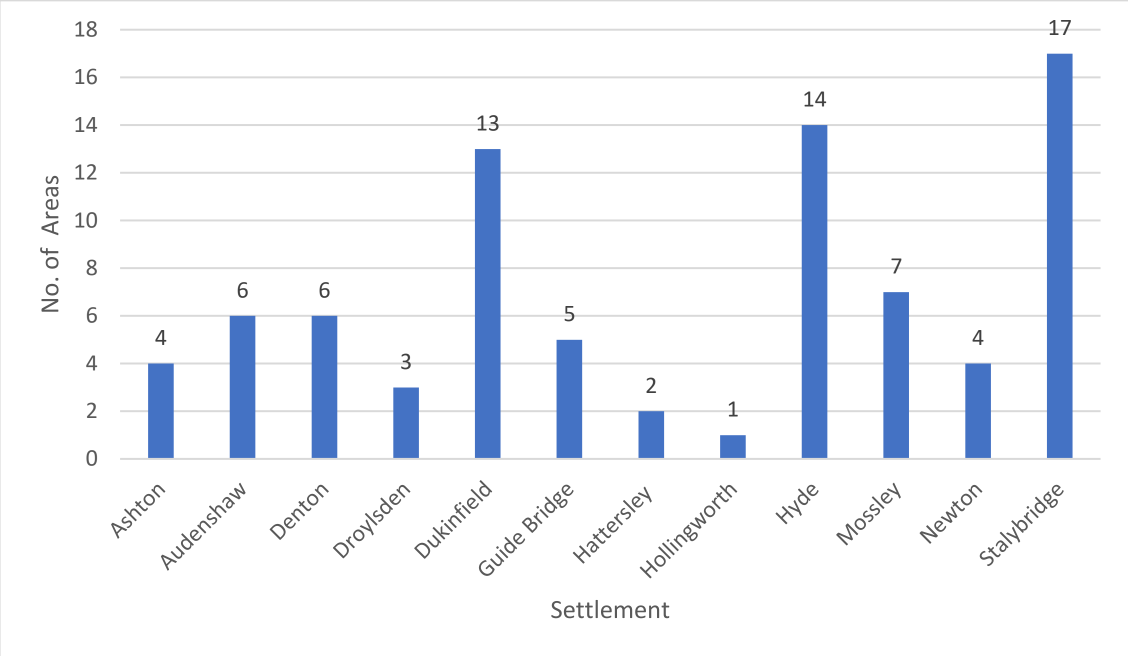
Figure 37 – Employment Areas by Grade



Source: BE Group, 2025

7.34 As Figure 38 shows, geographically, just over half the Employment Areas (44) are located in Dukinfield, Hyde and Stalybridge and link well to main A-Roads and the M67. Denton has a smaller, but generally good quality offer around the M60/M67 Junction. There is limited stock in Droylsden and northern parts of Ashton, but these settlements have good road access to supply elsewhere and stakeholders do not highlight the lack of immediately accessible premises here as a particular concern. Further east, Hattersley and Mossley have levels of supply comparable to the scale of the settlements. In Mossley, however, a lot of the stock is older and of budget quality, including vacant and partially derelict units at Area No.79: Queen Street, Mossley. Mossley would benefit from some more modern options to meet local needs. As these are likely to come from brownfield redevelopment within the existing employment areas, those areas need to be protected for E(g)/B-Class uses and development opportunity sites within them protected for delivering new employment premises.

Figure 38 – Employment Areas by Settlement



Source: BE Group, 2025

7.35 Regeneration opportunities, aside from plots already identified as employment sites in the previous section, are limited to a modest number of infill plots, most less than 1.0 ha in size. As mentioned, most premises, including older mills appears well used and where stock has become vacant it appears to have been redeveloped for other uses fairly rapidly. Most open land with industrial estates is in use for open storage, waste processing or vehicle parking and often falls within the curtilage of larger premises so would be difficult to develop independent of the main operation. In this regard the largest available residential led mixed-use regeneration opportunity, not covered elsewhere, is Area No.79: Queen Street, Mossley where some 1.4 ha is available in a prominent location off the A635 Manchester Road in the town centre.

Town Centre Floorspace

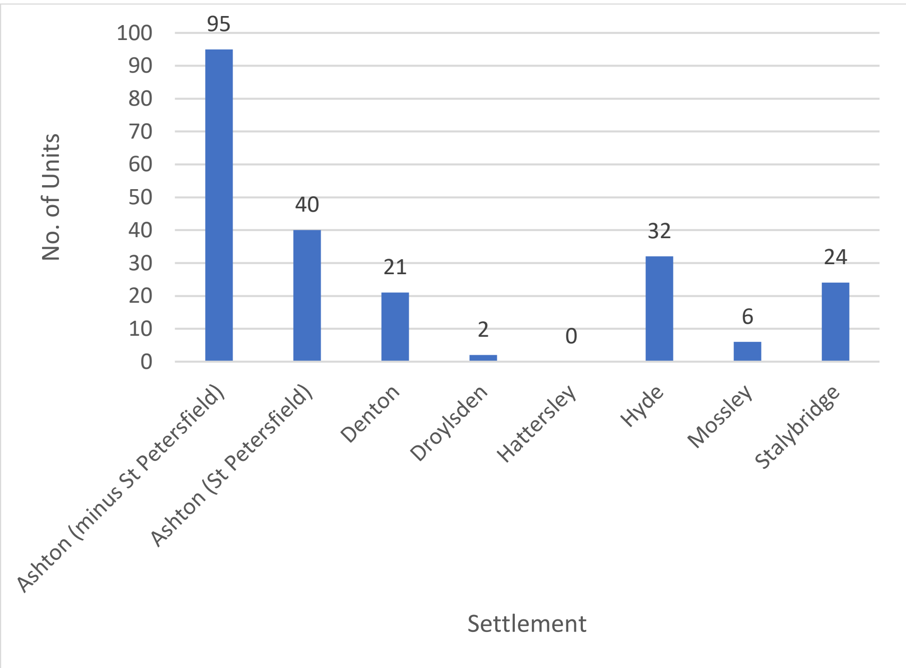
7.36 There are other industrial, warehouse and particularly offices outside of the 82 Employment Areas. It is not possible to identify all properties in E(g)/B-Class use, in Tameside, however, it is possible to identify the office supply within the defined town centres of Tameside's main settlements. The town centres considered here are as defined in the Tameside UDP (2004) but with the town centre boundaries updated to reflect the conclusions of the Tameside Retail and Leisure Study (2025). Within Ashton Town Centre, the St Petersfield area is separated out to show the office stock within this key area.

7.37 Overall, the seven main town centres of Tameside include 220 E(g)(i) offices. As Figure 39 shows, over half of these, 95 plus another 40 at St Petersfield, are in Ashton, with 32 offices in Hyde, 24 in Stalybridge and 21 in Denton. The stock of offices is Mossley is negligible while there are only two in Droylsden, plus some 31 workshop and storage units at the Greenside Trading Centre. There are no offices in central Hattersley.

7.38 Table 23 provides an analysis of the 220 town centre units, broken down by settlement. As can be seen, the properties comprise 42,482 sqm of floorspace. The average unit size is 193 sqm, with offices trending above this average most prevalent in Hyde. Small offices are most prevalent in Mossley. Overall, the stock is well occupied with only five units vacant and on the market. Thus, there appears little choice for businesses looking to move into these centres.

7.39 Most office comprise units either above shops or in converted historic homes. Denton and Stalybridge offer some small multi-occupancy schemes but inevitably the bulk of Tameside's offer of office premises, outside of the Employment Areas, is in Ashton/St Petersfield, south of Old Street. This area includes two key serviced business centres – Ashton Old Baths (approx. 33 offices) and Clarence Arcade, Stamford Street (35 offices). Together these two facilities provide nearly a third of the stock of offices, plus virtual office and co-working options.

Figure 39 – Number of Town Centre Offices



Source: Nimbus and BE Group, 2025

Table 23 – Town Centre Offices Analysis

Town Centre	Number of Units	Average Size, Sqm	Total Size, Sqm	Vacancies	Brief Description of Area
Ashton (minus St Petersfield)	95	153	14,582	2	The largest offices, in excess of 1,000 sqm each, are the publicly owned offices, particularly Tameside One. The bulk of the private offices comprise older, multi-storey buildings located south of Old Street. The largest multi-let facility, outside of St Petersfield, falls into Clarence Arcade, Stamford Street and comprises 35 offices of 16-133 sqm. This serviced space also offers meeting rooms, concierge service and virtual offices with rents at £752 to £1,000/pcm. Also on Stamford Street at St Michaels Court, which offers nine offices of 25-242 sqm.
Ashton (St Petersfield)	40	123	4,937	1 (also a one person desk available at the Old Baths)	There are two key multi-let office facilities in St Petersfield: • Henry Square Chambers – Offers Four offices of 90-245 sqm. The bulk of the space is occupied by a school, Safe Start School and Howard Bernstein Solicitors • Ashton Old Baths, Henry Square – Serviced space which can provide up to 33 offices of 13-16 sqm, although the space can be sub-divided/combined in a number of ways, plus virtual offices/co-working space, meeting rooms and business services. Rents are £595 pcm for full offices, and the main offices are understood to be fully let.
Denton	21	143	3,007	2	Offices are focused to the east of A6017 Stockport Road where there are a number of office properties interspersed with warehouses. There are two offices of 102-186 sqm within the large Nelson Business Centre which otherwise provides 11 workshops of 82-220 sqm. Additionally Saxon House, Saxon Street comprises a warehouse and five offices of 13-141 sqm although this is occupied by a single business, AMI Group.
Droylsden	2	1,475	2,951	0	There are two offices in the defined Town Centre, the management suite for the Queens Walk Shopping Centre and the 2,490 sqm Guardsman Tony Downes House, 5 Manchester Road which is hope to the Greater Manchester Pension Fund. The Town Centre does include the Greenside Trading Centre, Greenside Lane. This does not offer any dedicated office space but rather provides 31 workshop and storage units of 37-744 sqm each.
Hattersley	None	-	-	-	N.B. There is a large office for RSK in the wider settlement. This falls into Employment Area No. 27: Hattersley Industrial Estate.
Hyde	32	429	13,726	0	The Town Centre includes several warehouses with offices but as an ancillary use. Otherwise offices are spread throughout the centre, with no large scale multi-let facility. N.B. Hyde Park House Business Centre is outside of the Town Centre and is included in Area No. 0: Hyde Park House.
Mossley	6	72	434	0	Offices comprise individual units above shops, generally on a single floor, or in converted homes, focused along Stamford Street. There are no multi-occupancy schemes of significance. Premises generally accommodate financial and legal services firms.
Stalybridge	24	119	2,845	0	Small number of offices dispersed through the centre, including one multi-let property – Denham House, Grosvenor Street – which comprises nine suites of 13-17 sqm. Occupied by a diverse range of businesses in areas such as ICT and security.
Total	**220**	**193**	**42,482**	**5**	**-**

Source: BE Group, Nimbus, VOA and others, 2025

Summary

Employment Land Supply

7.40 The Council's 2025 Employment Land Monitoring identified 69 employment sites, including UDP/PfE allocations, unimplemented consents and vacant plots within Employment Areas. Excluding sites of less than 0.25 ha in size or offering less than 500 sqm of floorspace, completed schemes or developments for the exclusive use of a specific business, the supply reduces to 41 sites and 80.05 ha.

7.41 An assessment of this supply, excluding land unlikely to be brought forward, proposed for alternative uses, or held for specific occupiers, along with adjustments to the sizes of some sites, suggests a more realistic figure of 46.07-66.04 ha or 231,409-351,268 sqm in 33 sites. The variation in the land supply figure suggests uncertainty in what will ultimately come forward in the two UDP/PfE allocations – Ashton Moss East and West. As a best case scenario the two could provide a net land supply of 39.15 ha (equivalent to 235,015 sqm of floorspace) based on the site Development Framework. However, while the Council is supporting development here, delivery is dependent on overcoming a range of constraints including complex ownership, especially on the east and the need to remodel 1 million cubic metres of placed material from the development of the M60 in the west. On Ashton Moss East, Natural England has recently confirmed that the peat which covers the site is capable of restoration and therefore it does not support any development here. To reflect this uncertainty two scenarios are put forward in this Study for the development of this land:

- Scenario 1: Assumes both sites are fully developable for B2 premises (possibly also B8 in the East) of 1.5 stories (i.e. includes a mezzanine), bar some environmental mitigation. This gives a net developable area of 39.15 ha equivalent to 235,015 sqm as per the Development Framework.

  Scenario 2: Assumes that, at Ashton Moss West, the displaced material needs to be mounded in the centre of the site, leaving reduced development plots at either side of this. Also, that due to the peat issue, and/or other constraints, no E(g)/B- Class premises can be delivered on Ashton Moss East. This gives a net developable area of 19.18 ha equivalent to 115,056 sqm (assuming 1.5 storey buildings) as per the Development Framework.

7.42 If the available land on other sites is added to these two scenarios, then the total realistic supply becomes:

- **Scenario 1: 66.04 ha or 351,368 sqm (33 sites)** – (5,478 sqm for office uses, 345,890 sqm for industrial/warehouse uses)
- **Scenario 2: 46.07 ha or 231,409 sqm (32 sites) –** (5,478 sqm for office uses, 225,931 sqm for industrial/warehouse uses)

7.43 The vast majority of land in Tameside is proposed for industrial, and warehouse uses only, mostly aimed at meeting local needs for units of sub 1,000 sqm each, which does reflect market demand but leaves the borough dependent on Ashton Moss to meet larger and higher value requirements. The development of offices is most likely at St Petersfield and only with public sector support. The land supply is focused on the urban west of Tameside and there appear are limited options in the east, particularly in Mossley.

Employment Areas Analysis

7.44 82 Employment Areas have been assessed and graded. As identified in para 7.25 above, six Areas contain no, or very few E(g)/B-Class premises.

7.45 72 out of 82 Areas (87.8 percent) were Graded C or D. This means they are active and successful employment locations, which should continue to be identified and protected for E(g)/B-Class uses in the Local Plan. It also means that while they may accommodate some large employers, the bulk of the stock, in terms of unit sizes, quality and location, primarily meets the needs local firms. Their economic influence is generally limited to within the boundaries of Tameside, and they are unlikely to attract the interest of inward investors unless that investor has a pre-existing need to locate to the borough.

7.46 Only four Areas were graded B, meaning that they would compete well across the sub-regional market place of Greater Manchester for investment. These are:

- No. 9/10/40: Windmill Lane Industrial Area (North Eastern, Western and Southern Sections).
- No.41: Alphagate Drive.

7.47 The six 'E' Graded sites apart, most of the Existing Employment Areas are well occupied, with no large areas of void premises, and of average quality and offering few opportunities for infill or redevelopment not already captured by Council monitoring. Most Areas are strongly industrial in character, comprising older units (mostly from the

20th Century) of less than 1,000 sqm in size. Additionally, most active development proposals in Tameside are for light industrial uses, with few looking to provide larger properties. Larger office properties are comparatively rare with the main defined office park being at No.41: Alphagate Drive, Denton, plus some other offices falling within nearby Windmill Lane Industrial Area and the offices of St Petersfield which fall outside the defined Employment Areas. There are smaller office offers at No. 50: Littlemoss Business Park and No. 76: Hadfield St / Astley St (inc. Hyde Group), while No.0: Hyde Park House, is a large self-contained business centre that supports local firms. No.29: Hyde Buildings, Ashton Rd, Hyde (Findel Education) and the Brother offices at No. 12: Martin Street / Bridge Street / Shepley Street Guide Bridge Ind Area are the only large self-contained HQ office in Tameside.

7.48 There are 220 offices located within the defined town centres of Tameside. Over half of these, 95 plus another 40 at St Petersfield, are in Ashton. The average unit size is 193 sqm and while serval larger centres do offer some multi-occupancy space, good quality serviced office accommodation is only found in Ashton/St Petersfield. Most space is of average quality and focused above shops or in converted houses, accommodating traditional town centre uses such as solicitors.

8.0 OBJECTIVELY ASSESSED NEEDS

Introduction

8.1 In this section we consider the Objectively Assessed Need (OAN) for employment land and floorspace over the period from 2022-2042 for Tameside. Planning Practice Guidance states that the assessment of future land needs should be determined by looking at both past trends and future forecasting methods, and highlights that these should include historic land take-up and future employment/population change. The methodology employed in this study uses two models to identify OAN for the local authority area. None provide a definitive answer, but they provide influences to be understood. Trends and forecasts must also reflect market signals and therefore they are considered in the context of the market overview undertaken as part of this study.

8.2 The models are:

- Historic Land or floorspace take-up
- Labour demand.

8.3 **Historic Land or Floorspace Take-Up** reviews the actual take-up of employment land or floorspace in the local authority area over a period of time. The method is not wholly reliable as there will be peaks and troughs and different time periods taken can also result in different outcomes. For example, a period of sustained growth may show a high average take-up whereas looking over a recessionary period could well reflect low or even nil take-up. Additionally, the monitoring of employment land or floorspace take up has become more challenging for councils since 2020, given changes in Permitted Development Rights and the Use Classes Order, which allow more changes of use within, and from, the E(g)/B-Class uses without the need to seek planning consent. Recording of information could be done based on employment land or floorspace changes, depending on the information available. For Tameside, annual land take-up and building completions information has been recorded since 2004/05, which provides 20 years of data, including during strong and weak economic periods

8.4 **Labour Demand** relies on the econometric forecasts which use a model that projects the likely jobs growth in different industry sectors. The jobs figures are then translated to land using a formula based on a jobs-to-floorspace density which, in turn, can be translated into the projected land need. This scenario uses as its base Oxford

Economics forecasts (May 2025), which provide sectoral jobs forecasts by year to 2042. The Greater Manchester Forecasting Model (GMFM), which helped inform the PfE work, was based on Oxford Economics forecasts, though an earlier iteration. Labour force forecasts account for economic conditions as understood at the time and typically provide on-trend growth trajectories without any further inputs regarding sectoral growth patterns. This chapter has used these forecasts as a baseline, as well as providing an accelerated growth scenario, using adjustments to the baseline that assume a policy of strong economic growth in Tameside (a 'policy on' scenario).

8.5 The econometric forecasts are useful in that they analyse each industry sector and, in conjunction with other market data, the forecasts can identify where sectors may be growing or shrinking which in turn can inform land and property needs. However, they also have several limitations. They are based on national and regional trends with some local adjustments for some industry sectors, which means, at a local level, economic activity is not always accurately represented. Also, merely translating jobs to land needs will not always reflect local property trends or changing working practices (e.g. automation or other efficiencies), which may alter jobs densities.

8.6 By comparison, the PfE forecasts were based on historic take-up, though the jobs forecasts in the GMFM were assessed.

