

Tameside Council

Strategic Housing and Economic Land Availability Assessment 2023 - 2038

April 2023



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Executive Summary

The 2023 Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an up to date picture of the supply of land for housing and economic development for the period 1 April 2023 to 31 March 2038. The assessment has been prepared in accordance with national planning policy and guidance and will be used to inform the preparation of both the emerging plan - Homes, Spaces, Places and Places for Everyone.

This assessment provides a review of the sites identified in the 2021/22 version of the SHELAA and takes account of completions on all sites at 31 March 2023. In addition, it includes new sites with planning permission and reviews the small site windfall allowance to complete the overall residential land supply picture for the next 15 years. It also includes new sites which have been put to the council, where this is appropriate after careful consideration.

Of the 1,207 sites assessed, 327 have been deemed to possess development potential and the capacity to deliver a combined total of 5,995 gross additional dwellings. Taking into account projected losses of 88 dwellings and the annual small sites windfall allowance of 455 net additional dwellings the potential supply is **6,362 net additional dwelling** for the 15 year period, short of both the borough's proposed target of 7,441 net additional dwellings for the years 2023 to 2038 within Places for Everyone, and the Local Housing Need of 10,215 net additional dwellings, over the same period.

While Places for Everyone maintains a strong focus on directing new housing towards previously developed sites such as those identified within this assessment, there is a need to allocate sites beyond the urban area, such as at Godley Green and the South of Hyde. However, meeting exact numerical needs identified in the plan alone is not enough and there is a need for sufficient flexibility within the land supply to demonstrate that it is deliverable, viable and robust.

This flexibility helps make reasonable allowance over the long term for the possibility that some sites may not come forward as envisaged, enables a degree of choice and ability to address viability challenges, whilst also ensuring the Green Belt boundary can endure beyond the proposed plan period, consistent with national planning policy. This is why in numerical terms the baseline land supply, supplemented by allocations, is greater than the proposed target as set out within Places for Everyone. This is not a sign that excess land has been identified but is in fact necessary to demonstrate that the proposed targets set can be met, as discussed further within the Places for Everyone Housing Topic Paper¹.

For **office** development eight sites have been identified with a potential to yield a gross supply of **17,817 square metres of floor space**. For **industry and warehousing** development 32 sites have been identified with the potential to yield a gross supply of **122,653 square metres of floor space**. This is derived from a combination of extant planning permissions and vacant employment land identified through the Council's annual monitoring.

An assessment of retail floor space is not currently included in this report.

The SHELAA also sets out Tameside's five-year supply of deliverable housing sites and concludes that Tameside has a housing land supply equivalent to **2.7 years** for the five-year period 1 April 2023 to 31 March 2028. However, the successful progression of Places for Everyone will, as a result, help to ensure the Council is able to demonstrate a five-year supply of deliverable housing sites in the future.

¹ <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/06%20Places%20for%20Homes/06.01.03%20Housing%20Topic%20Paper.pdf>

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1. Introduction

- 1.1. Paragraph 60 of the National Planning Policy Framework 2021² (NPPF) states that to “...support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

- 1.2. For strategic plan making authorities to have a clear understanding of the land available in their area, paragraph 68 of the NPPF advises they prepare a strategic housing land availability assessment (SHLAA) to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 68 also states that “Planning policies should identify a supply of:
 - a) specific, deliverable sites for years one to five of the plan period, and
 - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”

- 1.3. Paragraph 81 of the NPPF states that “Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.” Paragraph 82 of the NPPF goes on to explain that planning policies should set out a clear economic vision and strategy to encourage sustainable economic growth, set criteria, or identify strategic sites to meet anticipated needs over the plan period and seek to address potential barriers to investment. In addition, paragraph 83 of the NPPF advises that “Planning policies and decisions should recognise and address specific locational requirements of different sectors.”

² The 2021 iteration of the National Planning Policy Framework informs the 2023 SHLAA methodology.