8.7 The methods, and calculations, are considered in turn. Following this, further adjustments to account for flexibility and homeworking are undertaken.

Model 1: Historic Land and Floorspace Take-up

8.8 Employment land and floorspace take-up annually is recorded by Tameside Borough Council for offices and industrial and warehousing, including both gains and losses. Tables 22 to 24 show the schedule of land and floorspace completions since 2005. For a location like Tameside, losses can be significant as older stock is regenerated, and it is important to understand the scale of such losses over time. More detailed information is available for floorspace changes for employment land overall (Table 24), as well as specifically allocated to offices (Table 25) or industrial and warehousing (Table 26).

Table 24 – Total Employment Land and Floorspace Changes, 2004-2025

Year	Gross Land Take-up (ha)	Floorspace Gains (sqm)	Floorspace Losses (sqm)	Net Change (sqm)
2004-2005	13.232	35,645	N/A	N/A
2005-2006	4.026	12,398	N/A	N/A
2006-2007	5.654	23,668	16,750	6,918
2007-2008	5.652	22,203	9,680	12,523
2008-2009	9.690	31,014	8,298	22,716
2009-2010	1.006	6,657	80,578	-73,921
2010-2011	1.541	9,159	20,599	-11,440
2011-2012	1.720	10,371	8,402	1,969
2012-2013	0.714	2,484	2,305	179
2013-2014	1.695	7,302	4,027	3,275
2014-2015	2.165	9,432	3,092	6,340
2015-2016	1.006	6,246	9,196	-2,950
2016-2017	0.964	5,449	23,845	-18,396
2017-2018	2.862	9,591	2,451	7,140
2018-2019	1.560	12,718	34,597	-21,879
2019-2020	0.711	5,268	30,085	-24,817
2020-2021	0.166	1,506	6,095	-4,589
2021-2022	2.869	15,255	2,324	12,931
2022-2023	1.899	3,315	4,261	-946
2023-2024	0.253	1,224	403	821
2024-2025	0.317	2,839	N/A	N/A
Annual Average	**2.843**	**11,131**	**14,833**	**-4,674**

Source: TBC, 2025 NB: Averages provided for years with available data, therefore net change average is not Gains less Losses

Table 25 – Office Land and Floorspace Changes, 2004-2025

Year	Gross Land Take-up (ha)	Floorspace Gains (sqm)	Floorspace Losses (sqm)	Net Change (sqm)
2004-2005	0.000	0	N/A	N/A
2005-2006	1.145	4,241	N/A	N/A
2006-2007	0.392	5,822	N/A	N/A

2007-2008	0.134	733	N/A	N/A
2008-2009	2.942	10,442	N/A	N/A
2009-2010	1.003	6,632	N/A	N/A
2010-2011	0.000	0	N/A	N/A
2011-2012	0.000	0	N/A	N/A
2012-2013	0.057	320	N/A	N/A
2013-2014	0.042	418	N/A	N/A
2014-2015	0.183	1,813	N/A	N/A
2015-2016	0.410	4,783	N/A	N/A
2016-2017	0.381	1,700	N/A	N/A
2017-2018	0.000	0	N/A	N/A
2018-2019	0.880	6,777	N/A	N/A
2019-2020	0.225	877	N/A	N/A
2020-2021	0.043	256	1,338	-1,082
2021-2022	0.103	731	806	-75
2022-2023	1.669	1,496	394	1,102
2023-2024	0.050	275	403	-128
2024-2025	0.008	72	N/A	N/A
Annual Average	**0.460**	**2,257**	**735**	**-46**

Source: TBC, 2025 NB: Averages provided for years with available data, therefore net change average is not Gains less Losses

Table 26 – Industrial and Warehouse Land and Floorspace Changes, 2004-2025

Year	Gross Land Take-up (ha)	Floorspace Gains (sqm)	Floorspace Losses (sqm)	Net Change (sqm)
2004-2005	13.232	35,645	N/A	N/A
2005-2006	2.881	8,157	N/A	N/A
2006-2007	5.262	17,846	N/A	N/A
2007-2008	5.518	21,470	N/A	N/A
2008-2009	6.748	20,572	N/A	N/A
2009-2010	0.004	25	N/A	N/A
2010-2011	1.541	9,159	N/A	N/A
2011-2012	1.720	10,371	N/A	N/A
2012-2013	0.657	2,164	N/A	N/A

Year	Gross Land Take-up (ha)	Floorspace Gains (sqm)	Floorspace Losses (sqm)	Net Change (sqm)
2013-2014	1.653	6,884	N/A	N/A
2014-2015	1.982	7,619	N/A	N/A
2015-2016	0.597	1,463	N/A	N/A
2016-2017	0.583	3,749	N/A	N/A
2017-2018	2.862	9,591	N/A	N/A
2018-2019	0.681	5,941	N/A	N/A
2019-2020	0.486	4,391	N/A	N/A
2020-2021	0.123	1,250	4,757	-3,507
2021-2022	2.767	14,524	1,518	13,006
2022-2023	0.230	1,819	3,867	-2,048
2023-2024	0.203	949	0	949
2024-2025	0.309	2,767	N/A	N/A
Annual Average	**2.383**	**8,874**	**2,536**	**2,100**

Source: TBC, 2025 NB: Averages provided for years with available data, therefore net change average is not Gains less Losses

8.9 As seen from the tables above, the floorspace losses information has not been split into office or industrial and warehousing for most years, with the split only available since 2020/21. Therefore, there is only a small sample size from which to analyse the split of employment floorspace losses. However, there is a good sample size of data for land take-up, overall floorspace gains and losses and the split by use for floorspace gains.

8.10 Key elements to note from the available data are:

- Overall employment land take-up averaged 2.8 ha/year, comprising 2.4 ha/year for industrial and warehousing and 0.5 ha/year for offices (subject to rounding). Therefore, over this 21-year period, some 59.7 ha of land has been taken-up for employment land.
- Overall floorspace gains over the last 21 years have averaged 11,131 sqm/year, which is more than offset by floorspace losses, which have averaged 14,833 sqm/year. Therefore, the net change is a negative figure, averaging -4,674 sqm/year. Floorspace losses outpacing gains over the past 21 years has implications for availability for businesses in the area and capacity for economic growth.

- The floorspace losses vary substantially throughout the 21-year period, varying from 0 to 80,578 sqm in a year. Large losses are likely to correspond with the loss of older mill floorspace, mainly through demolition, but also through repurposing.
- Office floorspace gains have averaged 2,257 sqm/year throughout the 21-year period, though it is noted that the strongest years were generally through the 2005-2010 period. Since 2020 (the Pandemic and post Pandemic period where use of office space structurally changed), the average gains has been 566 sqm/year. Losses have been recorded since 2020, averaging -735 sqm/year.
- Industrial and warehousing floorspace gains have averaged 8,874 sqm/year since 2004/05. Similarly to the office market, the strongest years were in the early part of the recorded period (indeed the first recorded year 2004/05 had the highest floorspace gain of 35,645 sqm, over 14,000 sqm above the next highest figure). Since 2020, floorspace gains have averaged 4,262 sqm/year, though with a peak year or 14,524 sqm. Since 2020, losses have averaged -2,536 sqm/year.

8.11 The Model 1 approach to forecasting future take-up is to use this data to extrapolate forward to 2042. As seen above, there is substantial variation in the past take-up data and there is an incomplete dataset in relation to floorspace losses. The following analysis looks at land take-up and floorspace changes.

8.12 From a gross land take-up perspective, the average growth is summarised in the table below for the forecast period 2022-2042. Table 27 also shows the actual take up which has occurred 2022-2025 and the remaining requirement, less this recent take up.

Table 27 – Model 1 Forecasts 2022-2042

Sector	Average Take-up (ha/year)	2022-2042 Take up (ha)	Actual Take-up 2022-2025 (ha)	Remaining Requirement (ha)*
Overall Employment Land	2.8	56.0	2.469	53.5
Office Land	0.5	10.0	1.727	8.3
Industrial and Warehousing Land	2.4	48.0	0.742	47.3

Source: BE Group, 2025
* Figures rounded due to uncertainty

8.13 For the floorspace forecasts, this could be looked at from both translating the above land requirements into floorspace (at a typical development density rate) or from extrapolating the average past floorspace changes.

8.14 Using Table 27 and translating to land requirements using an average development density of 4,000 sqm/ha, provides the following estimates for employment floorspace requirements to 2042. This would equate to gains only, rather than a net figure that accounts for losses (see Table 28).

Table 28 – Floorspace Requirements based on Land Requirements 2022-2042

Sector	2022-2042 Take up (ha)	Floorspace Requirement (sqm)	Actual Floorspace Gains 2022-2025 (sqm)	Remaining Requirement (sqm)*
Overall Employment	56.0	224,000	7,378	216,600
Office	10.0	40,000	1,843	38,200
Industrial and Warehousing	48.0	192,000	5,535	186,500

Source: BE Group, 2025
* Figures rounded due to uncertainty

8.15 Table 29 looks at floorspace growth from the perspective of extrapolating the past completions. For this approach, there are gains and losses to consider, though only the gains have a full dataset for the specific use types.

Table 29 – Floorspace Requirements based on Past Completions 2022-2042

Sector	Average Completions (sqm/year)	Floorspace Requirement 2022-2042 (sqm)	Actual Floorspace Change 2022-2025 (sqm)	Remaining Requirement (sqm)*
Employment Floorspace – gains only	11,131	222,620	7,378	215,200
Employment Floorspace - net	-4,674	-93,480	-125	N/A
Office Floorspace – gains only	2,257	45,140	1,843	43,300
Office Floorspace – net**	-46	-920	974	N/A
Industrial and Warehousing – gains only	8,874	177,480	5,535	171,900
Industrial and Warehousing – net**	11,131	222,620	7,378	215,200

Source: BE Group, 2025
* Figures rounded due to uncertainty
** net figures for office and industrial and warehousing based on 2020-2025 only

8.16 Negative net floorspace requirements are calculated for offices and overall employment, as average net completions have been negative over the past 20 years (i.e. total losses of floorspace has been higher than total gains of floorspace). This negative floorspace requirement is not a desired outcome and it is not recommended that planning be based on a continued net loss of floorspace out to 2042. From a gains only perspective, overall employment floorspace is forecast to increase by 22,620 sqm, and once accounting for actual gains since 2022, the remaining requirement would be about 215,200 sqm.

8.17 Net floorspace change has been positive for industrial and warehousing, averaging 2,100 sqm/year, since 2020. Extrapolating forward, this equates to a requirement of 42,000 sqm net change, though some caution needs to be taken with this figure, given the loss information by floorspace type is only available since 2020 and thus a small sample size, during a period of economic volatility. From a gains only perspective, the industrial and warehousing floorspace has a requirement of 177,480 sqm and once accounting for actual gains since 2022, the remaining requirement would be about 171,900 sqm.

8.18 For the office market, the gains only requirement between 2022 and 2042 was forecast to be 45,140 sqm, of which 43,300 sqm remains a requirement in 2025.

Model 2: Employment Based Forecast

8.19 This model uses Oxford Economics forecasts (May 2025) as the basis to estimate floorspace and employment land requirements in Tameside. Two forecasts have been assessed – a baseline (on-trend) forecast and a growth forecast, which adjusts the baseline forecast, based on more positive assumptions on growth in key sectors.

<u>Baseline Forecast</u>

8.20 The baseline scenario considers the quantum of employment floorspace, and land required to support the jobs growth forecasted by Oxford Economics. Overall, for Tameside the total employment is projected to be 87,121 jobs in 2042, from 80,020 in 2022. Table 30 provides the forecast sectoral breakdown to 2042.

8.21 The growth of about 7,100 jobs over the 20-year period represents a solid growth trajectory for Tameside, growing 8.9 percent. However, this job growth is not uniform, with a broad range of growth rates between the sectors, as demonstrated in Table 30. The largest growing sectors are expected to be human health and social work (+4,880 jobs), construction (+1,580), wholesale and retail trade (+1,140) and administrative and support services (+1,080). Of these sectors, only administrative and support services would be expected to be predominantly within employment (E(g)) floorspace, though parts of the construction and wholesale and retail trade sectors would be expected within industrial (typically B8) floorspace.

8.22 Manufacturing is forecast to have a considerable decline in employment, from 10,980 jobs in 2022 to 7,320 jobs in 2042, equating to a reduction of -3,660 jobs over this period. This would lead to a decline in the proportion of the workforce in this sector from 13.7 percent to 8.4 percent. Manufacturing jobs are undertaken on B2 floorspace and thus the decline in this workforce would have implications for B2 floorspace requirements under this model.

Table 30 – Forecast Sectoral Employment Growth to 2042, Tameside

Sector	Employment 2022	Employment 2025	Employment 2042	Employment Change 2022-42
Agriculture	92	189	170	78
Mining and quarrying	4	0	0	-4
Manufacturing	10,980	10,151	7,320	-3,660
Electricity, gas, and steam	11	27	23	12
Water supply, sewerage, waste	800	731	784	-16
Construction	4,580	5,136	6,156	1,576
Wholesale and retail trade	15,174	14,654	16,316	1,142
Transportation and storage	3,214	2,713	2,957	-257
Accommodation and food	4,984	4,462	4,990	7
Information and communication	1,246	1,188	1,312	66
Financial and insurance services	509	401	426	-83
Real estate	1,083	1,059	1,071	-11
Professional, scientific and technical services	3,976	4,202	4,882	907
Administrative and support service	3,641	3,972	4,725	1,084

Sector	Employment 2022	Employment 2025	Employment 2042	Employment Change 2022-42
Public administration and defence	3,173	3,328	3,047	-126
Education	6,770	6,812	7,229	459
Human health and social work	15,440	16,772	20,323	4,882
Arts, entertainment and recreation	2,058	2,392	2,811	753
Other services	2,286	2,275	2,578	292
Total	**80,020**	**80,465**	**87,121**	**7,101**

Source: Oxford Economics, 2025

8.23 Other declining sectors are of a far smaller scale, including transport and storage (-260 jobs), public administration and defence (-130) and financial and insurance services (-80). These sectors would have warehousing and office space requirements.

8.24 The Oxford Economics forecasts also provide information on gross value added (GVA) growth by sector over the forecast period. Table 31 summarises the forecast changes in sector GVA, in Tameside.

8.25 Overall economic output measured by GVA is forecast to increase by about £950 million in Tameside over the forecast period, an increase of 25.3 percent. This percentage increase is significantly higher than the forecast jobs increase and demonstrates an increasing productivity of the workforce. It is also pertinent to note that some sectors that are anticipated to have declines in workforce numbers will still increase their economic outputs. Most significantly for this employment land analysis, while manufacturing is forecast to have a substantial decline in jobs numbers of the 20-year period, its economic output is forecast to increase by £36 million (5.9 percent). This indicates that it is anticipated that there will be improvements in efficiencies in this sector, in terms of output per worker and thus floorspace requirements may not align with declining worker numbers, if output continues to grow.

Table 31 – Forecast Sectoral GVA Growth to 2042, Tameside (£M)

Sector	GVA (£M) 2022	GVA (£M) 2025	GVA (£M) 2042	GVA Change (£M) 2022-42
Agriculture	2.0	3.0	3.3	1.3

Sector	GVA (£M) 2022	GVA (£M) 2025	GVA (£M) 2042	GVA Change (£M) 2022-42
Mining and quarrying	0.1	0.0	0.0	-0.1
Manufacturing	606.3	574.4	642.0	35.6
Electricity, gas, and steam	16.8	1.3	2.2	-14.6
Water supply, sewerage, waste	35.1	47.9	58.2	23.2
Construction	167.7	160.9	216.9	49.2
Wholesale and retail trade	547.3	551.0	704.4	157.1
Transportation and storage	111.8	98.9	125.2	13.3
Accommodation and food	108.6	101.7	126.8	18.3
Information and communication	43.2	44.0	69.3	26.1
Financial and insurance services	50.2	34.4	43.8	-6.4
Real estate	601.6	589.2	730.1	128.5
Professional, scientific and technical services	96.7	101.7	135.8	39.1
Administrative and support service	92.9	102.2	143.6	50.7
Public administration and defence	208.6	225.4	257.8	49.1
Education	282.3	288.1	332.0	49.6
Human health and social work	704.2	785.3	1,047.3	343.1
Arts, entertainment and recreation	24.1	15.5	20.1	-4.0
Other services	43.7	47.6	62.0	18.3
Total	**3,767.8**	**3,772.7**	**4,720.7**	**952.9**

Source: Oxford Economics, 2025

8.26 For the analysis to convert the jobs forecasts to floorspace and land requirements, it is necessary to convert the job numbers (which include full-time and part-time jobs) to full-time equivalent (FTE) jobs, which is provided in Table 32. It is assumed that two part-time jobs are equal to one FTE. Different sectors have different mixes of full and part-time positions, with higher levels of part-time working exhibited in casual employment sectors, such as retail. BRES data provides insights into the relative mix of working for Tameside. This has been used in the following table to convert the jobs change forecast to FTE jobs change.

Table 32 – FTE Forecast Sectoral Employment Growth to 2042, Tameside

Sector	Total Change Employment	Percentage of Part-Time Employment	FTE Change Employment
Agriculture	78	20	70
Mining and quarrying	-4	0	-4
Manufacturing	-3,660	9	-3,495
Electricity, gas, and steam	12	0	12
Water supply, sewerage, waste	-16	7	-15
Construction	1,576	15	1,458
Wholesale and retail trade	1,142	46	879
Transportation and storage	-257	11	-243
Accommodation and food	7	67	5
Information and communication	66	18	60
Financial and insurance services	-83	29	-71
Real estate	-11	22	-10
Professional, scientific and technical services	907	20	816
Administrative and support service	1,084	36	889
Public administration and defence	-126	13	-118
Education	459	50	344
Human health and social work	4,882	33	4,076
Arts, entertainment and recreation	753	51	561
Other services	292	40	234
Total	**7,101**		**5,448**

Source: BE Group, Oxford Economics and BRES data, 2025

8.27 In terms of future employment land requirements, only certain sectors will translate jobs into a requirement for employment land. The model assesses what percentage of jobs in each sector translates to floorspace. For example, in transport and storage a percentage of jobs will be warehouse based, whilst the remainder will be drivers not operating on site. Thus, this model is likely to be affected by several key factors:

- The future mix of activities in respect of office, manufacturing and warehousing employment within different sectors. It is not possible to predict the impact of evolving technical change over the period to 2042, and we have therefore assumed that this mix will not change over the period.
- The percentage of employees in each sector that will translate to floorspace. The proportion of people in each industry sector that occupy E(g), B2 or B8

space conforms to those ratios used in other studies and accepted in comparable locations.

- The average space each employee occupies – the employment density. We have assumed no variation in the density rates through to 2042 and have used those densities identified in the HCA 2015 published Employment Densities Guide 3rd Edition (most recent national edition). With changing work practices, the densities may very well vary, but in the absence of more locally sourced or up-to-date data (including post-pandemic workplace practices) this industry accepted data is used.

8.28 These assumptions are summarised in Table 33.

Table 33 – Model Assumptions

Industry Sector	Percentage of Staff Occupying E(g), B2, B8 Floorspace (percent)	Floorspace Occupied per Person (sqm)	Other Comments
Agriculture/Mining	5	14	The 5 percent will comprise managerial, admin, thus E(g)(i) office space. This office space assumes an average of 14 sqm of gross external area per employee based on a blend between business park, serviced office and general office floorspace and assuming that the gross external area of buildings is on average 20 percent higher than the net internal area.
Manufacturing	100	36	This density level is typical of manufacturing premises, including mid and larger premises. A higher proportion of light industrial manufacturing would lead to a higher figure for floorspace occupied per person, but a general industry approach has been assumed for Tameside.
Utilities	26	14	The 26 percent will comprise managerial, admin, thus E(g)(i) office space.
Construction	26	14	The 26 percent will comprise managerial, admin, thus E(g)(i) office space.
Transport and Distribution	48	77	Warehouses, offices. It is assumed that warehousing will primarily be for Regional Distribution Centres, with an average gross external area of 77 sqm/job.
Private office sectors e.g., Financial and Legal,	100	14	This office space assumes an average of 14 sqm of gross external area per FTE employee.

Industry Sector	Percentage of Staff Occupying E(g), B2, B8 Floorspace (percent)	Floorspace Occupied per Person (sqm)	Other Comments
Professional Services			
Public Administration, Health and Education	22	14	Public administration operating from E(g)(i) offices. This office space assumes an average of 14 sqm of gross external area per FTE employee. N.B. The low proportion of staff occupying E(g), B2, B8 premises reflects the fact that a high percentage of public sector workers will work away from the administrative offices and depots as refuse collectors, cleaners, etc. There will also be a high proportion of staff working from educational and health facilities and others working partly/fully from home.
Wholesale and Retail	5	70	It is assumed that 5 percent of this employment is within the Wholesale sector within industrial areas. A job density of 70 sqm per job has been applied, equivalent to that of a 'Final Mile' Distribution Centre.

Source: Various, 2025

8.29 Using the adjustments shown above, the net job figure for each sector is calculated to reflect the proportion of jobs occupying E(g) or B-class floorspace. That figure is then multiplied by the floorspace per person to give total floorspace for each sector (see Table 34).

Table 34 – Baseline Labour Demand Forecast, 2022-2042

Industry Sectors	Workforce Growth 2022-42 (FTE)	Percentage Occupying E(g)/B2/B8 Space	Growth Number of Jobs on E(g)/B2/B8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture	70	5	4	14	56
Mining and quarrying	-4	5	0	14	0
Manufacturing	-3,495	100	-3495	36	-125,820
Electricity, gas and steam	12	26	3	14	42
Water supply, sewerage, waste	-15	26	-4	14	-56
Construction	1,458	26	379	14	5,306
Wholesale and retail trade	879	5	44	70	3,080
Transport and storage	-243	48	-117	77	-9,009

Industry Sectors	Workforce Growth 2022-42 (FTE)	Percentage Occupying E(g)/B2/B8 Space	Growth Number of Jobs on E(g)/B2/B8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation and food services	5	0	0	-	0
Information and communications	60	100	60	14	840
Financial and insurance services	-71	100	-71	14	-994
Real estate	-10	100	-10	14	-140
Professional, scientific and technical services	816	100	816	14	11,424
Administrative and support services	889	100	889	14	12,446
Public administration and defence	-118	22	-26	14	-364
Education	344	0	0	-	0
Human health and social work	4,076	0	0	-	0
Arts, entertainment and recreation	561	0	0	-	0
Other services	234	0	0	-	0
Total	**5,448**		**-1,528**		
Increase in Floorspace – Growth Sectors (sqm)					**33,194**
Decline in Floorspace – Declining Sectors (sqm)					**-136,383**
Net Change in Floorspace Demand (sqm)					**-103,189**
Net Change in Office based Sectors (sqm)					**28,560**
Net Change in Industrial/Warehousing based Sectors (sqm)					**-131,749**

Source: BE Group, 2025

8.30 On the basis of the above analysis, while overall the FTE employment workforce is anticipated to increase by about 5,450 workers between 2022 and 2042, the FTE workforce that would be expected to take E(g) or B-class floorspace is forecast to decline by some -1,530 workers, with numbers reduced by the large decline in the manufacturing workforce. Therefore, overall, it is forecast that the net change in floorspace requirement would be some -103,200 sqm between 2022 and 2042.

8.31 However, floorspace changes are not uniform and some sectors are anticipated to see an increase in floorspace demand based on this model. Considering growing sectors only, there would be a requirement of approximately 33,200 sqm over the forecast period. It can be prudent in planning to concentrate on the growth sectors, as looking at floorspace changes from a net perspective assumes that declining sectors would release floorspace, which would be taken up easily by the growing sectors, which may not always be the case, as declining employment numbers may not result in a commensurate decline in floorspace used and secondly, any released floorspace may not be appropriate for the growing sectors (e.g. factory floorspace would not be appropriate for office sectors).

8.32 Office based sectors are forecast to drive this growth, with the majority of office sectors forecast to see a net increase in employment, which translates to an increase in floorspace requirement. The above analysis suggests that there would be a demand for an increase of about 28,600 sqm of office floorspace over the forecast period.

8.33 Industrial and warehousing based sectors are anticipated to see a decline in floorspace requirement of -131,700 sqm to 2042, driven down by the declining manufacturing requirement. However, as seen in the comparison of jobs and GVA forecasts above, declining manufacturing employment is not matched by declining GVA output. Therefore, a reduction in floorspace commensurate with a reduction in employment numbers may not be appropriate.

Growth Scenario Forecast

8.34 The same approach has been used under a growth forecast scenario. This assumes the following sectoral uplifts over the baseline 2042 . To achieve this, clear and ambitious growth policies and adequate good quality employment sites and premises would need to be in place in Tameside.

- Manufacturing: +15 percent above baseline
- Transportation and storage: +5 percent
- Construction: +10 percent
- Professional, scientific and technical services: +10 percent
- Financial and insurance services: +5 percent.

8.35 Other sectors are assumed to remain at the baseline rates.

8.36 Table 35 provides the growth forecast employment changes using these assumptions. The overall change in employment under this scenario is estimated at about 9,470 jobs, an increase of 2,370 over the baseline scenario. This equates to 11.8 percent increase over 2022 levels. However, while significantly more positive overall, the net change of employment for the manufacturing (-2,060), transportation and storage (-110) and financial and insurance services (-60) sectors remain negative, albeit smaller negative changes.

Table 35 – Growth Forecast Sectoral Employment to 2042, Tameside

Sector	Employment 2022	Employment 2025	Employment 2042	Employment Change 2022-42
Agriculture	92	189	170	78
Mining and quarrying	4	0	0	-4
Manufacturing	10,980	10,151	8,418	-2,562
Electricity, gas, and steam	11	27	23	12
Water supply, sewerage, waste	800	731	784	-16
Construction	4,580	5,136	6,772	2,192
Wholesale and retail trade	15,174	14,654	16,316	1,142
Transportation and storage	3,214	2,713	3,105	-109
Accommodation and food	4,984	4,462	4,990	6
Information and communication	1,246	1,188	1,312	66
Financial and insurance services	509	401	447.3	-62
Real estate	1,083	1,059	1,071	-12
Professional, scientific and technical services	3,976	4,202	5,370	1,394
Administrative and support service	3,641	3,972	4,725	1,084
Public administration and defence	3,173	3,328	3,047	-126
Education	6,770	6,812	7,229	459
Human health and social work	15,440	16,772	20,323	4,883
Arts, entertainment and recreation	2,058	2,392	2,811	753
Other services	2,286	2,275	2,578	292
Total	**80,020**	**80,465**	**89,491**	**9,471**

Source: Oxford Economics, 2025

8.37 Table 36 provides the FTE levels for each sector.

Table 36 – FTE Forecast Sectoral Employment Growth to 2042, Tameside

Sector	Total Change Employment	Percentage of Part-Time Employment	FTE Change Employment
Agriculture	78	20	70
Mining and quarrying	-4	0	-4
Manufacturing	-2,562	9	-2,447
Electricity, gas, and steam	12	0	12
Water supply, sewerage, waste	-16	7	-15
Construction	2,192	15	2,028
Wholesale and retail trade	1,142	46	879
Transportation and storage	-109	11	-103
Accommodation and food	6	67	4
Information and communication	66	18	60
Financial and insurance services	-62	29	-53
Real estate	-12	22	-11
Professional, scientific and technical services	1,394	20	1,255
Administrative and support service	1,084	36	889
Public administration and defence	-126	13	-118
Education	459	50	344
Human health and social work	4,883	33	4,077
Arts, entertainment and recreation	753	51	561
Other services	292	40	234
Total	**9,471**		**7,662**

Source: BE Group, Oxford Economics and BRES data, 2025

8.38 These FTE figures can then be applied to the floorspace analysis in the same manner as for the baseline scenario, as in Table 37.

Table 37 – Growth Scenario Labour Demand Forecast, 2022-2042

Industry Sectors	Workforce Growth 2022-42 (FTE)	Percentage Occupying E(g)/B2/B8 Space	Growth Number of Jobs on E(g)/B2/B8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture, etc.	70	5	4	14	56
Mining and quarrying	-4	5	0	14	0
Manufacturing	-2,447	100	-2447	36	-88,092
Electricity, gas and steam	12	26	3	14	42
Water supply, sewerage, waste	-15	26	-4	14	-56
Construction	2,028	26	527	14	7,378
Wholesale and retail trade	879	5	44	70	3,080
Transport and storage	-103	48	-49	77	-3,773
Accommodation and food services	4	0	0		0
Information and communications	60	100	60	14	840
Financial and insurance services	-53	100	-53	14	-742
Real estate	-11	100	-11	14	-154
Professional, scientific and technical services	1,255	100	1255	14	17,570
Administrative and support services	889	100	889	14	12,446
Public administration and defence	-118	22	-26	14	-364
Education	344	0	0		0
Human health and social work	4,077	0	0		0
Arts, entertainment and recreation	561	0	0		0
Other services	234	0	0		0
Total	**7,662**		**192**		
Increase in Floorspace – Growth Sectors (sqm)					**41,412**
Decline in Floorspace – Declining Sectors (sqm)					**-93,181**
Net Change in Floorspace Demand (sqm)					**-51,769**
Net Change in Office based Sectors (sqm)					**37,016**
Net Change in Industrial/Warehousing based Sectors (sqm)					**-88,785**

Source: BE Group, 2025

8.39 Under this growth scenario, some 41,400 sqm of floorspace would be required to accommodate growth sectors. However, overall the employment floorspace requirement would remain negative at about -51,800 sqm. Office based sectors are forecast to see a positive requirement of 37,000 sqm, with a negative requirement of -88,800 sqm for industrial and warehouse floorspace, primarily driven by manufacturing.

Summary of Tameside OAN and Further Adjustments

8.40 This section reviews the modelling above to consider the preferred approach for Tameside. Table 38 summarises the modelling thus far.

Table 38 – Tameside OAN Floorspace Modelling, 2022-2042 (sqm)

Model	Offices (E(g)(i))	Industrial/ Warehousing (B2/B8)
Model 1: Based on Past Gross Land Take Up	40,000	192,000
Model 1: Past Floorspace Take Up – Gains Only	45,100	177,500
Model 1: Past Floorspace Take Up – Net Growth	-900	42,000
Model 2: Baseline Employment Forecast – Gains Only	30,100	3,100
Model 2: Baseline Employment Forecast – Net Growth	28,600	-131,700
Model 2: Growth Employment Forecast – Gains Only	38,300	3,100
Model 2: Growth Employment Forecast – Net Growth	37,000	-88,800

Source: BE Group, 2025

* Figures rounded due to uncertainty

8.41 There are some significant differences in the forecast floorspace under the different models and scenarios, particularly for industrial and warehousing. Generally, the Model 1 approach, based on past land take up and floorspace completions, provides a higher estimate for growth.

8.42 For **offices,** excluding the net scenario based on past floorspace changes, the figures provide a reasonable degree of similarity. From a gains only perspective, Model 1 suggests a requirement of 40,000-45,100 sqm and Model 2 provides a baseline requirement of 30,100 sqm and a growth scenario forecast of 38,300 sqm. From experience elsewhere, it is considered that the Model 2 sectoral approach provides a reasonable estimate of changes in requirements as floorspace, and numbers of workers are more closely aligned in office environments. **Therefore, the Model 2 baseline and growth scenarios for offices should be adopted for planning**

purposes.

8.43 For **industrial and warehousing**, the substantial negative change of manufacturing employment numbers (even in the growth scenario) that is used as the basis of Model 2 means that there is a substantial negative floorspace requirement for manufacturing and thus overall for industrial and warehousing. However, as seen from the GVA data, the manufacturing sector is forecast to grow and provision of floorspace needs to reflect is current and future role in Tameside. Therefore, it is considered the Model 2 growth trajectories are not a sound basis for forecasting industrial and warehousing floorspace. The Model 1 approach based on land or floorspace gains provides for 177,500-192,000 sqm of floorspace requirement, which appears to be a sounder basis for planning. The net figure of 42,000 highlights the impact of losses if a commensurate scale of losses of industrial and warehousing floorspace would occur in Tameside as has occurred over the last 21 years. However, some of these floorspace losses over the last 21 years have been substantial (up to 80,578 sqm) and it is considered that this scale of loss is an outlier and not likely to represented future changes. **Therefore, the gains approach is the preferred basis for planning.**

8.44 These scenarios are for typical Tameside demand and do not account for one-off requirements that are not in line with past trends.

8.45 Therefore, it is recommended that the following are taken forward as the preferred growth trajectories between 2022 and 2042:

- Office (baseline): Model 2 (employment forecasts) growth sectors – 30,100 sqm
- Office (growth scenario): Model 2 (employment forecasts) growth sectors – 38,300 sqm
- Industrial/warehousing: Model 1 (past trends) gains only – 177,500 sqm.

8.46 Based on typical development densities of 4,000 sqm/ha, this equates to the following employment land requirements:

- Office (baseline): Model 2 growth sectors – 7.5 ha
- Office (growth scenario): Model 2 growth sectors – 9.6 ha
- Industrial/warehousing: Model 1 gains only – 44.4 ha.

8.47 Comparing to the employment land forecasts based on gross land take up (see Table 38), there is a reasonable comparison with these figures, which estimated growth of 10.0 ha for offices and 36.0 ha for industrial and warehousing.

Further Adjustments

8.48 To provide an indication of the final need for employment land, it is appropriate to make some allowance for other market factors and the uncertainty in forecasting over almost two decades.

Home Working

8.49 Home working and hybrid working accelerated in popularity during the pandemic restrictions and has remained in place for many workers post-pandemic. These are generally within sectors that are typically office-based. This has reduced overall demand for office space in many regions, with businesses taking smaller units to account for shared workspaces and lower numbers of employees present in offices.

8.50 There is sufficient market evidence post-pandemic to suggest that home working and hybrid working will remain a permanent fixture for many office-based businesses. Therefore, there is an argument to reduce the overall office floorspace demand to account for this structural change in the workplace. At the time of the 2021 Census, some 24.6 percent of the workforce worked mainly at or from home in Tameside. This was at a time when pandemic restrictions and home working recommendations were still in place. This percentage also accounts for those who are based at home but may work elsewhere, such as tradespeople.

8.51 Therefore, it is considered that for the forecast period, a reduction in office floorspace demand of about 12 percent would be a reasonable level to account for home and hybrid working. This should not be applied to industrial/warehousing floorspace demand.

Buffer

8.52 A buffer in supply should be applied to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the forecast period. This makes some allowance for the exceptional loss of further employment land to non-E(g)/B-Class uses. It also allows for increasing difficulty in monitoring losses moving forward as changes of use, away from E(g), B2, B8 uses, could increasingly occur via the enhanced permitted development rights available under the 2020 Use Classes Order.

8.53 There is no set guidance on how long this buffer should be, however, in over 70 employment land studies completed by BE Group over the last 15 years, a buffer of 25-35 percent (typically about five years' supply) has been adopted and accepted.

8.54 For this study, a 25 percent uplift (equivalent to five years' supply) has been applied over the 20-year forecast period.

Summary – Recommended OAN Requirement

8.55 Therefore, in accounting for the above adjustments, the following forecast trajectories are recommended for Tameside:

- **Office (baseline): Model 2 growth sectors – 33,100 sqm.**
- **Office (accelerated growth): Model 2 growth sectors – 42,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 221,900 sqm.**

8.56 This is for the period 2022-2042. Annual monitoring has recorded completions since 2022. Accounting for these completions, the remaining floorspace requirement would be:

- **Office (baseline): Model 2 growth sectors – 32,100 sqm .**
- **Office (growth scenario): Model 2 growth sectors – 41,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 216,300 sqm.**

8.57 On a land area basis, the 2022-2042 requirement equates to the following:

- Office (baseline): Model 2 growth sectors – 8.3 ha.
- Office (growth scenario): Model 2 growth sectors – 10.5 ha.
- Industrial/warehousing: Model 1 gains only – 55.5 ha.

8.58 Accounting for actual changes since 2022, the remaining land requirement would be:

- Office (baseline): Model 2 growth sectors – 8.0 ha.
- Office (growth scenario): Model 2 growth sectors – 10.3 ha.
- Industrial/warehousing: Model 1 gains only – 54.1 ha.

9.0 CONCLUSIONS

Introduction

9.1 This study has included a wide-ranging look at the factors affecting Tameside's local economy, with reference to those that are likely to affect the future need for land and property within the borough. This section draws together the main issues that will need to be addressed in support of the recommendations set out in Section 10.0. It is divided into four themes:

- Policy and Strategy
- Quantitative Needs (OAN)
- Property Market Demand
- Supply to Meet Needs.

Policy and Strategy

9.2 The study has been undertaken in line with both the National Planning Policy Framework (2021 rather than 2024, reflecting the status of strategic policies in the HSP Local Plan, which originated in the older PfE Plan) and relevant Planning Practice Guidance.

9.3 The 2020 Use Classes Order Amendment combines the B1 Office/Research/Light Industrial Uses along with the A and partly D1/ D2 uses into a single 'E' Use Class. For Tameside, the practical effects of this are likely to include some greater pressure to convert town centre offices to other uses, although the market for many of those alternative uses is suppressed at this time. The Use Class change has no spatial considerations and therefore will apply outside of town centres as well. It thus has the potential to result in the introduction of non-office/non-industrial type activities, including retail, in out of centre business parks, and industrial estates, although this is a trend which has been ongoing for some time and can, in moderation, beneficially diversify local economic activity.