- 1.4. Planning Practice Guidance³ advises that plan making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate. In line with this guidance, and to provide a comprehensive picture of the land supply in Tameside, the Strategic Housing and Economic Land Availability Assessment (SHELAA) combines residential, industry, warehousing, office and retail land availability.
- 1.5. Having regard to the above, Tameside Council has produced this combined SHELAA that identifies the potential future supply of land for housing and economic development for the 15-year period 1 April 2023 to 31 March 2038.
- 1.6. The purpose of the SHELAA is to:
- Identify sites and broad locations with potential for housing and economic development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (i.e. their ‘availability’ and ‘achievability’);
 - Informs and makes use of sites identified in the Tameside Brownfield Land Register⁴;
 - Inform Places for Everyone (PfE)⁵; and
 - Tameside’s emerging Plan - Homes, Spaces, Places.
- 1.7. The assessment will form a key part of the evidence base used to inform policies in these development plans and to support the delivery of land to meet identified needs. However, this assessment is not Council policy and

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

⁴ <https://www.tameside.gov.uk/planning/brownfieldregister>

⁵ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

does not allocate land for development; its purpose is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over a 15-year period⁶. The allocation of land will be done through the forthcoming PfE and Homes, Spaces, Places.

- 1.8. **It is important to clarify that identification of land in this assessment does not imply that either planning permission will be granted or that a site will be allocated in the local plan.** All land and future development proposals remain subject to the plan making and development management processes. The assessment does not preclude land from being developed for uses other than that identified in this assessment, nor does it preclude the possibility of development being granted on sites that have not been included in this assessment.

2. Scope of the Assessment

- 2.1. This report builds on previous iterations of the Tameside SHLAA and SHELAA, the 2013 Draft Employment Land Review and the Council’s annual housing and employment land monitoring.
- 2.2. The SHELAA considers the potential development of sites for housing and economic uses including offices, industrial and warehousing. It also considers the potential for a mix of uses on individual sites, particularly those within town centres.
- 2.3. The baseline date for this assessment is 1 April 2023. It identifies sites for inclusion with the short-term five-year land supply covering the period 1 April 2023 and 31 March 2028, the medium-term 1 April 2028 and 31 March 2033 and the longer-term supply between 1 April 2032 and 31 March 2038.

⁶ DLUHC and MHCLG (July 2019) Planning Practice Guidance, Housing and economic land availability assessment, paragraph 001 Reference ID: 3-001-20190722

2.4. The SHELAA also sets out the methodology used to calculate the borough’s five-year housing land supply position within section five of this report. This work has been undertaken in line with requirements set out in the National Planning Policy Framework and Planning Practice Guidance.

3. Methodology

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

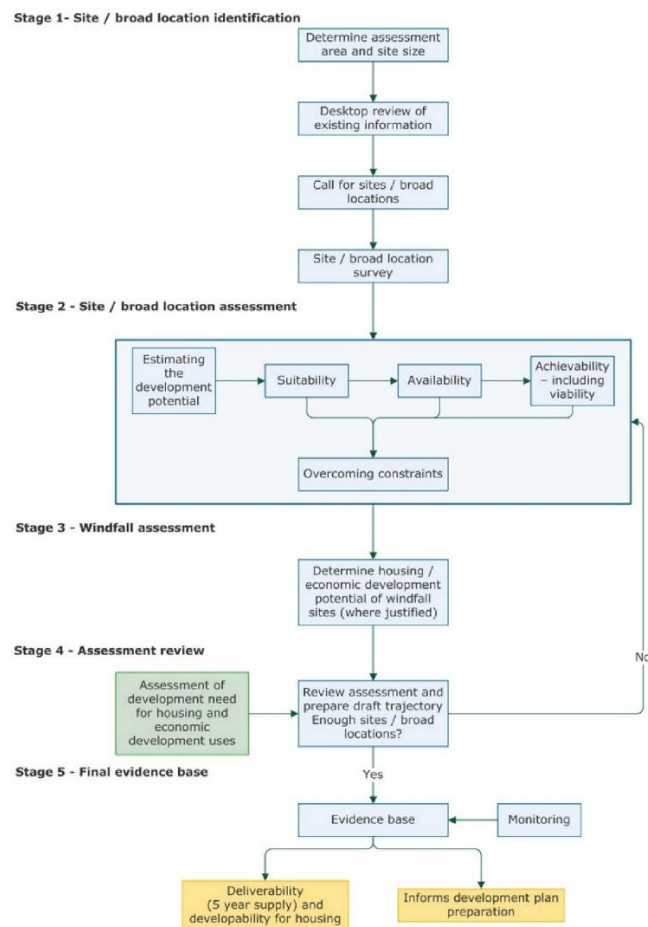


Figure 1: Planning Practice Guidance methodology⁷

3.2. How the Council’s SHELAA methodology relates to Government Planning Practice Guidance⁸ (PPG) is set out in the following sections.

⁷ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 005 Reference ID: 3-005-20190722.

⁸ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Stage 1: Site and Broad Location Identification

Geographic area of assessment

- 3.3. The PPG advises that the assessment needs to be undertaken and regularly reviewed, working with other local planning authorities in the relevant housing market area or functional economic market area, in line with the duty to cooperate and need to maintain statements of common ground⁹. The 2021 Greater Manchester Strategic Housing Market Assessment states that ‘Although Greater Manchester has important and valuable relationships with neighbouring districts and further afield, we can reasonably define the Greater Manchester area as a single HMA for strategic planning purposes’¹⁰.
- 3.4. The PPG states that the area selected for an assessment should be the plan making area and that this could be the local planning authority area, two or more local authority areas, or areas covered by a spatial development strategy¹¹. At a Greater Manchester level there is agreement that each of the nine¹² GM local planning authorities working collaboratively on PfE, should review their land availability assessments regularly in line with the NPPF and the national methodology set out in the PPG. These assessments will be used to inform development plans at both the local authority and Greater Manchester levels; with district data collected by the Greater Manchester Combined Authority used to inform PfE. For clarification this assessment only covers the Tameside local authority area.

Who should plan makers work with?

- 3.5. This assessment has also been informed through consultation and joint working with the following:

⁹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and Economic Land Availability Assessment, paragraph: 007 Reference ID: 3-007-20190722.

¹⁰ GMCA (April 2021). Greater Manchester Strategic Housing Market Assessment, page 14.

¹¹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 006 Reference ID: 3-006-20190722.

¹² Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Trafford, Tameside and Wigan.

- Market intelligence and knowledge of particular sites;
- Discussions with developers, agents and land promoters;
- Discussions with the Council's Development Management Officers;
and
- Internal discussions with other Council services including Development and Investment, Highways, Housing, Estates and Education.

Should the assessment be constrained by need for development?

- 3.6. The PPG advises that the 'assessment should identify all sites and broad locations (regardless of the amount of development needed) in order to provide an audit of available land¹³'. Given this broad scope the assessment will identify all land opportunities that exist within the borough that may be suitable for the scale of development identified in Homes, Spaces, Places and that will contribute towards the requirement in Places for Everyone.

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

- 3.7. The PPG states that plan makers will need to assess a range of different site sizes from infill opportunities within existing settlements to opportunities for large-scale developments such as urban extensions.
- 3.8. The PPG¹⁴ also suggests the consideration of all sites and broad locations capable of delivering a minimum of:
- For housing – minimum of five or more dwellings; and
 - For economic development – 0.25 hectares or 500 square metres of floor space.

¹³ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 008 Reference ID: 3-008-20190722.

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

3.9. However, the PPG allows plan makers, where appropriate, to consider alternative site size thresholds¹⁵. Therefore, this assessment uses the approach to thresholds set out below.

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

Short term 0-5 years:

- No minimum size or yield threshold will be applied to sites with either an extant full planning permission or that are consented and under construction; and
- A minimum threshold of 9 dwellings, i.e. minor residential development, will be applied to sites with an extant outline permission.

Medium to long term 6-15 years:

- A threshold of 10 dwellings or more, i.e. major residential development, will be applied to sites with an extant outline permission unless the Council has clear evidence that housing completions will begin on site within the short term 0-5 years.
- A minimum threshold of five dwellings or more will be applied to all sites that do not have an extant planning permission.

3.11. No threshold has been applied to sites identified within 0-5 years of the supply where they have full extant planning permission through the development management process or are consented and under construction.