9.4 Large scale conversions of office and industrial uses are unlikely in modern industrial estates/business parks which are well occupied, still meeting business needs and generating a reasonable return for owners. As noted, in Section 7.0, of the 82 Employment Areas reviewed in the Borough, 76 are still considered to be viable with occupancy rates over 90 percent. Stock tends to get used by businesses until it is operational life is fully completed, when it will be redeveloped. Mass conversion of stock, particularly offices is a more significant issue in Manchester and Stockport, where the pressures for housing are higher and there is a greater tradition of living in converted buildings.

9.5 The recently issued UK Modern Industrial Strategy (2025) focuses on eight ‘frontier industries’ or sectors, known as the Industrial Strategy Eight or IS-8. These are:

- Advanced Manufacturing
- Clean Energy
- Creative Industries
- Defence
- Digital and Technologies
- Financial Services
- Life Sciences
- Professional and Business Services.

9.6 The current role of the IS-8 sectors in Tameside is considered in Section 3.0 and below.

9.7 The PfE Joint Development Plan (2024) identifies the need for at least 2.019 million sqm of accessible new office floorspace, across the nine PfE districts, over the period 2022-2039. Of the supply identified to meet that need, only 0.7 percent or 20,680 sqm is within Tameside, mostly comprising brownfield development options.

9.8 The Plan also identified needs of 3.513 million sqm of industrial and warehouse floorspace across the nine PfE districts over 2022-2039. 272,072 sqm of supply is identified in Tameside, 6.7 percent of the total supply for the nine PfE districts. This includes 114,072 of existing brownfield and greenfield supply and 160,000 sqm in a then new allocation at JPA27: Ashton Moss West.

9.9 Moving forward, investment and development will focus on the Eastern Growth Cluster, which falls within Tameside and extends from Ashton Moss and Ashton in the north west, through Hyde to Hattersley in the south east. The first, and not necessarily final, version of the Greater Manchester Integrated Pipeline indicates that the Eastern Growth Cluster will deliver 4,366 homes and 239,495 sqm of employment floorspace over the next decade.

9.10 Within the Eastern Growth Cluster is the Ashton Mayoral Development Zone which focuses on Ashton Moss, St Petersfield, and the town centre as areas of strategic importance and regeneration, aligning public and private sector investment.

9.11 The Consultation Draft of the emerging HSP Local Plan for Tameside sets draft growth targets for the period 1st April 2022 to 31st March 2042 of:

- *"At least 9,700 net additional dwellings*
- *At least 17,055 square meters of gross office floorspace*
- *At least 277,930 square meters of gross new industrial and warehousing floorspace."*

9.12 The need for, and supply of, employment land in Tameside, to inform the final HSP Plan targets has been tested in this Study.

Quantitative Needs (OAN)

9.13 The requirements for office and industrial/warehousing floorspace has been assessed using two models – based on historic floorspace growth and using employment forecasts. The employment forecast model assessed two scenarios – a baseline (on-trend) forecast and a growth forecast, which adjusts the baseline forecast, based on more positive assumptions on growth in key sectors. Specifically, those more positive assumptions around growth are:

- Manufacturing: +15 percent above baseline.
- Transportation and storage: +5 percent.
- Construction: +10 percent.
- Professional, scientific and technical services: +10 percent.
- Financial and insurance services: +5 percent.

9.14 Modelling also included a buffer, which uplifts need to account for uncertainties in planning, to provide choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the forecast period. There is no set guidance on how long this buffer should be, however, in over 70 employment land studies completed by BE Group over the last 15 years, a buffer of 25-35 percent (typically about five years' supply) has been adopted and accepted. For this study, a 25 percent uplift (equivalent to five years' supply) has been applied over the 20-year forecast period. The modelling for offices also accounted for home working and hybrid working being an on-going feature of traditionally office-based sectors.

9.15 The preferred forecasts for floorspace are:

- **Office (baseline): Model 2 growth sectors – 33,100 sqm.**
- **Office (accelerated growth): Model 2 growth sectors – 42,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 221,900 sqm.**

9.16 This is for the period 2022-2042. Annual monitoring has recorded completions since 2022. Accounting for these completions, the remaining floorspace requirement would be:

- **Office (baseline): Model 2 growth sectors – 32,100 sqm.**
- **Office (growth scenario): Model 2 growth sectors – 41,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 216,300 sqm.**

9.17 On a land area basis, the 2022-2042 requirement equates to the following:

- **Office (baseline): Model 2 growth sectors – 8.3 ha.**
- **Office (growth scenario): Model 2 growth sectors – 10.5 ha.**
- **Industrial/warehousing: Model 1 gains only – 55.5 ha.**

9.18 Accounting for actual changes since 2022, the remaining land requirement would be:

- Office (baseline): Model 2 growth sectors – 8.0 ha.
- Office (growth scenario): Model 2 growth sectors – 10.3 ha.
- Industrial/warehousing: Model 1 gains only – 54.1 ha.

Property Market Demand

<u>Property Market Demand One – Sectoral Growth</u>

<u>Strengths in Overall Sectors</u>

9.19 Manufacturing remains a key part of Tameside's economy, particularly in terms of employment with some 10,000 employed in 2023, 14.1 percent of the total. As is noted below, this is proportionally higher than in many other parts of the FEMA. There have been recent losses in jobs and businesses, but there are still 590 manufacturing businesses locally. Moving forward, Oxford Forecasting predicts a loss of 3,660 manufacturing jobs to 2042. This will reduce local manufacturing employment to 7,320 or 8.4 percent of total employment which is closer to Greater Manchester, Regional and English averages. Such predictions of loss are found in forecasts across the country and firstly reflect the assumption that increased automation and efficiency in manufacturing processes will lead to reductions in jobs. They will not necessarily lead to reductions in premises needs however, as automated processes still take up space, as do associated administrative and logistics activities.

9.20 Another key local sector, also requiring E(g)/B-Class stock is construction which, as of 2023, accounted for the largest number of businesses locally (1,065) and above average employment numbers (4,000 or 5.6 percent of employment). This follows a good period of growth both in employment and business numbers, adding 500 jobs and 220 firms. The sector is forecast to gain another 1,576 jobs over 2022-2042 so will become even more prominent and require more accommodation, which comprises storage space and offices.

9.21 Although it appears to have a modest role in Tameside, compared to neighbouring authorities, with 2,000 jobs and 330 companies locally, transport and storage has gained businesses, but not jobs, recently and is projected to lose another 257 jobs to 2042, so is expected to remain a modest sector for Tameside.

9.22 8,850 staff or around 12 percent of the workforce were employed in private office sectors locally in 2023, in 1,960 businesses. Overall, most local office-based employment is in micro firms, who will only require smaller office suites, and the numbers employed in the sectors are modest. Several sectors, most notably property, gained businesses but saw no change or a reduction in employment levels. This suggests that what growth is occurring in office-based companies is from micro firms, or even sole traders, who have limited impact on employment numbers.

9.23 Projected growth in office sectors varies, with a net loss in financial services, a weak sector overall in Tameside, and limited growth in information and communication. However, professional and administrative services are projected to gain 1,991 jobs over 2022-2042 which informs the OAN requirement for office space noted above and shows that Tameside will see additional requirements for offices over the Local Plan period.

Strengths in IS-8 Sectors

9.24 Research suggests that 3,039 businesses employing 10,732, within Tameside, fell into the IS-8 Sectors. Within the Sectors, Advanced Manufacturing appears to be Tameside's main strength. 178 local businesses fell into this sector, including 30 with high growth potential which is above UK Averages (the only Sector where this is true). Those 178 businesses employed 2,340 in 2023. Sectoral employment has declined by 8.2 percent since 2015, although this rate of decrease is in line with the Greater Manchester average and wider change in manufacturing employment.

9.25 Other IS-8 Sectors (apart from Defence which is not found in Tameside) while far from irrelevant locally, seem to offer less growth potential. Creative Industries, Digital and Technologies and Life Sciences all saw losses in local employment, sometimes significant losses, over 2015-2023 against gains across Greater Manchester. The number of local businesses in these sectors identified as having growth potential is also below UK Averages.

9.26 The partial exception is Professional and Business Services, which employed 4,475 in Tameside, as of 2023, particularly in legal and administrative. This is the only IS-8 Sector which recorded growth in employment numbers over 2015-2023, albeit a very small proportionate gain of 75 jobs or 1.7 percent which was a modest proportionate uplift compared to wider Greater Manchester change. The sector comprises 1,749 businesses, 175 with growth potential which is again below UK Averages according to research commissioned by the GM Growth Company.

The Impact of the FEMA

9.27 Although Tameside will have trade and investment relationships both nationally and internationally it is possible to identify a more tightly defined Functional Economic Market Area (FEMA) where linkages in terms of commuting, services, and other economic interrelationships are particularly strong. Reviewing these features the FEMA of Tameside includes Manchester, Salford and the Greater Manchester boroughs of Oldham, Rochdale, Stockport and Trafford, as well as neighbouring High Peak in Derbyshire. The other areas of Greater Manchester, Derbyshire and the North West have more limited relationships with Tameside.

9.28 Table 39 provides a breakdown of the main overlapping market features between Tameside and the respective FEMA local authority areas. Some key points raised, are:

- Offices – Although some office-based businesses are looking for more affordable premises, outside of Manchester City Centre, the office economy of central Manchester (extending into Salford) remains strong and will continue to grow for the foreseeable future. To fully capture any outflow from Manchester requires the provision of high grade stock, comparable to Stockport Exchange which will not be viable in Tameside without public support.

- Transport and storage – Despite its position on the Motorways, transport and storage has a smaller role in the economy of Tameside than anywhere else in the FEMA, which reflects the notable absence of an offer of larger logistics premises locally.
- Manufacturing – Manufacturing has a larger proportionate role in Tameside than in any other local authority area in the FEMA, apart from High Peak, with a focus on traditional manufacturing industries. Tameside will compete for requirements in such industrial sectors with Oldham and Rochdale (and to a lesser degree High Peak) which have similar economies, but a stronger offer of high grade stock may allow Tameside to differentiate itself and compete for advanced manufacturing requirements.

Table 39 – Tameside FEMA Summary

Local Authority Area	Sectoral Overlaps	Other Comments
Manchester	Unsurprisingly, Manchester's economy is focused towards office sectors, while manufacturing has a negligible local role. Overall, 39.9 percent of the city's employment was in private office sectors, against 12.4 percent in Tameside, with strengths in legal and accounting services, computer programming and in the activities of HQ offices. Manchester has a further strength in transport and storage. This will reflect the logistics role of Manchester Airport and the associated Airport City, a feature with no equivalent in Tameside.	Although some businesses may be pushed away from Manchester because of rising costs, overall, the office economy in the city remains strong with reasonable prospects for growth. Development costs are high but, so far, rental costs are keeping pace and Central Manchester remains the only place in the sub-region where large-scale, new build offices are being actively delivered by the private sector. The latest analysis of employment land indicates that the city has an office supply of 2.17 million sqm thus it seems likely that the overwhelming majority of new office development will continue to be focused on Manchester. Manchester is also likely to be the focus of future development in Life Sciences at North Manchester General Hospital, University Hospital South Manchester and Medipark.
Oldham	The economies of Tameside and Oldham are similar, with a focus on manufacturing particularly the production of food, rubber and plastics and fabricated metal products. Oldham also has some strengths in Advanced Manufacturing. Thus, overlap and competition for both traditional and advanced manufacturing requirements is likely between Oldham and Tameside. Transport and storage has a proportionately stronger role in Oldham, reflecting the fact that Oldham Borough has a larger stock of strategic scale B2/B8 premises around Junctions 21-22 M60.	Future growth in Oldham will focus on the local scale recycling of land in Employment Areas. The most significant PfE allocation is Stakehill which overlaps with Rochdale. Development here is expected to be a longer-term prospect and focus on Rochdale first.
Rochdale	Again, Rochdale's economy is focused on manufacturing, albeit to a lesser degree than Tameside, making some competition for requirements likely. Rochdale also has notable proportional strengths in transport and storage and associated wholesale. This reflects the presence of the 170 ha Kingsway Business Park, Junction 21, M62 in Rochdale, one of the largest logistics parks in Greater Manchester, with no equivalent in Tameside.	By far the most significant strategic site is Heywood / Pilsworth (Northern Gateway) which is allocated for around 1.2 million sqm of industrial and warehousing space. The site is actively being promoted, with infrastructure in place and is likely to be a significant focus for larger B2/B8 development in Greater Manchester over the long term. This is alongside the remaining infill plots at Kingsway.

Local Authority Area	Sectoral Overlaps	Other Comments
Salford	Despite the presence of large industrial estates, as well as Port Salford, Salford's main strengths are in office sectors reflecting the presence of Media City/Salford Quays and urban Salford City.	The bulk of Salford's existing office stock, and opportunities for growth, is located in the east of the district, in City Centre fringe locations and in Salford Quays, including Media City. There is a price point differential between City Centre, city fringe areas and Salford Quays. Given this price differential it is likely that any new office development will be focused on the city fringe, i.e. forming part of the economy of Manchester. Delivery at Port Salford will create a strategic logistics scheme with capacity to serve the whole of Greater Manchester. However, it will also be a highly specialised tri-modal scheme attracting very different warehouse operators to any potential B8 development in Tameside.
Stockport	Stockport has clear proportionate strengths in all the private office sectors apart from property.	In terms of offices, Stockport Council agree that businesses are looking outside of Manchester City Centre for more affordable high grade options. High grade office schemes in Stockport have done well but to fully capitalise on this trend moving forward, will require the expansion of Stockport Exchange to provide Grade A stock. Private and public investment will need to be secured if this is ever to happen. At Bredbury Park, an industrial scheme on the boundary with Tameside the Bredbury Gateway expansion site is now subject to application for 50,000 sqm of floorspace, in units of 100-6,000 sqm. Units of this size will compete with their equivalents in Tameside, if delivered.
Trafford	Despite the presence of Trafford Park, employment in manufacturing, in Trafford is proportionally around a third of that in Tameside. However, Trafford has significant strengths in the main office sectors, most dramatically professional services which accounted for around a quarter of local employment in 2023.	In terms of strategic sites, most significant will be Timperley Wedge, which is allocated for 60,000 sqm of office employment on a site next to the Medi Park, Manchester. This large office site is being progressed by Royal London. Links between Trafford and Tameside will inevitably be focused at Trafford Park, which is home to some 1,300 businesses.

Local Authority Area	Sectoral Overlaps	Other Comments
High Peak	High Peak is the only local authority area in the FEMA where manufacturing represents a higher proportion of local employment than in Tameside, 19.4 percent in 2023 against 14.1 percent. Local manufacturing, in High Peak, is focused on the production of basic goods, notably mineral products, so is unlikely to be competing for advanced manufacturing requirements. Transport and storage also has a stronger role in High Peak, but this will be focused on smaller 'final mile' logistics.	Employment allocations are small-scale extensions to existing industrial estates and mixed-use/housing sites unlikely to have significant cross boundary impacts.

Source: BE Group, 2025

Property Market Demand Two – Qualitative Market Assessment

Office Market

9.29 Four years on from the Covid-19 Pandemic there is a desire from businesses to bring workers back into the office as much as possible and office spaces that are attractive to workers and well-connected are more likely to achieve this objective.

9.30 The market is seeing growth in demand for smaller floorspaces, with high to very high amenities and fit out, that are well serviced by transport and surrounding facilities. City centre and city fringe locations are well-positioned to take advantage of this trend, and are performing well, whereas traditional business park nodes are less so.

9.31 As of 2025, there are 970 office properties in Tameside, which are 96.6-97.6 percent occupied, but these are mostly dispersed across the industrial estates with little business park or high value stock more generally which might compete in sub-regional markets.

9.32 Accordingly, the office market in Tameside is exclusively local and for suites of 30-50 sqm, including serviced options, with past transactions rarely exceeding 100 sqm. Best rents are most consistently achieved around Denton and Progress Way at £9-£15/sqft (£97-£161/sqm). This is below the level which would allow the viable development of new stock.

9.33 There is no reported demand for larger units, but as the stock is not available locally, which might attract investors into the borough, Tameside will not be an area of search for Greater Manchester companies looking for more affordable options.

Market Demand: Good quality, smaller suites, mostly of less than 50 sqm, with good Motorway access.

Industrial/Warehouse Market

9.34 Tameside has an active local industrial and warehouse market with 420 transactions recorded over the last decade. Most deals were for properties of less than 5,000 sqm and particularly of 201-500 sqm. This is not unexpected as Tameside has few properties larger than 5,000 sqm which might compete in the sub-regional market for strategic requirements.

9.35 Tameside has 2,910 industrial and warehouse properties overall. Against marketed stock the industrial/warehouse premises of Tameside is 97.8 percent occupied by units and 90.9 percent occupied by floorspace. This suggests there is some shortfall in supply, by premises numbers at least. Against the rate of letting of premises, the marketed properties, as of July 2025 equate to 2.3 years' supply by premises numbers although closer to 7 years supply by floorspace as many units on the market are large.

9.36 Agents report that, while market growth in the east of Greater Manchester has lagged behind the west, Tameside still has a strong market for its second hand sock and has seen strong rental growth in the 2020s with the best multi-let schemes achieving £15-16/sqft (£161-173/sqm), although £8.50-10.00/sqft (£91-108/sqm) is more normal amongst the deals recorded.

9.37 Tameside still lacks new build options which might draw in investment, including both larger properties and modern units suitable for a more specialist fit out for high value sectors. Most existing stock comprises standard industrial/warehouse units, with most recent developments completed/in the pipeline being for light industrial properties with a regular fit out. However, stakeholders questioned if the rental levels which can be achieved locally are sufficient to encourage larger scale, or specialist, industrial developments.

Market Demand: Good quality, modern units of up to 5,000 sqm to meet local needs. Larger units and stock with the capacity for a more specialist fit out, to meet individual business needs, would be needed to attract further inward investment.

<u>Property Market Demand Three – Business and Stakeholder Engagement</u>

9.38 An online survey of the local businesses was completed which secured 18 responses. The respondents were micro-small firms employing less than 50, some of which had been trading in Tameside for up to a century. This shows the strength and stability of the local business base but conversely a lack of businesses that are being attracted to start up/move to the area. The responding businesses mostly occupy industrial and office premises of less than 1,000 sqm.

9.39 The stated advantages of operating in Tameside related to the practicality and convenience of the day-to-day operation of the specific company rather than the wider economic benefits of Tameside. The most cited disadvantage was the poor reputation/image of Tameside, i.e., a matter of branding rather than any physical deficiency, alongside road congestion and car parking.