3.12. The suggested minimum threshold of five dwellings or more has been applied for those sites identified within 6-15 years of the supply. The exclusion of small sites (1 to 4 dwellings) from the medium- and long-term supply is offset by a small sites' windfall allowance. The small sites windfall allowance is based on historic delivery rates on small sites. Further details of how this is

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

calculated set out later in this document (See Stage 3: Windfall Assessment).

3.13. The SHELAA aims to promote the efficient use of land by optimising development potential for sites within the areas identified within Table 2 in line with proposals in:

- The Government housing white paper ‘Fixing our Broken Housing Market’;
- The NPPF Chapter 11 Making effective use of land;
- The 2004 Tameside Unitary Development Plan (UDP) Policy H7 - Mixed use and density; and
- PfE Policy JP-H4 – Density of New Housing.

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

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

3.15. The threshold used to determine which office, industrial and warehousing sites are included for assessment has been amended for this iteration of the SHELAA. The transition in this issue of the SHELAA to a 500 square metres (gross floor space) standard threshold takes into account both the advice in the PPG¹⁶ and the use of gross square metres, rather than land-based targets, for office and Industry and warehousing in Places for Everyone.

¹⁶ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 009 Reference ID: 3-009-20190722

- 3.16. For retail development a gross threshold of 500 square metres (gross) of floor space has been applied in line with the methodology set out in the PPG¹⁷. PPG describes gross retail floor space (or gross external area) as the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for storage, display or sale of goods¹⁸.

Identification of sites and broad locations

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

Types of sites and sources of data used

- 3.18. In line with paragraph 68 of the NPPF the SHELAA includes an assessment of all relevant available data sources and determines whether a site is deliverable and developable as part of a desktop review. To be considered deliverable in the short term, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years¹⁹. For a site to be considered developable in the medium (6-10 years) and long terms (11-15+ years), sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged²⁰.

¹⁷ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 009 Reference ID: 3-009-20190722.

¹⁸ DLUHC and MHCLG (2020). Planning Practice Guidance: Town centres and retail, footnotes.

¹⁹ DLUHC and MHCLG (2021). National Planning Policy Framework, Annex 2: Glossary - Deliverable

²⁰ DLUHC and MHCLG (2021). National Planning Policy Framework, Annex 2: Glossary – Developable

Type of site and data sources reviewed

3.19. Desktop review of existing information consisted of:

- Sites with extant planning permission or consented and under construction at 31 March 2023 for the uses covered by this assessment;
- Sites allocated in the UDP for housing and economic development (or mixed-use allocation);
- Sites with a planning application that is pending determination;
- Sites with expired permission for residential and / or employment uses, but where it is considered that there is still development potential and are not excluded due to their size or yield being below the thresholds above in paragraphs 3.10 and 3.15;
- Vacant and derelict previously developed land (brownfield) and buildings identified through the Council's historic National Land Use Database (NLUD) records;
- Other underused land and buildings;
- Ordnance Survey maps;
- Ariel photography;
- Greenfield land;
- Land in Council ownership and other surplus public sector land; and
- Land in existing housing areas where there is potential for redevelopment and redesign.

3.20. In addition to the desktop survey work outlined above the Council has reviewed additional resources, such as:

- Previous iterations of the SHLAA and SHELAA;
- The Council's Brownfield Land Register;
- The Council's 2017/18 Open Space Review;
- The Council's Draft (2013) Employment Land Review;
- The Council's annual housing and employment monitoring data; and
- Information from site visits where considered necessary.

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

Call for Sites and broad locations

3.22. The SHELAA will be updated on an annual basis and presents an ongoing opportunity for stakeholder engagement. Therefore, stakeholders are encouraged to contact the Council's Planning Policy Team²¹ and complete a land availability pro-forma with up-to-date information on sites that are either currently identified within the SHELAA or to suggest any additional sites not currently included²². Information submitted up to 31 March each year will be used to inform the annual update of the SHELAA.

Site and broad location surveys

3.23. The PPG suggests that site surveys should be proportionate in their detail to the level required for a robust appraisal with more detail required where sites are considered to be realistic candidates for development²³.

3.24. In line with the PPG the range of characteristics recorded during the surveys includes:

- Site size, boundaries and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints, such as access, topography, flood risk etc.;
- Potential environmental constraints;
- Proximity to services and other infrastructure, such as public transport;
- Consistency with the development plan's policies;

²¹ planpolicy@tameside.gov.uk

²² <https://www.tameside.gov.uk/planning/ldf/evidence/shlaa>

²³ DLUHC and MHCLG (2019) Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 014 Reference ID: 3-014-20190722.

- Development progress (where sites have permission); and
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

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

Calculating the development potential

3.25. The development potential (yield) of each site can be estimated using existing or emerging plan policy including locally determined policies on density. The PPG also advises that plan makers seek to make the most effective use of land in line with policies in the NPPF²⁴. In order to estimate the potential housing yield for each site the following has been taken into account:

- Policy H7 (b) of the adopted (2004) Tameside Unitary Development Plan (UDP) encourages ‘schemes which make efficient use of land through housing densities between 30 and 50 dwellings per hectare net, or greater in locations highly accessible by public transport’. Locations that the Council consider to be highly accessible by public transport and appropriate for site density optimisation include town centres; sites close to rail or Metrolink stations; and along high quality / high frequency bus corridors (See Table 2 below);
- Tameside’s adopted (2010) Residential Design Supplementary Planning Document Policy RD3, which sets a minimum density of 30 dwellings per hectare;
- Analysis of densities recently achieved in different locations across the borough, taking into account the type of residential developments that are currently being delivered by the market (see Table 1 below).

²⁴ DLUHC and MHCLG (2021), National Planning Policy Framework Section 11. Making effective use of land.

- 3.26. Table 1 demonstrates the range of residential densities observed across the borough based on sites with major permissions (10 dwellings or more) over the period 1 April 2015 – 31 March 2023. Further information is included at Appendix 1.
- 3.27. Housing densities range from 19 dwellings per hectare (dph) to 92 dph with an average of 37 dph. The 57 sites analysed are distributed across areas considered to have different degrees of optimisation potential for density. Lower densities were generally observed outside of town centre or accessible public transport zones, which are defined in Table 2 below. Therefore, a minimum density of 35 dph has been applied to all sites considered suitable for residential development falling outside of town centres and transport accessibility zones.
- 3.28. Mixed housing and apartment schemes exhibit a broader range of densities, ranging from a low of 30 dph to a high of 102 dph. Of the 24 sites identified in Appendix 1, 18 are located in town centre or public transport accessibility zones considered suitable for optimisation. The average density across the 24 sites is 58 dph. However, development at these densities is considered to underestimate the potential of residential development opportunities that lie within town centre or public transport accessibility zones. Therefore, the minimum density for mixed housing and apartment schemes, for the purposes of this assessment, has been set at 75 dph.
- 3.29. Apartment schemes across the borough range from 55 to 1,100 dph. Of the 31 sites identified in Appendix 1, 28 are located in town centre or accessible public transport zones and are considered suitable for optimisation. The average density across all sites is 245 dph. However, of the 31 apartment sites listed in Appendix 1, 14 are from change of use and are characterised by an average density of 330 dph. This includes some schemes that have come forward through a combination of the permitted development regime and change of use. When the 17 new build apartment schemes are considered in isolation they are characterised by a density of 176 dph.

Dwelling Type	Gross Dwellings per Hectare
Houses	37
Houses and Apartments	58
Apartments	245

Table 1: Average residential densities observed in Tameside (1 April 2015 - 31 March 2023)

- 3.30. To prevent developers abusing permitted development rights the Government announced that as of 6 April 2021 all new homes in England delivered through any Permitted Development Right must meet nationally described space standards²⁵. Considering both this statement and the appropriate minimum density for apartments the Council recognises that constraints including minimum dwelling sizes, open space requirements, infrastructure, parking and the impact on the existing character of a neighbourhood would have to be taken into consideration, particularly in relation to new builds. Therefore, a minimum of 100 or 150 dph (depending on location) will be applied to apartment scheme as set out in Table 2 below.
- 3.31. Locations judged accessible by non-car modes of transport have been considered for higher density development. The methodology takes into account peak hour rail services at all stations and the density information derived from Table 1 above.
- 3.32. Transport for Greater Manchester’s ‘Greater Manchester Accessibility Levels’ (GMAL) dataset, used in Table 2 below, represents the accessibility from locations to the public transport network, taking into account walk access time and service availability. Additional mapping is included in Appendix 2 setting out the GMAL data and the zones described in Table 2 below.