9.40 Businesses showed modest confidence in the future, expecting mostly modest growth in sales and staffing, over the next year, but accompanied by uplifts in operating costs, with more limited change in capital investment and premises.

9.41 Five of the 18 businesses wished to move within the next 5 years, mostly for reasons specific to the company. The property requirements were diverse but broadly reflected the overall property market, with a need for industrial/warehouse of units of less than 5,000 sqm, and offices of less than 200 sqm, plus occasional larger units/sites.

9.42 The comments of public agencies reflect wider views, namely that:

- The local market is strongly industrial in character, but much of Tameside's stock is older and does not provide options for higher value and specialist operators.
- Ashton and Denton have the strongest markets, for all types of premises, due to their M60 access and links into Manchester and Stockport.
- Alongside rising costs more generally Manchester and Salford are losing a lot of employment space to residential re-use and redevelopment, which is displacing a lot of businesses, providing opportunities for other locations.
- Options for office sector growth have been hampered by the loss of serviced space, with future growth options focused on St Petersfield and potentially some town centre space in Ashton.

Supply to Meet Needs

Employment Land Supply

9.43 The Council's 2025 Employment Land Monitoring identified 69 employment sites totalling 88.87 ha, including PfE allocations, unimplemented consents and vacant plots within Employment Areas. Excluding sites of less than 0.25 ha in size or offering less than 500 sqm of floorspace, completed schemes, developments for the exclusive use of a specific business or land otherwise not available gives two realistic supply scenarios:

- **Scenario 1: 66.04 ha or 351,368 sqm (33 sites)** – (5,478 sqm for office uses, 345,890 sqm for industrial/warehouse uses)
- **Scenario 2: 46.07 ha or 231,409 sqm (32 sites)** – (5,478 sqm for office uses, 225,931 sqm for industrial/warehouse uses)

9.44 The variation in the scenarios reflects uncertainty over what scale of premises can be delivered on the UDP/PfE Sites Ashton Moss East and West. Delivery here is dependent on overcoming issues including multiple ownership in the east and the need to remodel 1 million cubic metres of placed material from the development of the M60 in the west. On Ashton Moss East, Natural England has recently provided an opinion that the peat which covers the site is capable of restoration.

9.45 Scenario 1: Assumes both sites are fully developable for B2 premises (possibly also B8 in the East) of 1.5 stories (i.e. includes a mezzanine), bar some environmental mitigation. This gives a net developable area of 39.15 ha, equivalent to 235,015 sqm, as per the Development Framework. Scenario 2: Assumes that, at Ashton Moss West, the displaced material needs to be mounded in the centre of the site, leaving reduced development plots at either side of this. Also, that due to the peat issue, and/or other constraints, no E(g)/B- Class premises can be delivered on Ashton Moss East. This gives a net developable area of 19.18 ha, equivalent to 115,056 sqm (assuming 1.5 storey buildings), as per the Development Framework.

9.46 If a high proportion of Ashton Moss, east and west, could not be developed for E(g)/B-Class uses this would leave Tameside with no large sites to compete in Greater Manchester for inward investment or the larger requirements of high value sectors. Aside from Aston Moss there are only five realistically available employment sites larger than 1.50 ha each, many of which are constrained and none of which have the same direct links to the Motorway Corridors, which might make them particularly attractive to occupiers in high value sectors:

- Site HY502: The Thorns, Off Hattersley Road West, Hattersley (3.62 ha or 14,480 sqm) – Backland, likely to be a low priority for developers.
- Site AS705: Former Pilgrim Foods South, Bow Street, Ashton-under-Lyne (2.66 ha or 10,640 sqm) – Delivery will require the demolition of the existing abattoir and site clean up.
- Site ST560: Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge (3.80 ha or 15,200 sqm) – The land is available but constrained, requiring extensive mitigation.
- Site AU500: Shepley Industrial Estate Extension, Shepley Road, Audenshaw (2.12 ha or 5,816 sqm) – The site has a consent to meet the needs of an existing local business, plus providing some light industrial space, which appears to be progressing.
- Site DE584: Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton (1.83 ha or 1,273 sqm) – Has consent for a larger warehouse which appears to be progressing, thus represents the main short term opportunity, in a site larger than 1.50 ha, for the development of a property which might meet wider needs.

9.47 Other sites are infill plots within the existing Employment Areas, which can meet a lot of local needs for industrial and warehouse properties of sub-1,000 sqm and indeed are subject to a range of proposals for mostly light industrial stock, but are not of the size or location to meet larger requirements. Also, as infill plots within existing, average quality industrial estates, they are unlikely to be particularly attractive to businesses in high value sectors looking for a prestige location, linked to other similar occupiers, etc.

9.48 With one possible exception, there are no plans for offices outside of St Petersfield where up to 4,757 sqm is proposed, in two plots, as part of a wider regeneration programme. Office uses are also put forward as a reserve option on four other plots at St Petersfield. If all these plots were developed, in full, for offices, based on available gross figures, this could provide up to 23,237 sqm (netting down to around 18,000 sqm).

9.49 However, achieving this larger office supply would be very difficult given the comments of development partner ASK and the latest (2023) masterplan. More generally, viably delivering private sector offices outside of Manchester City Centre can be challenging given the rents which can realistically be sought. Thus, it seems likely that no more than 4,757 sqm on two plots can be achieved at St Petersfield. Delivering a quantum of offices above this level is encouraged but will require considerable public funding and cross funding to address viability gaps.

9.50 87.2 percent of the supply is within the urban west of the borough, i.e. Ashton, Denton, Hyde, Dukinfield and Audenshaw. This is where the bulk of Tameside's population is found, as well as the main transport links, but does mean that options in the eastern settlements are more limited. Stalybridge only has three sites, totalling 4.77 ha or 18,895 sqm, despite its large industrial estates while Mossley only has two small options of 1.01 ha or 4,040 sqm although there are other regeneration opportunities here. Only Hattersley, with four sites totalling 5.60 ha or 22,115 sqm, can be said to have a reasonable supply relative to its size.

Existing Employment Areas

9.51 82 Employment Areas have been assessed and graded A-E, as defined in Table 40. Collectively they provide some 392.13 ha of primarily developed employment land.

Table 40 – Grades A to E Definitions

Grade	Definition	Action
A	High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place. These are prime sites for marketing to a cross section of users including new inward investors. They can also meet the needs of image-conscious, aspirational companies already in the local authority area	Protect strongly in the Local Plan Support and expand
B	Good employment sites due to their scale, location and setting. Capable of competing for investment in the sub-regional market place. These are prime sites for marketing to a cross section of users, E(g), B2 and B8, including some new inward investors.	Protect strongly in the Local Plan Support and expand

Grade	Definition	Action
C	Key employment sites with an influence over the whole local authority area but primarily geared towards local businesses and E(g)(iii) light industrial, B2 and B8 uses.	Protect in the Local Plan Support
D	Lower quality locations in residential or rural areas suffering from poor accessibility and massing.	Continue to protect/review through the Local Plan
E	Very poor quality areas. Widespread vacancy and dereliction in poor environments. Or areas which have been, or are in the process of being, lost to other uses.	Promote alternative uses if possible

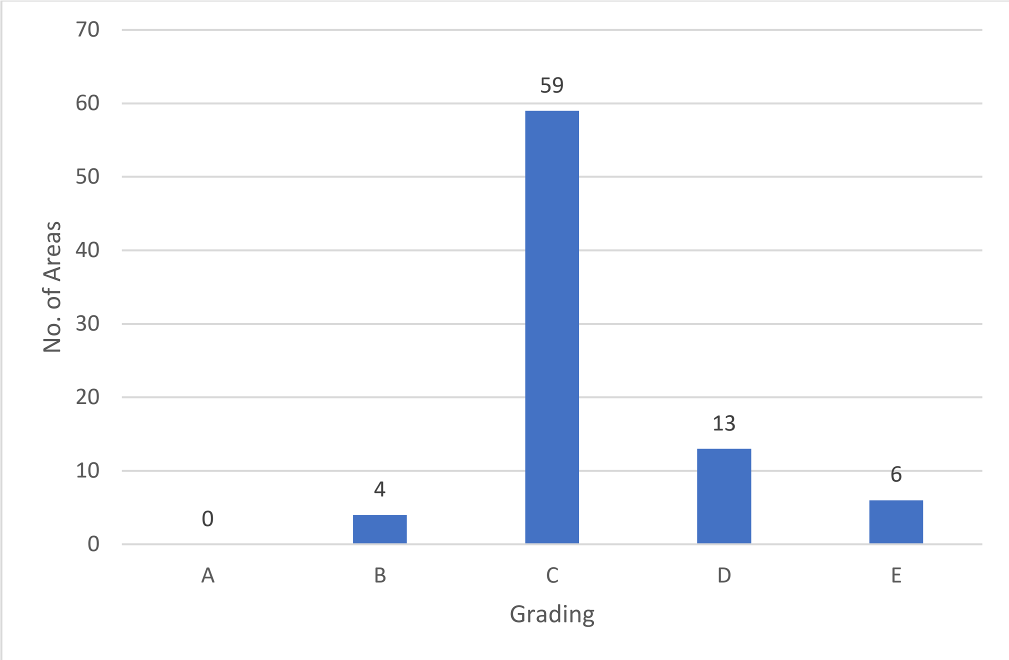
Source: BE Group 2025

9.52 Figure 40 summarises the Existing Employment Areas by each of the above grades.

9.53 The Six Areas graded E contain no, or very few, E(g)/B-Class premises, and should not be protected for E(g)/B-Class uses in the next Local Plan. These are:

- No.24: Area including Car Park, Sub-Station and 7 and 5 Waggon Road, Mossley – 0.33 ha. Comprises infrastructure rather than employment premises.
- No.32: Carrfield Mills (Christy Towels) and industrial premises to South East – 7.73 ha. Most of are redeveloped for housing, only low grade stock remains.
- No. 48: Ind Area north of Canal, Ashton Hill Lane, Audenshaw – N/A. Fully redeveloped for housing.
- No. 53: Brookside Sidings – 7.86 ha. Operational railway infrastructure
- No.69: Cheshire St, Mossley (Plevins) – 4.09 ha. Redevelopment for housing appears likely here.
- No.79: Queen Street, Mossley – 2.48 ha. Mostly vacant apart from a single office. This represents the main regeneration opportunity of Tameside.

Figure 40 – Employment Areas by Grade



Source: BE Group, 2025

9.54 The remaining 76 Areas contain 1,373 properties. Most are smaller industrial estates of less than 20 units each. Aside from No.79: Queen Street, Mossley none showed evidence of extensive dereliction across multiple properties and where stock has degraded to the point where it can no longer even provide budget quality accommodation it seems to have been quickly redeveloped. Certainly, 70 of the 76 higher graded areas were over 90 percent occupied, suggesting that mass vacancy is not an issue, but conversely providing little available premises for businesses.

9.55 72 out of 82 Areas (87.8 percent) were Graded C or D. This means they are active and successful employment locations, which should continue to be identified and protected for E(g)/B-Class uses in the Local Plan. It also means that while they may accommodate some large employers, the bulk of the stock, in terms of unit sizes, quality and location, primarily meets the needs of local firms. Their economic influence is generally limited to within the boundaries of Tameside, and they are unlikely to attract the interest of inward investors unless that investor has a pre-existing need to locate to the Borough.

9.56 Only four Areas were graded B, meaning that they would compete well across the sub-regional market place of Greater Manchester for investment. These were the larger industrial estates south of the M60/M67 interchange at Denton, including Nos. 9-10: Windmill Lane Industrial Area and No.41: Alphagate Drive which is a key source of self-contained office stock at the M60/M67 Interchange.

9.57 No Area was graded A, meaning that its offer was of a strategic scale and could compete equivalent schemes across the North West. Thus, as has been noted throughout this Study there appears to be a supply gap for high grade and larger stock capable of attracting inward investment.

9.58 Geographically, most existing stock is located in Dukinfield, Hyde and Stalybridge, and links well to main A-Roads and the M60/M67. There is only limited stock in Droylsden and northern parts of Ashton, but these settlements have good road access to supply elsewhere and stakeholders do not highlight the lack of immediately accessible premises here as a particular concern. Further east, Hattersley, Mottram and Mossley have levels of supply comparable to the scale of the settlements. In Mossley, however, a lot of the stock is older and of budget quality, including vacant and partially derelict units at No.79: Queen Street, Mossley. Mossley would benefit from some more modern options to meet local needs.

9.59 Within the defined town centres of Tameside, there are 220 office units. These comprise unserviced properties, above shops or in converted residential units, with an average size of 193 sqm each. Good quality serviced accommodation, which might specifically support business incubation and growth, and attract smaller firms from outside the borough, is only found in Ashton Town Centre (including St Petersfield) and only in two schemes.

Supply and Demand Considerations

9.60 The assessed demand for office and industrial floorspace has been undertaken using market indicators, past completion and demographic trends and adjustments to provide flexibility. The identified an outstanding requirement, less post 2022 take up, to 2042, is for 32,100-41,100 sqm of offices and 216,300 sqm of industrial or up to 257,400 sqm when combined.

9.61 Meeting this requirement, from the existing supply, would be dependent on a reasonable delivery at Ashton Moss falling between Supply Scenarios 1 and 2.

9.62 If development at Ashton Moss is more limited (i.e. Scenario 2), the supply drops to 229,569 sqm overall. This would still meet industrial and warehouse needs, albeit offering limited choice to businesses in terms of larger sites but would give an overall shortfall of 27,831 sqm. Clearly under that circumstance alternative provision will need to be considered.

9.63 Regardless of the ultimate position at Ashton Moss, some supply shortfall against the office provision appears likely. Aside from Ashton Moss, most of the other realistically available sites comprise industrial infill sites which would be poorly suited in terms of location, size and owner aspirations for office uses. Only at St Petersfield is large scale office provision with up to 4,757 sqm proposed, again likely subject to public support.

10.0 RECOMMENDATIONS

Introduction

10.1 This section sets out the consultants' recommendations arising from the Tameside Employment Land Study in terms of local needs for, and supply of, employment land and premises. The recommendations in this report have had full regard to the requirements of the NPPF and PPGs to encourage and deliver growth through the planning system.

Employment Land Needs

<u>Recommendation One – Defining the Objectively Assessed Need</u>

10.2 OAN has been calculated based on two models – based on historic floorspace growth and using employment forecasts. The employment forecast model assessed two scenarios – a baseline and an accelerated growth scenario in line with the GMFM. Both models also include a buffer to account for uncertainties to provide choice whilst the modelling for offices also accounted for home working and hybrid working.

10.3 A full description and justification of the modelling process is provided in Section 8.0 and **the recommended forecasts for floorspace, over 2022-2042 are:**

- **Office (baseline): Model 2 growth sectors – 8.3 ha or 33,100 sqm.**
- **Office (accelerated growth): Model 2 growth sectors – 10.5 ha or 42,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 55.5 ha or 221,900 sqm.**

10.4 **As 2022 is now in the past, if we deduct completions which have occurred since then, the recommended requirement would be:**

- **Office (baseline): Model 2 growth sectors – 8.0 ha or 32,100 sqm.**
- **Office (growth scenario): Model 2 growth sectors – 10.3 ha or 41,100 sqm.**
- **Industrial/warehousing: Model 1 gains only – 46.1 ha or 216,300 sqm.**

10.5 **In terms of which of the two office models to adopt, an aspirational Local Plan consistent with the PfE policy on approach of boosting northern competitiveness would wish to seek the higher level of provision, i.e. 41,100 sqm.**

Meeting Needs

Recommendation Two – Defining and Protecting the Current Realistic Land Supply

10.6 For this study, the current realistically available employment land supply in Tameside is:

- Scenario 1: 66.04 ha or 351,368 sqm (33 sites) – (5,478 sqm for office uses, 345,890 sqm for industrial/warehouse uses)
- Scenario 2: 46.07 ha or 231,409 sqm (32 sites) – (5,478 sqm for office uses, 225,931 sqm for industrial/warehouse uses)

10.7 Sites outside of this realistic employment land supply, were judged not to be readily available to meet employment land needs.

10.8 In the worst case, only 46.07 ha or 231,409 sqm is available comprising 32 sites. Away from Ashton Moss, this mostly comprises infill sites smaller than 1.0 ha in size. Such sites will meet a lot of local requirements for average quality industrial and warehouse units, mostly for properties of less than 1,000 sqm each. In addition to being insufficient to meet the identified needs, this supply would provide few opportunities to accommodate larger businesses, provide more specialised stock or particularly meet office requirements.

10.9 Provision above Scenario 2 will be dependent on the level of provision at Ashton Moss, around which there are delivery challenges at the time of writing. Accordingly, **it is recommended that, as a priority, the Council continue to work with partners, including the landowners and statutory bodies, to agree a position at Ashton Moss East, to qualify the amount of E(g)/B-Class floorspace to be provided and an achievable plan for delivery. Agreements will need to cover what parties are responsible for addressing site constraints, when in the development process, and with what financial contributions.**

10.10 The defined and agreed employment supply should be protected from loss to alternative, non-E(g)/B2/B8, uses, in the new Local Plan and elsewhere, subject to permitted development rights.

Recommendation Three – Meeting Overall Industrial/Warehouse Needs

10.11 In numerical terms, Tameside has sufficient land to meet the identified industrial/warehouse needs of 216,300 -221,900 sqm, even under Scenario 2. But this allows for very limited under delivery of the projected supply, places significant dependence on Ashton Moss East and West, and offers little choice for larger and growing businesses, inward investors and particularly the logistics sector, given that most other sites in the realistic supply are infill plots less than 1.0 ha in size. **Accordingly, it is recommended that Tameside Council consider additional large sites to supplement Ashton Moss, which could meet any shortfall and broaden the land and property offer to businesses (reflecting the high local occupancy rates and lack of choice), in similarly prominent locations in the west of Tameside which are quickly accessible to the M60 and/or M67 and with lower levels of constraints than Ashton Moss.**

10.12 In addition, further large sites would be consistent with PfE policy to boost northern competitiveness, help to reduce out commuting from the borough by providing local employment options and address historic declines the range and density of local employment.

Recommendation Four – Meeting Office Needs

10.13 As noted in Recommendation One, up to 41,100 sqm of E(g)(i) offices is needed to 2042. Within the existing supply, only at St Petersfield is large scale office provision likely (with a single building possible on another site). This could extend up to 23,237 sqm, but a figure of 4,757 sqm is considered more realistic presently (5,478 sqm of office supply overall). **A first recommendation is therefore that the Council, and other public partners, should explore options for supporting the provision of offices at St Petersfield, above the**

minimum. Recommendation Six and Table 41, look in more detail at the levels of intervention public bodies could employ to support growth at St Petersfield and elsewhere. A small amount of office provision may be possible in other regeneration schemes in Ashton and, again, this should be encouraged and supported.

10.14 **Accordingly, it is recommended that the Council consider alternative locations for office provision, which is likely to be the most significant shortfall against needs.** In this regard the following will need to be considered:

- High grade office stock, comparable to those at Stockport Exchange, would be useful in attracting firms from Manchester but would not be viable to deliver in Tameside (as they are currently not in Stockport) without considerable financial support.
- Given the success of Ashton Old Baths there is market demand for comparable serviced stock which could be provided within town centre regeneration schemes.
- It should also be noted that modern industrial and warehouse units frequently include an office component as businesses seek to combine their production, distribution and administration arms on one site for greater efficiency. For example, the 2023 research paper 'Critical Infrastructure: Driving Employment Growth within the UK's Logistics Sector' by Prologis indicates that an average 46,450 sqm B8 unit will employ 67 office staff and 45 managerial staff. This represented just under a quarter of the 480 total staff employed in that example facility. Thus, even industrial/warehouse led schemes may be able to contribute to meeting office needs.

<u>Recommendation Five – Local Supply Gaps</u>

10.15 Across the borough, 87.2 percent of the current supply is within the urban west, while supply in eastern settlements is more limited. This is not unexpected but does mean that there are notable supply gaps. Stalybridge only has three sites, totalling 4.77 ha or 18, 895 sqm, despite its large industrial estates, while Mossley only has two small options of

1.01 ha or 4,040 sqm. Accordingly, **it is recommended that the Council should seek to identify some smaller growth options to meet local needs in these settlements, which can also contribute to meeting the wider requirements noted above.** In Mossley, the largely vacant Employment Area No.79: Queen Street provides a regeneration opportunity extending to some 2.48 ha, although it is proposed for a residential-led mixed use development likely with only small amount of retail/commercial floorspace. There is no obvious equivalent in Stalybridge, but it seems likely that older brownfield sock will become vacant here over the lifetime of the Local Plan.

Recommendation Six – Attracting High Value Occupiers

10.16 Of the IS-8 Sectors, Tameside seems best placed to secure growth in Advanced Manufacturing given its existing strengths in this sector and in manufacturing more generally. This may extend to related office based administration and consultancy, subject to the difficulties in delivering office space noted elsewhere. **Accordingly, it is recommended that the Council seek to encourage the development of high grade industrial stock, plus some associated offices, which might support the growth of Advanced Manufacturing locally, particularly in accessible locations close to the Motorways and existing clusters of high value occupiers.**

10.17 Most Advanced Manufacturing companies want industrial units built to a standard specification, with open flexible space which they can fit out internally to their own specifications. Only food producers require properties with specifications which may deviate significantly from the norm. The standard requirement is thus for modern, flexible space, in the size ranges which are popular for other businesses (i.e. mostly up to 5,000 sqm), with high ceilings and ideally a mezzanine as well as good amounts of external storage and parking. Advanced manufacturing businesses may also have above average power requirements and need to be confident local power grids can support them. This has not been highlighted as a particular concern in Tameside, however.

10.18 How the Council could support growth will depend on wider policy and the funding available. Table 41 shows the range of options public actors could use to support development.

Table 41 – Potential Delivery Mechanisms

Mechanism	Description
Private Sector Led/Private Sector Funded	This will happen where development is financially viable, there are willing developers, market confidence in occupier demand and potential for rental growth. Public sector input may be more focused on nurturing market confidence through positive engagement by planning and economic development officers, to ensure a smooth delivery of the relevant workspace.
Mixed Use Development to cross-fund Employment Land	Responds to potential viability gap, but no direct public sector intervention. Council officers and the developer negotiate a suitable development mix which includes a strong element of higher value uses to offset the gap. This does not automatically mean housing but could include retail or leisure uses, appropriate to the location, which can also improve values. Pubs/restaurants, gyms or hotels are examples of uses that both generate reasonable returns for developers and can improve the offer and attractiveness of a potential workspace scheme. The Council would need to ensure that the employment elements (the less financially attractive elements) are delivered rather than just the high value options. This can be achieved through planning conditions outlined upon, such as having an agreed number of dwellings constructed that would trigger the development of the employment uses.
Low Level Public Support Practical Advice	Public sector support does not always mean large scale investment. Sometimes a landowner may simply be unaware of the full potential of their site, level of market demand or how site constraints can be overcome. An increasingly common approach is for local authorities to assume some of the initial research costs, producing for example a planning brief or masterplan to show the owner/developer what is possible and prompt development. Support on site and area marketing may also be welcome.
Medium Level Public Support De-Risking Development	The public sector could go further to "de-risk" commercial development through, for example, direct delivery of infrastructure and/or site improvement work. This could include environmental mitigation, enhanced drainage and/or on and off-site highway improvements which could otherwise impinge on the development viability. A private developer could then proceed with the main development after site constraints have been addressed.
Planning support	As mentioned, one way the Council could demonstrate the deliverability of a scheme is by securing Outline planning consent, or indeed Full planning consent.
Public Sector Land Acquisition	In this approach the public sector takes the lead in acquiring employment land, taking a more proactive approach to development delivery either as a direct provider or in partnership with others. Once the land is acquired, the public sector has direct control over the roll out of the land and choose to develop themselves, enter into a partnership arrangement or sell on the site with conditions that it is developed.
Joint Venture Agreement	A defined agreement between public sector agencies and private developer partners. This is most used where land is, at least in part, owned by the public sector. The public sector can then support development by inputting the land at low or nil value or by seeking out infrastructure funding. Such a Joint Venture partnership can take several forms:

Mechanism	Description
	• Contractual Partnership – Normally a short-term arrangement where the parties enter a contractual arrangement where one party, usually the developer, will deliver. It would relate to the most straightforward developments. • Joint Venture through the formation of a limited company formed through share issue - a common arrangement where each party will put in an element of cost and risk, and the return reflects the share. The council may put in land and/or capital, the developer will often meet development costs. The arrangement may see proceeds distributed in different ways. This could be a revenue share, or a share on sale of the investment. The party taking the greater level of risk will normally have first call on the profit. • Company limited by guarantee – Tends to be more for non-profit making arrangements and can introduce several partners to the company. This arrangement is more likely to be suitable for marketing and promotion of regeneration schemes rather than a Joint Venture to deliver development. It is unlikely to be used for small scale workspace developments.
Public Sector Support – Loans and Gap Funding	With the ending of European funding, options for public sector support of capital development projects are more infrequent, however, there remain ongoing funding opportunities.
Public Sector Support – Rental Guarantee	Another direct support approach could be through rental guarantees (either in terms of minimum rental thresholds) or where a public body (Local Authority or Government agency) enter a long-term “head-lease” arrangement with the developer to help secure funding and the public body then “sub-lets” to future business occupiers. This is increasingly a means of delivering employment premises in areas of established need, but where construction costs detract developer investment.
Long lease interest and Annuity Rent	This is also increasingly used to support investments by pension funds and other major financial institutions into developments. The institution will fund the development in exchange for a lease of circa 35 years and an annuity rent paid by a secure covenant such as the council acting as developer. This would be a low but secured rent over the period with agreed uplifts. The developer can then sub-let at market value to obtain a profitable rent. At the end of the 35 years the property will revert to the developer for £1 and the developer retains the long-term asset value.
Public Sector direct development	When soft intervention schemes as set out above still fail to encourage private sector development the remaining option is for the public sector to take full responsibility for speculative property development. This means the public body takes full financial and market risk prior to securing a commercial tenant or freehold sale of the completed property. The public sector can secure funding at significantly competitive rates through the Public Works Loan Board (PWLB) and defer repayments over the lifetime of the completed asset (40-50 years potentially).

Source: BE Group, 2025

10.19 It should be highlighted that many of these interventions do not require major capital outlays. Support in marketing, support through the planning process, providing publicly owned land and bringing together occupiers and developers can do a lot to encourage growth. In the Business Survey, respondents highlighted Tameside’s poor image as a disadvantage, and their thus improved branding may go a long way to encourage investment.

Protecting Employment Sites and Premises

Recommendation Seven – Existing Employment Areas to be Retained

10.20 82 Employment Areas have been assessed and graded. Six areas, Graded E, were identified as not being primarily occupied by E(g)/B-Class uses and are not recommended for protection for such uses in the emerging Local Plan.

10.21 Of the 76 remaining Employment Areas, all are well occupied, of at least moderate physical quality and able to continue meeting business needs over the long term. **It is recommended that these 76 locations continue to receive protection under the new Local Plan. Local Plan policies will need to reflect the new 'E' Use Class and the changes now permissible within it, i.e. accept that it is not possible to prohibit changes within the E Use Class.** However, changes of use within the E Use Classes will not necessarily prevent such existing Employment Areas from continuing to meet local business needs. Trade, relevant retail, and service uses can have a strong role in occupying older industrial/mill premises which are no longer attractive to higher value manufacturing or logistics businesses. Modern industrial estates increasingly accommodate uses such as gyms, nurseries, places of worship and arts facilities, which provide services both to local workers and adjoining communities. The high occupancy rates and good demand for premises also make larger scale losses of E(g) class premises less likely, at least in these prime Employment Areas.

10.22 Additionally, it is still possible to protect against the loss of larger B2/B8 premises, which are a key part of the local economies and to regulate physical redevelopment proposals. Figure 41 provides an example of a policy to protect select Employment Areas (and associated development land), within the context of enhanced Permitted Development Rights, in the emerging Amber Valley Local Plan. This Policy was accepted, by the Inspector at Examination in Public in December 2024/January 2025.

10.23 It should be noted that to limit changes of use within Permitted Development Rights (i.e. changes that do not require planning consent to implement) the relevant areas would need to be protected via Article 4 Directives. In practice such Directives would be difficult to define and implement in the complex and often overlapping Employment Areas of Tameside which is why they are not recommended here.

Figure 41 – Amber Valley Example Development Policy – Amber Valley Borough Local Plan 2022-2040. Pre-Submission Local Plan, Subject to Modifications Following Regulation 19 and Examination

Policy ED1 Development Within Existing Business & Industrial Areas

Development will be permitted for E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution) uses within designated Existing Business and Industrial Areas, as shown on the Policies Map, including the redevelopment of land and buildings or the expansion of existing premises.

Within the designated Existing Business and Industrial Areas, development will only be permitted for uses other than E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution), if the proposals:-

a) relate to land or premises not currently in E, B2 or B8 use, and

b) would not lead to a shortfall in the availability of business and industrial land within the Borough.

Proposals that would result in a loss of land from E and B uses to another use or uses whether in a designated employment area or not, will only be permitted where:

c) It can be demonstrated through active, extensive and realistic marketing over a period of 12 months that the land or premises are no longer required to meet future employment land needs and that there is a lack of demand for the land or premises in that location;

d) The proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment; and

e) they provide facilities that are supportive of Class B or Class E(g) uses

In relation to the above, E(g) use should apply instead of E use, within the following Existing Business & Industrial Areas.

Source: AVBC, 2025

Other Recommendations

Recommendation Eight – Future Reviews

10.24 This report has shown how market conditions in Tameside have changed in the approx. 16 years since the completion of the last full local Employment Land Study, particularly over the last few years because of the Covid-19 Pandemic. In 2025 there remains economic uncertainty over the long-term impacts of inflation, supply shortages and the risks of national recession, as well as other local issues.

10.25 In view of these factors, it is recommended that the Council reviews the local employment land portfolio at intervals of around five years. This is also in accordance with the NPPF which recommends Local Plan, and evidence base, reviews at least once every five years.

Recommendation Nine – Maintain Awareness of External Influences

10.26 As a first point, Tameside Council must recognise its role, together with its neighbours, in developing the economy of its FEMA. In this respect, they are interconnected, to varying degrees, on several levels.

10.27 Key overlapping issues, in the FEMA, which will need further consideration and monitoring include:

- The development of substantial PfE allocations which will provide strategic competition to Ashton Moss or an equivalent site, particularly in the area of B8 logistics.
- The development of high tech schemes, particularly in Manchester and Salford which will meet a lot of needs in the IS-8 Sectors in Greater Manchester, particularly for Life Sciences.
- The changing office market in central Manchester/Salford may generate opportunities in other parts of Greater Manchester, although the inner area office economy remains strong at this time. Similarly, growing pressure for housing conversions in areas such as Manchester and Stockport may displace businesses.

10.28 **Accordingly, continued high level joint working between these authorities and Tameside Council is recommended.**

Appendix 1

List of Consultees

Appendix 1 – List of Consultees

B8 Real Estate

BC Real Estate

Fieldvale Properties

GM Business Growth Hub

Oldham Metropolitan Borough Council

Roberts and Roberts

Roger Hannah

Salford Metropolitan Borough Council

Stanneybrook

Stockport Metropolitan Borough Council

Tameside Metropolitan Borough Council

(An online business survey was also undertaken which received 18 responses)

Appendix 2

Business Survey

Tameside Council

Tameside Business Survey 2025

Company Details

1. Company Name
2. Respondent Name
3. Position within Company
4. Telephone Number
5. Email Address

Current Accommodation

6. Activity of Company
7. Number of years active
8. Number of employees
9. Type of accommodation:

Office ☐
Warehouse ☐
Industrial/Factory ☐

Lab ☐
Site (undeveloped land) ☐
Other ……………………………………………………………………………………

10. What is the size(sqm) of your current premises?

0-100 ☐ *(0-1,076sqft)*
101-200 ☐ *(1,077-2,152sqft)*
[2]01-500 ☐ *(2,153-5,382sqft)*

501-1,000 ☐ *(5,383-10,764sqft)*
1,001-2,000 ☐ *(10,765-21,529sqft)*
[2],001-5,000 ☐ *(21,530-53,820sqft)*

5,001-10,000 ☐ *(53,821-107,639sqft)*
10,001+ ☐ *(107,640sqft+)*
[O]ther (i.e. hectares/acres) ☐

11. Is the property rented or owned?

Rented ☐ Owned ☐

12. If rented, how long is the current lease?

……………………………………………………………………………………………

13. Has there been any previous location for the business?

No previous site ☐
In the same industrial estate, office, etc. ☐
In Tameside ☐
Elsewhere (*please state*) ☐
……………………………………………………………………………………………

14. What are the advantages of having your business in its current area? (Please tick as many that apply)

It's where I'm from ☐ Close to staff

Close to market	☐	Reputation of area	☐
Close to customers	☐	Affordability	☐
Transport links	☐	Availability	☐
Close to related businesses	☐	Other (*please state)*	☐
Car-parking	☐ ☐		
	☐		

…………………………………………………………………………..…

15. What are the main disadvantages of having your business located in its current area? (Please tick as many that apply)

Difficulty attracting staff	☐	Poor reputation/image	☐
No access to markets	☐	Affordability	☐
Not close enough to customers	☐	Limited availability	☐
Poor transport links	☐	Distance from motorways	☐
Poor congestion	☐	No disadvantages	☐
Poor car-parking	☐	Other (*please state*)	☐

………………………………………………………………………………………..

Business Confidence

16. How would you rate the strength of your business on the following performance issues?

	Much Stronger	Slightly Stronger	About the same	Slightly Weaker	Much Weaker
How has your business performed in the last 12 months compared to the previous 12?	☐	☐	☐	☐	☐
How do you expect your business to perform in the next 12 months compared to the previous 12?	☐	☐	☐	☐	☐

17. How do you expect the following factors of your business to change over the next 12 months?

	Significant increase	Slight increase	Remain the same	Slight decrease	Significant decrease
Employee Numbers	☐	☐	☐	☐	☐
Sales	☐	☐	☐	☐	☐
Operating Costs	☐	☐	☐	☐	☐
Capital Investment	☐	☐	☐	☐	☐
Premises	☐	☐	☐	☐	☐

Future Requirements

18. Looking to relocate or expand?

Yes ☐ No ☐

If answered '*No*' to question 18, please proceed to question 24.

19. What is the main reason for your business choosing to relocate/expand?

Current site too small	☐	Need to be closer to market	☐
Current site too large	☐	Need to be closer to customers	☐
Current site too old	☐	Upgrading	☐
Cost	☐	Lease running out	☐
Location	☐	Other (*please state*)	☐
Need to be closer to staff	☐		

……………………………………………………………………………………………

20. What is your time frame for relocating/expanding your business?

12 months ☐
2 – 5 years ☐
5+ years ☐
Unknown ☐

21. What type of property will you be looking for?

Office	☐	Lab	☐
Warehouse	☐	Land	☐
Industrial/Factory	☐	Other (*Please state*)	☐

……………………………………………………………………………………………

22. What size site(sqm) are you looking for?

0-100 *(0-1,076sqft)*	☐	101-200 *(1,077-2,152sqft)*	☐	201-500 *(2,153-5,382sqft)*	☐
501-1,000 *(5,383-10,764sqft)*	☐	1,001-2,000 *(10,765-21,529sqft)*	☐	2,001-5,000 *(21,530-53,820sqft)*	☐
5,001-10,000 *(53,821-107,639sqft)*	☐	10,001+ *(107,640sqft+)*	☐	Other (i.e. hectares/acres))	☐

23. Is there a location you have in mind for relocation/expansion?

No location in mind ☐
In the same industrial estate, etc. ☐
Elsewhere, please state ☐

……………………………………………………………………………………………..

Additional Comments

24. Please let us know if you have any additional comments to make regarding your business or commercial properties in the Tameside in general:

……………………………………………………………………………………………....