²⁵ <https://www.gov.uk/government/news/permitted-development-homes-to-meet-space-standards>

Location Type	Proximity	Proposed Housing Density	Proposed Mixed Density	Proposed Apartment Density
Town Centre Tier 1 (Ashton under Lyne)	800m	N/A	75	150
Town Centre Tier 2 (Droylsden, Denton, Hyde, Mossley, Stalybridge)	500m	N/A	75	100
Railway Station	600m	50	75	100
Metrolink Stop	600m	50	75	100
Minimum GMAL Level 6 ²⁶	N/A	50	75	100
All other Locations	35			

Table 2: Proposed minimum densities based on location in Tameside

- 3.33. However, it is also important to consider neighbouring uses and the existing density and type of development to estimate site yield. Therefore, the densities set out in Tables 1 and 2 are a guide to applying professional judgement and not a rule for estimating the yield of sites that fall within the identified location types.
- 3.34. The estimated development potential (yield) of all residential sites within the assessment is given as a net figure. Should a site include the loss or demolition of any existing dwelling/s, either as a result of planning permission or where considered necessary to make the site developable, this loss will be factored into the site's estimated net development potential figure.

²⁶ <http://odata.tfgm.com/opendata/downloads/GMAL/GMAL%20Calculation%20Guide.pdf>

3.35. For office, industry, warehousing and retail uses covered by this assessment, estimated development potential should be made having regard to:

- National policy in respect of the sequential approach²⁷ to town centre uses;
- Extant planning permissions;
- Emerging development proposals;
- Site size and location having regard to similar schemes in the locality;
- Standard plot ratios as set out in ‘Setting Employment Land Targets for the NW of England’²⁸. Typically, these are 35% for industry/warehousing and 40% to represent out of centre low density office proposals; and
- Office sites within town centres have been assessed on a site-by-site basis and typically use a higher density.

Assessing the availability of sites for development

3.36. In order for a housing site to be considered ‘deliverable’ in the short term (0-5 years)²⁹ it should be available for development now, offer a suitable location for development now, and be achievable with a realistic prospect that dwellings will be delivered on the site within five years³⁰. A site can also be considered to be available for development when there is confidence there are no legal or ownership problems and the land is controlled by a developer/landowner who has expressed an intention to develop, or has expressed an intention to sell³¹. In assessing the availability of sites for development the Council has examined land ownership constraints that may be associated with bringing forward sites. This is based on:

²⁷ DLUHC and MHCLG (2019). National Planning Policy Framework, paragraph 86.

²⁸ Roger Tym & Partners (April 2010), 4NW Setting Employment Land Targets for North West England, Final Report, pages 30-32.

²⁹ DLUHC and MHCLG (2021). National Planning Policy Framework, paragraph 68.

³⁰ DLUHC and MHCLG (2021). National Planning Policy Framework, Appendix 2 Glossary.

³¹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 019 Reference ID: 3-019-20190722.

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

Assessing the achievability of sites for development

3.37. The PPG advises³² that a site is considered to be achievable for development where there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time. This is essentially a judgement around the economic viability of a site, and the capacity of the developer to complete, let or sell the development, over a certain period.

³² DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 020 Reference ID: 3-020-20190722.

3.38. In assessing whether each site is achievable, consideration has been given to existing land use, adjacent uses, and the level of potential market demand.

A number of other factors also inform this assessment, including:

- Whether a site is actively under construction (or similar schemes are);
- Whether a site is in a regeneration area where there are financial arrangements in place to enable development to be completed (for example Homes England funding, the Department for Leveling Up, Housing and Communities and One Public Estate’s Brownfield Land Release Fund and/ or the Greater Manchester Housing Investment Fund);
- The known intentions of a developer/landowner relating to bringing a site forward; and
- Obvious costs that would impact on a scheme’s viability (for example a site that had previously been used for industrial process or landfill that will need to be remediated).