………………………………………………………………………………………………

………………………………………………………………………………………………

……………………………………………………………………………

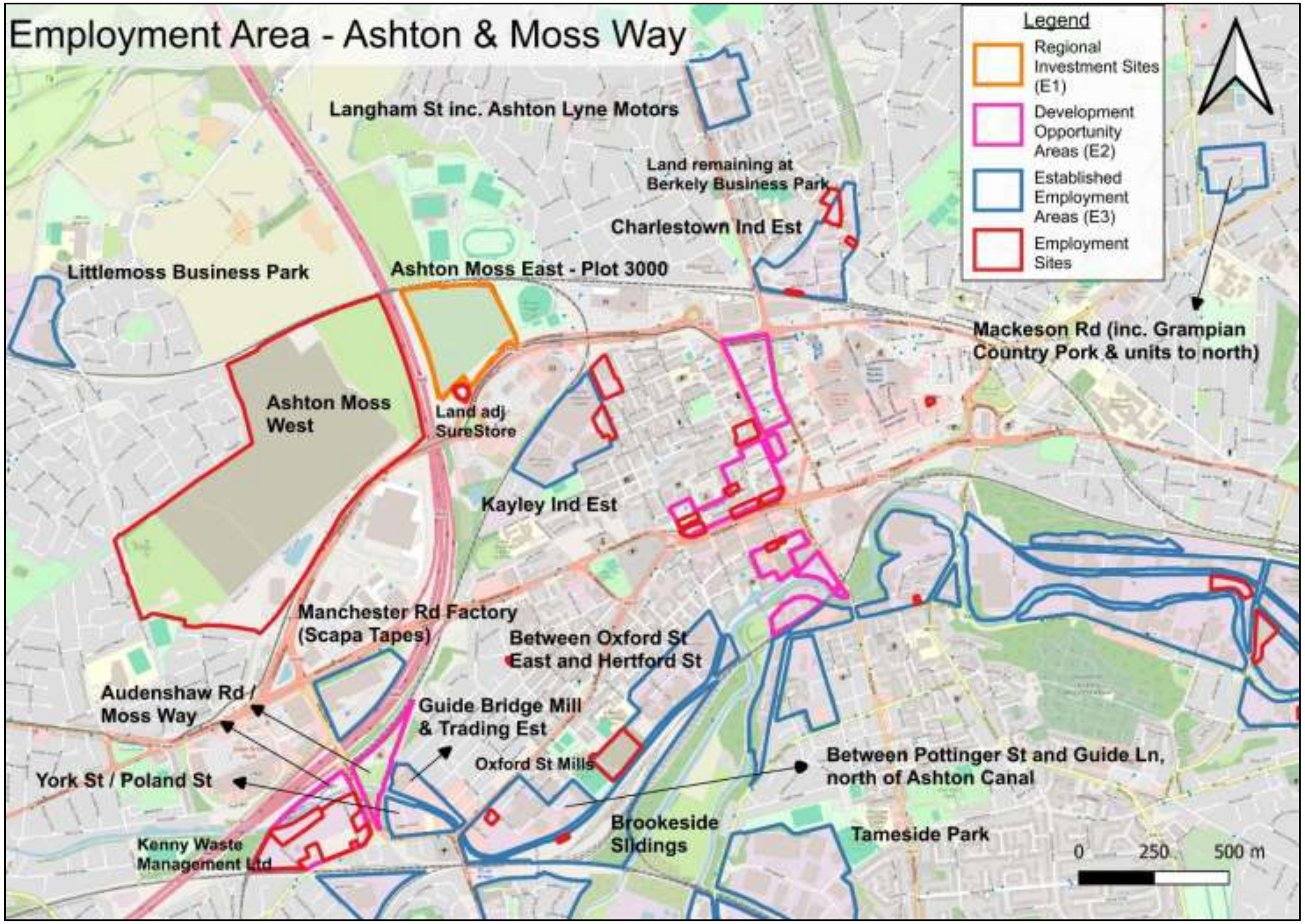
25. Please let us know if you would be happy to be contacted again for further research:

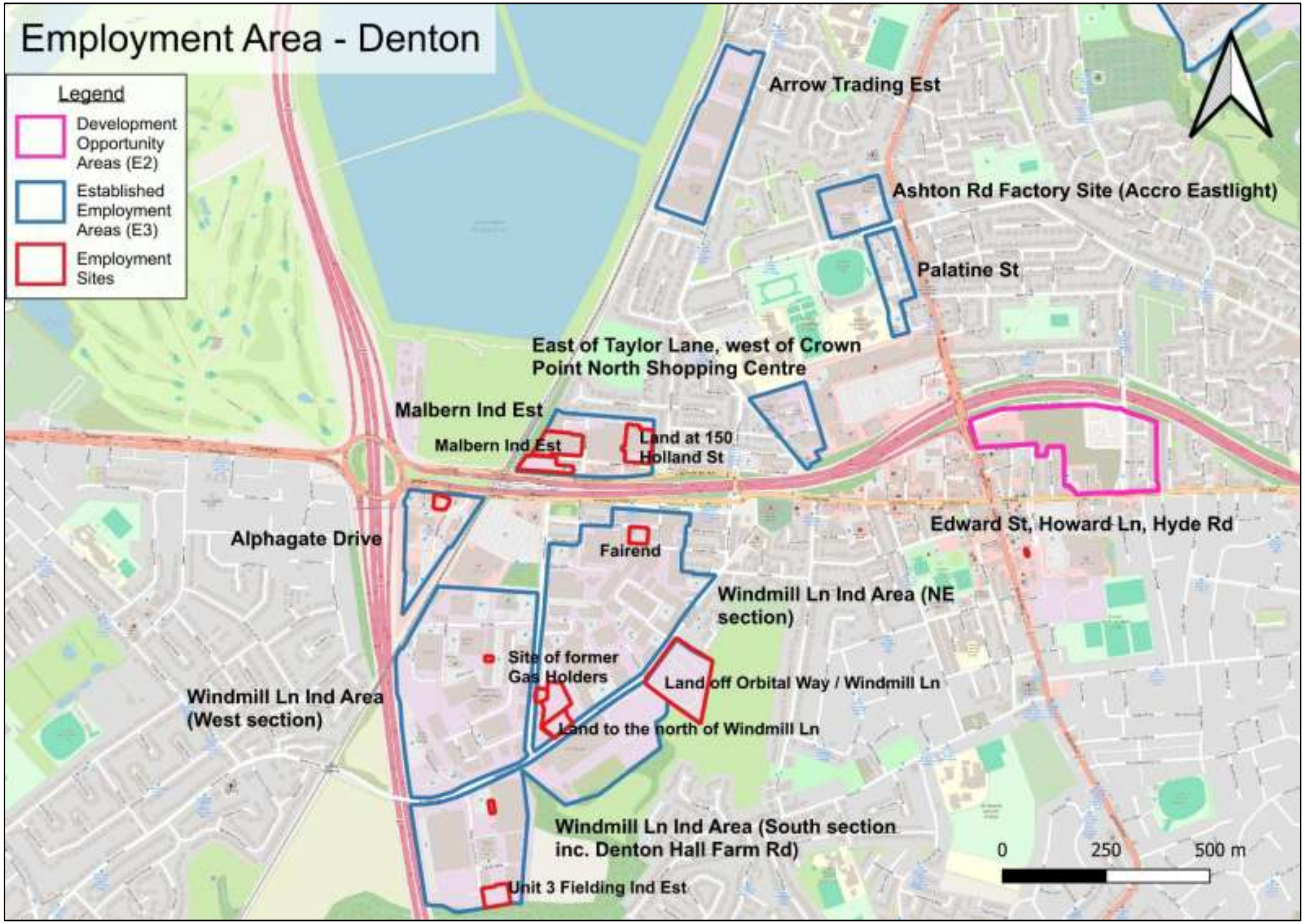
Yes ☐ No ☐

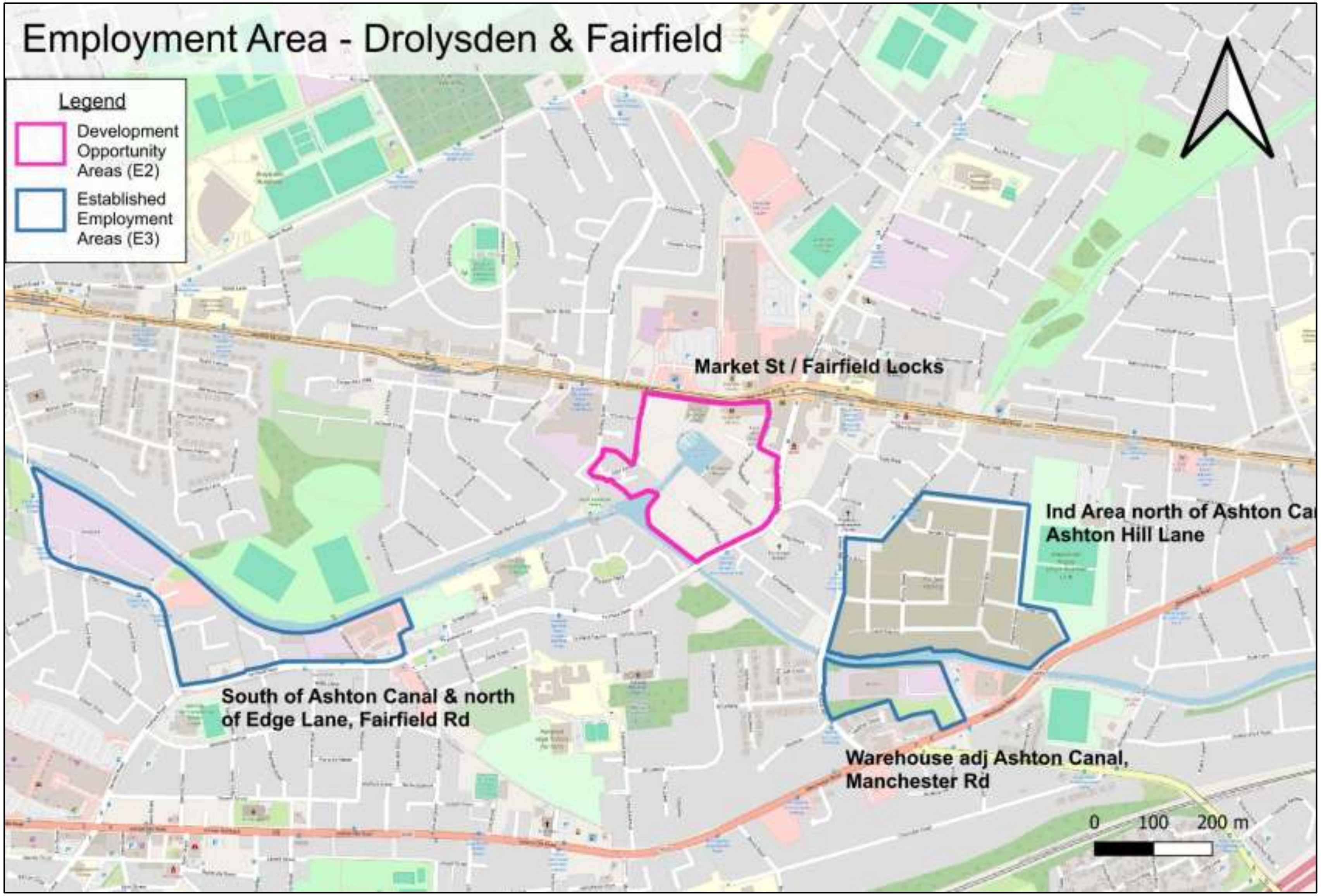
Appendix 3

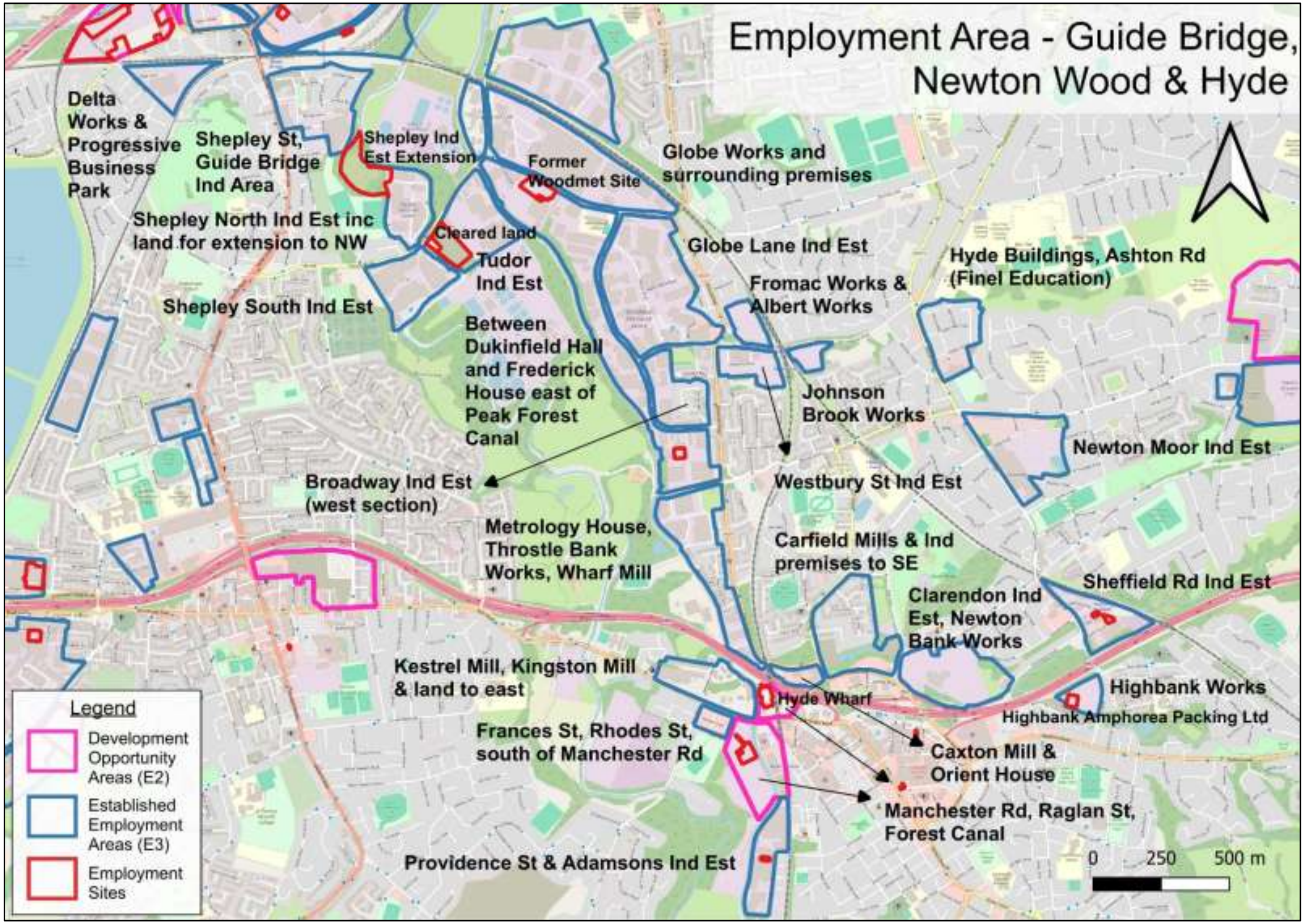
Existing Employment Area and Site Maps

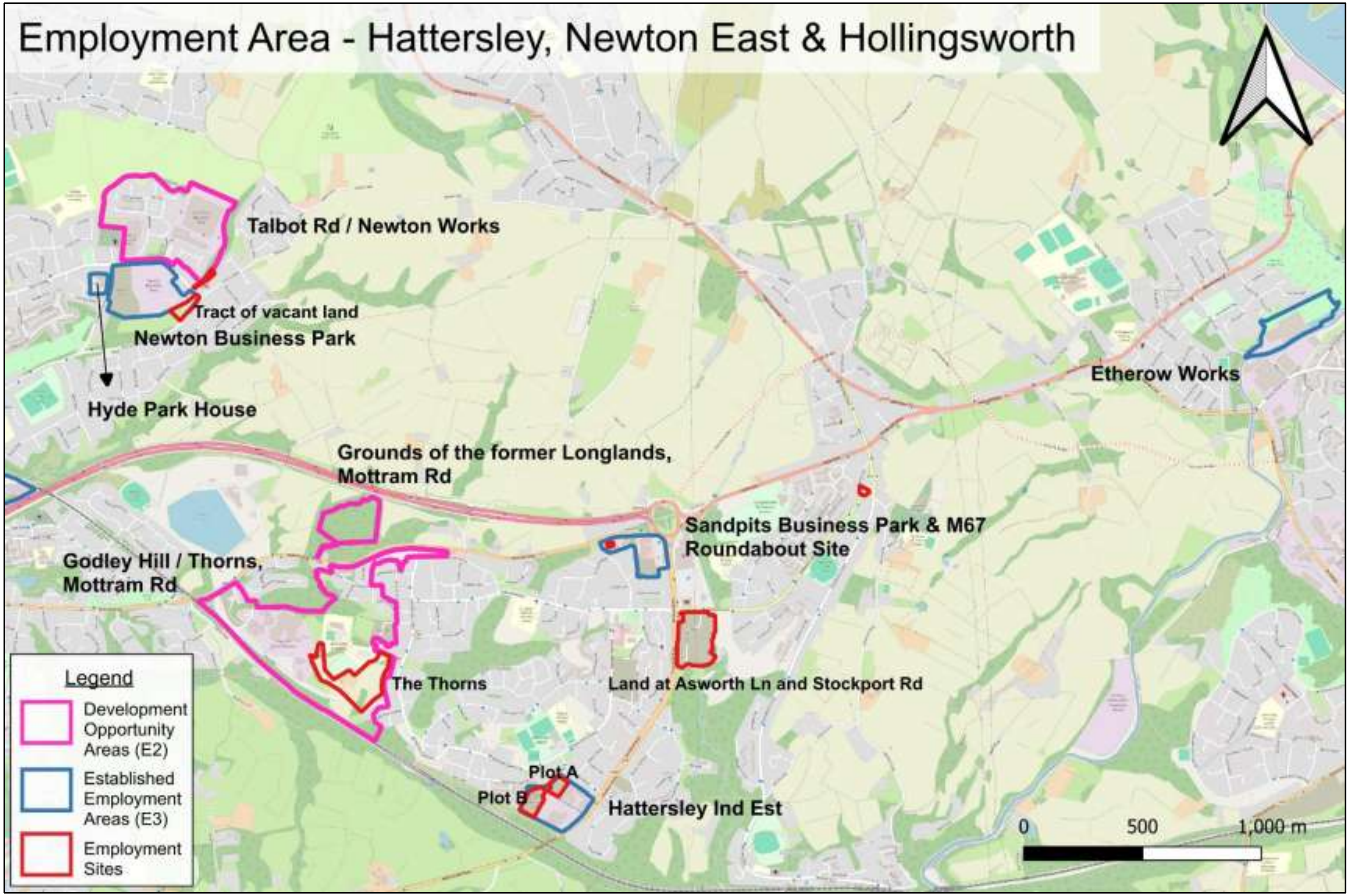
Appendix 3 – Existing Employment Area and Site Maps

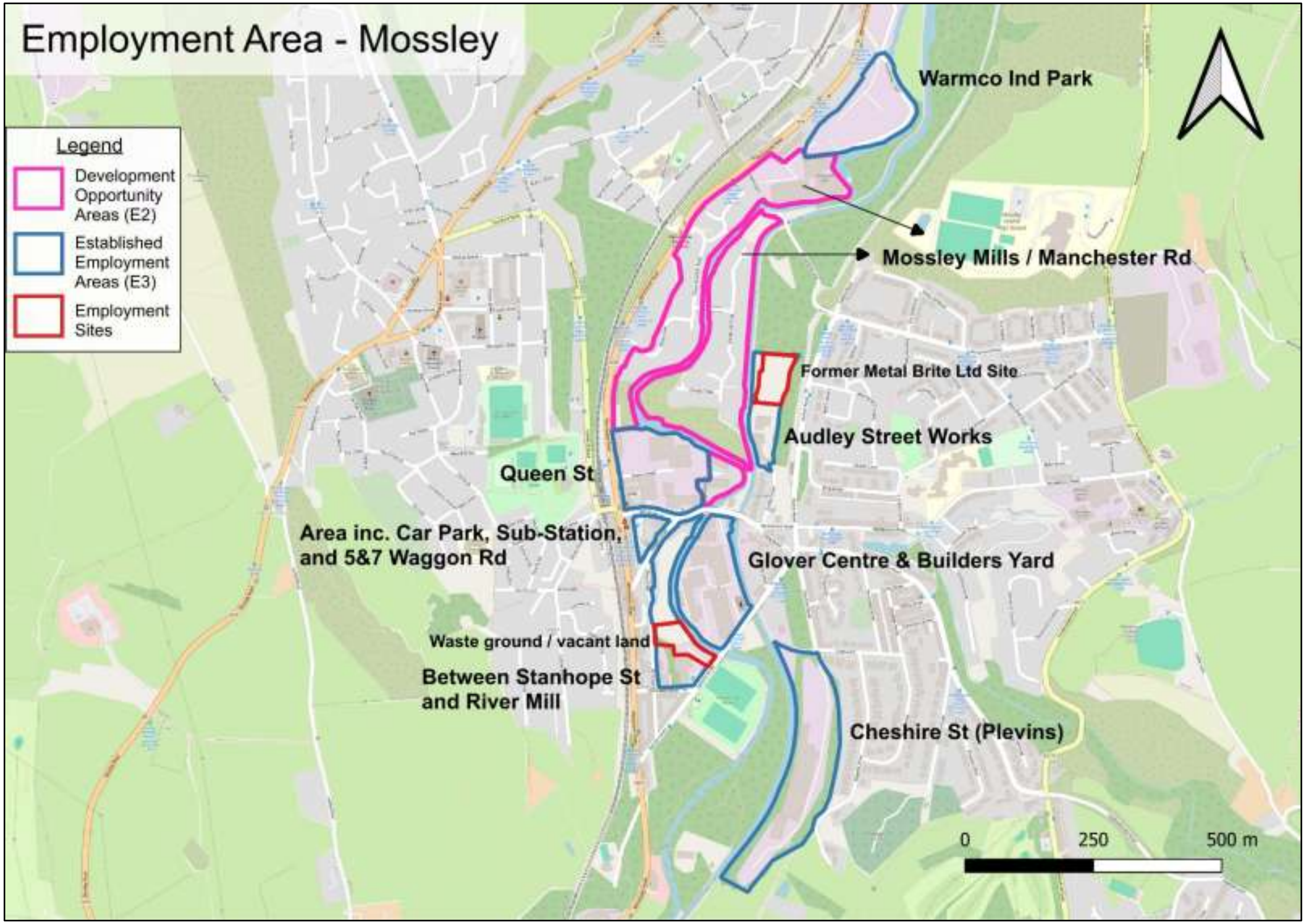


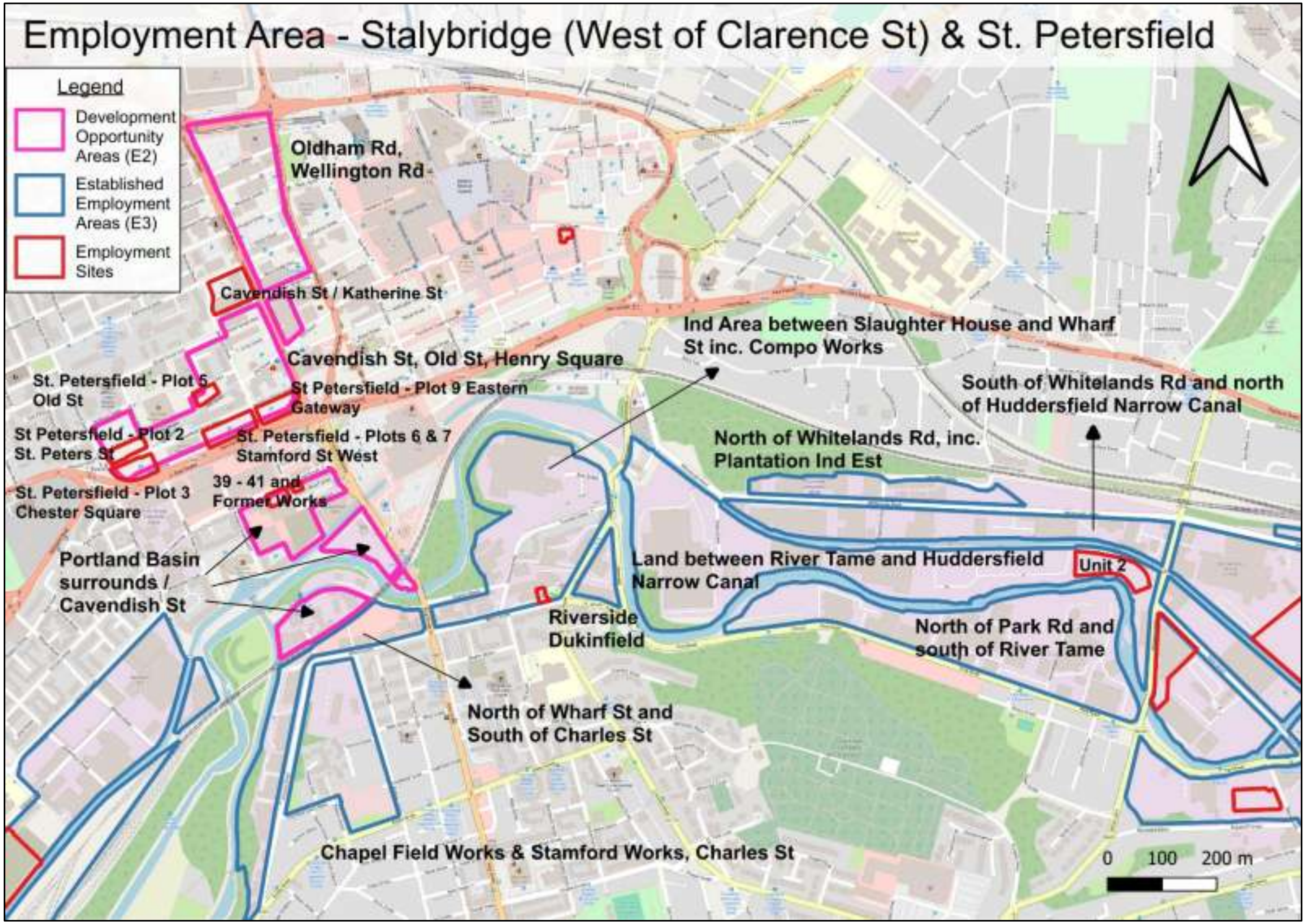

Employment Area - Denton
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Employment Sites
Arrow Trading Est
Ashton Rd Factory Site (Accro Eastlight)
Palatine St
East of Taylor Lane, west of Crown Point North Shopping Centre
Malbern Ind Est
Malbern Ind Est
Land at 150 Holland St
Alphagate Drive
Fairend
Edward St, Howard Ln, Hyde Rd
Windmill Ln Ind Area (NE section)
Site of former Gas Holders
Land off Orbital Way / Windmill Ln
Windmill Ln Ind Area (West section)
Land to the north of Windmill Ln
Windmill Ln Ind Area (South section inc. Denton Hall Farm Rd)
Unit 3 Fielding Ind Est
0
250
500 m


Employment Area - Drolysden & Fairfield
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Market St / Fairfield Locks
Ind Area north of Ashton Ca
Ashton Hill Lane
South of Ashton Canal & north of Edge Lane, Fairfield Rd
Warehouse adj Ashton Canal, Manchester Rd
0 100 200 m


Employment Area - Guide Bridge, Newton Wood & Hyde
Delta Works & Progressive Business Park
Shepley St, Guide Bridge Ind Area
Shepley Ind Est Extension
Former Woodmet Site
Globe Works and surrounding premises
Shepley North Ind Est inc land for extension to NW
Cleared land
Tudor Ind Est
Globe Lane Ind Est
Hyde Buildings, Ashton Rd (Finel Education)
Fromac Works & Albert Works
Shepley South Ind Est
Between Dukinfield Hall and Frederick House east of Peak Forest Canal
Johnson Brook Works
Newton Moor Ind Est
Broadway Ind Est (west section)
Westbury St Ind Est
Metrology House, Throstle Bank Works, Wharf Mill
Carfield Mills & Ind premises to SE
Sheffield Rd Ind Est
Clarendon Ind Est, Newton Bank Works
Kestrel Mill, Kingston Mill & land to east
Hyde Wharf
Highbank Works
Highbank Amphorea Packing Ltd
Frances St, Rhodes St, south of Manchester Rd
Caxton Mill & Orient House
Manchester Rd, Raglan St, Forest Canal
Providence St & Adamsons Ind Est
0 250 500 m
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Employment Sites


Employment Area - Hattersley, Newton East & Hollingsworth
Talbot Rd / Newton Works
Tract of vacant land
Newton Business Park
Hyde Park House
Etherow Works
Grounds of the former Longlands, Mottram Rd
Sandpits Business Park & M67 Roundabout Site
Godley Hill / Thorns, Mottram Rd
The Thorns
Land at Asworth Ln and Stockport Rd
Plot A
Plot B
Hattersley Ind Est
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Employment Sites
0
500
1,000 m


Employment Area - Mossley
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Employment Sites
Warmco Ind Park
Mossley Mills / Manchester Rd
Former Metal Brite Ltd Site
Audley Street Works
Queen St
Area inc. Car Park, Sub-Station, and 5&7 Waggon Rd
Glover Centre & Builders Yard
Waste ground / vacant land
Between Stanhope St and River Mill
Cheshire St (Plevins)
0
250
500 m


Employment Area - Stalybridge (West of Clarence St) & St. Petersfield
Legend
Development Opportunity Areas (E2)
Established Employment Areas (E3)
Employment Sites
Oldham Rd, Wellington Rd
Cavendish St / Katherine St
Ind Area between Slaughter House and Wharf St inc. Compo Works
Cavendish St, Old St, Henry Square
St. Petersfield - Plot 5 Old St
St Petersfield - Plot 9 Eastern Gateway
South of Whitelands Rd and north of Huddersfield Narrow Canal
St Petersfield - Plot 2 St. Peters St
St. Petersfield - Plots 6 & 7 Stamford St West
North of Whitelands Rd, inc. Plantation Ind Est
St. Petersfield - Plot 3 Chester Square
39 - 41 and Former Works
Portland Basin surrounds / Cavendish St
Land between River Tame and Huddersfield Narrow Canal
Unit 2
Riverside Dukinfield
North of Park Rd and south of River Tame
North of Wharf St and South of Charles St
Chapel Field Works & Stamford Works, Charles St
0 100 200 m

Appendix 4

Existing Employment Sites Grading

Appendix 4 – Existing Employment Sites Grading System

Sustainability and Accessibility	Location	Proximity to strategic highway network (M60, M67, A57, A560, A627, A635, A662, A670): • Site/Area 0 km from a strategic road – score 10 • Site/Area 0.5 km from a strategic road – score 9 • Site/Area 1.0 km from a strategic road – score 8 • For each further half km distance from a strategic road, reduce score by one point, i.e., any site 5.0 km or further from a strategic road scores zero.
	Prominence	• Site/Area adjacent to, and visible from M60, M67, A57, A560, A627, A635, A662, A670 score 10/9 • Site/Area adjacent to, and visible from other A road – score 8/7 • Site/Area adjacent to, and visible from B road – score 6/5 • Site/Area has local prominence, e.g., within its industrial location – score 4/3 • Site/Area located in 'backlands' or rural area – score 2/1/0
	Public Transport	• Site/Area close to bus route (within 0.5 km) and near to rail station or tram (Metrolink) station (within 2 km) – score 10 • Site/Area within 0.5 km of a bus route – score 5 • Limited public transport – score 0
	Sequential Test	• Within urban area – score 10 • Urban fringe (close to settlement development boundary) – score 7 • Rural location (away from settlement development boundary) – score 3
Growth Prospects		• If site has development partners associated with it, identified development plans (consented/unconsented) and/or businesses looking to locate there – score 10. • If site has development partners associated with it, identified development plans, but no confirmed occupiers – score 8. • If site is promoted for employment but without linked development partners or clear development plans – score 6. • If site is available for development, subject to planning, but not being promoted – score 4. • If site is being promoted, formally or informally, for non-employment uses – score 0.
Site Conditions	Services Availability	• If all services are provided and in place – score 10. • If priority services are available with no abnormal costs – score 7. • If all priority services are available, but with abnormal costs – score 3. • Some services are unavailable – score 0

	Constraints	May be physical (including access). planning, or legal Reduce score by 2 for each constraint. If there are none – score 10
	Environmental Setting	Subjective, score 0 to 10, examples: • Good quality business park/greenfield location – score 10 • Moderate quality industrial estate – score 5 • Poor quality industrial estate/in-fill location – score 2
	Flexibility	Subjective, score 0 to 10: Score site in terms of site shape and ability to sub-divide to suit smaller occupiers. Score Areas in terms of scale and capacity to accommodate business properties of deferent sizes and uses – large warehouse, industrial, office, etc. Consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.
Site Availability		• Site available to develop within 0-1 year – score 10 • Site available to develop within 1-5 years – score 8 • Site available to develop 5-10 years – score 6 • Site available to develop 10-15 years – score 2 • Site available to develop 15+ years – score 0

Source: BE Group, 2025

Appendix 5

Existing Employment Sites Scoring

Appendix 5 - Existing Employment Sites Grading (Realistically Available Sites)

Site ID. (SHELAA Ref.)	Site Name (Address)	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
HY551 (E-LONGDE-004)	Land at Ashworth Lane and Stockport Road, Stockport Road, Hattersley	10	10	5	7	10	10	8	10	2	10	82
AS680 (E-STPETE-003)	St. Petersfield - Plots 6 and 7 Stamford Street West, St. Petersfield, Ashton-under-Lyne	10	10	10	10	8	7	8	10	1	6	80
DR526 (E-STPETE-001)	Ashton Moss West, Rayner Lane, Droylsden	9	10	10	7	6	7	2	10	10	8	79
AS668 (E-STPETE-017)	Land adj SureStore, Lord Sheldon Way, Ashton-under-Lyne	9	8	10	7	10	7	8	10	1	8	78
AS692 (E-STPETE-020)	Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	9	4	10	10	10	7	10	8	1	6	75
ST581 (E-DUKSTB-002)	Land Off Binns Street, Binns Street, Stalybridge	9	4	10	10	8	10	10	5	1	8	75
DE584 (E-DENWST-007)	Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton	9	4	10	10	10	10	8	2	4	8	75

Site ID. (SHELAA Ref.)	Site Name (Address)	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
DE586	Land at 150 Holland Street, Holland Street, Denton	9	4	10	10	10	10	6	5	2	8	74
DE583 (E-DENTNE-002)	Malbern Industrial Estate, Holland Street West, Denton	9	4	10	10	10	10	6	5	2	8	74
DE582 (E-DENWST-006)	Fairend, Catherine Street West, Denton	9	3	10	10	10	10	10	2	1	8	73
AS684 (E-STPETE-006)	St. Petersfield - Plot 5 Old Street, Old Street, St. Petersfield, Ashton-under-Lyne	9	4	10	10	8	7	8	10	1	6	73
AS526 (E-STPETE-001)	Ashton Moss East - Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	9	10	10	7	6	7	0	9	6	8	72
AS705	Former Pilgrim Foods South, Bow Street, , Ashton-under-Lyne	9	6	10	10	8	10	0	5	4	10	72
HY644 (E-HYDGOD-005)	Highbank Amphorea Packaging Ltd, Halton Street, Hyde	9	2	10	10	10	10	6	5	2	8	72
ST567 (E-STANTH-002)	Site of Former Ray Mill, Clarence Street, Stalybridge	9	6	10	10	8	10	2	5	2	8	70

Site ID. (SHELAA Ref.)	Site Name (Address)	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
AS674 (E-STPETE-024)	39 - 41 and Former Works, Hill Street, Ashton-under-Lyne	9	4	10	10	8	7	6	5	2	8	69
DU536 (E-DUKINF-004)	Former Woodmet Site, Globe Lane, Dukinfield	8	4	10	10	10	7	4	5	2	8	68
HY508 (E-LONGDE-002)	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale, Hattersley	9	2	5	7	10	7	8	8	2	8	66
AS559 (E-STMICH-001)	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	9	4	10	10	4	7	8	5	2	6	65
HY509 (E-LONGDE-001)	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale, Hattersley	9	2	5	7	10	7	8	8	1	8	65
ST560 (E-STANTH-001)	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	9	4	10	10	4	10	0	5	4	8	64
AS704	Former Pilgrim Foods North, Conduit Street, Ashton-under-Lyne	9	6	10	10	4	10	0	5	2	8	64
HY522 (E-HYDNEW-001)	Tract of vacant land, Talbot Road / Victoria Street, Hyde	8	4	10	10	4	7	8	5	1	6	63

Site ID. (SHELAA Ref.)	Site Name (Address)	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
AS561 (E-WATERL-001)	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	9	2	10	10	4	7	8	5	2	6	63
AU500 (E-STPETE-002)	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	8	1	10	7	8	7	4	5	3	8	61
DE581 (E-DENWST-005)	Land to the North of Windmill Lane, Windmill Lane, Denton	9	4	5	10	4	10	4	5	1	6	58
DE565 (E-DENWST-003)	Site of Former Gas Holders, Oldham Street, Denton	9	2	5	10	4	10	4	5	1	6	56
DU510 (E-DUKINF-001)	Cleared land, Ashton Street / Gate Street, Dukinfield	7	4	5	10	4	7	4	5	3	6	55
MO506 (E-MOSSLE-002)	Waste Ground/ Vacant Land, Bury Street/ Egmont Street, Mossley	9	3	10	10	4	7	2	2	2	6	55
HY506 (E-HYDGOD-001)	Hyde Wharf, Canal Street, Hyde	9	2	10	10	4	7	2	2	1	6	53
HY502 (E-HYDGOD-002)	The Thorns, Off Hattersley Road West, Hattersley	9	1	5	7	4	7	0	9	4	6	52
AS645 (E-STPETE-013)	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	8	2	10	10	0	7	0	4	4	6	51

Site ID. (SHELAA Ref.)	Site Name (Address)	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
MO528 (E-MOSSLE-001)	Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley	9	1	10	7	0	7	0	2	2	2	40