3.39. In those circumstances where development of a site may be considered unacceptable in planning terms; an assessment will be required to consider what actions are necessary to overcome them, thus making development achievable. Paragraph 55 of the revised NPPF advises that ‘local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations’. Planning obligations are legal obligations entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking by a person with an interest in the land without the local planning authority. Planning obligations are often referred to as ‘section 106’ or ‘s106’ as well as ‘developer contributions’ when considered alongside highways contributions and the Community Infrastructure Levy³³.

³³ <https://www.gov.uk/guidance/planning-obligations>, Paragraph: 001 Reference ID: 23b-001-20190315.

- 3.40. Developers may be asked to provide contributions towards infrastructure and/or education by the local planning authority, but they must be informed by evidence and a proportionate assessment of viability. Paragraph 56 of the NPPF recommends that planning conditions should be kept ‘to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.’ Therefore, planning obligations, in the form of section 106 agreements and section 278 agreements should only be used where it is not possible to address unacceptable impacts through a planning condition³⁴.
- 3.41. On 8 April 2015 the Council revoked its Developer Contributions SPD in line with the requirements of the Community Infrastructure Levy Regulations 2010 (CIL). Therefore, the Council’s approach to developer contributions is to use section 106 agreements. Through this mechanism the Council seeks financial contributions towards infrastructure to make the development acceptable in planning terms. This process allows developers to enter into negotiations with the Council if the cumulative effect of policy requirements and obligations would compromise development viability.

Assessing the suitability of sites for development

- 3.42. For a site to be considered suitable for development it should be in an appropriate location for development when considered against relevant constraints and their potential to be mitigated. In assessing the suitability of a site for housing and economic development, each site has been assessed against³⁵:
- National policy;

³⁴ <https://www.gov.uk/guidance/planning-obligations>, Paragraph: 003 Reference ID: 23b-003-20190901.

³⁵ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 018 Reference ID: 3-018-20190722.

- The adopted development plan, taking into account how up to date plan policies are;
- Identified constraints and whether they can be overcome;
- Potential impacts including, but not limited to, the effect upon landscapes; including nature and heritage conservation;
- The range of housing and economic needs and other uses;
- Likely market attractiveness for the type of development proposed;
- Contribution to regeneration; and
- Sites in existing development plans or with planning permission.

3.43. Information collected at this stage includes details relating to ground conditions, hazardous installation zones, potential flood risk, Green Belt, recreation areas, and environmental designations (such as Sites of Special Scientific Interest and Greater Manchester Sites of Biological Importance).

3.44. All sites that have extant planning permission or that are allocated (in the saved UDP) for housing and employment uses are considered to be suitable³⁶, given that an assessment of suitability informed part of the decision to grant planning permission or allocate the site.

3.45. There are no known sites with extant planning permission in the 2023 SHELAA where circumstances have changed, which would alter their suitability for the development approved.

3.46. The suitability of potential housing and economic sites which are either not allocated in the UDP or that do not have an extant planning permission have been assessed with regard to the NPPF, PPG, saved policies in the UDP, adopted Supplementary Planning Documents and other relevant strategies, including PfE.

³⁶ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment; Paragraph: 018 Reference ID: 3-018-20190722.

3.47. In determining the suitability of such sites, the following key judgements have been made:

- Whether development of a site would encourage the reuse of previously developed (brownfield) land;
- Whether a greenfield site is subject to planning policy protection, for example: Tameside UDP Policies OL4 Protected Green Space and OL6 Outdoor Sport, Recreation and Play Space Developments;
- Whether development of a greenfield site, which is not the subject to planning policy protection, could be considered upon its own merits; and
- All sites within the adopted Green Belt are not considered suitable for development given the very strong protection afforded to them in national policy, this is with the exception of sites with an extant planning permission.

3.48. Land within established employment areas will generally be considered unsuitable for housing development unless justification for this loss could be provided when tested against saved UDP policy E3, the Employment Land SPD and other relevant saved UDP policies. This is only a general assessment and some employment sites identified as suitable for housing may prove not to be when assessed in detail (i.e. when more evidence is available through a planning application), and vice versa.

Constraints that impact on the suitability, availability and achievability

3.49. Where constraints have been identified, the assessment should consider what action would be needed to overcome them³⁷. The PPG is clear that actions might include the following:

- Policies in the NPPF and the adopted / emerging development plan;

³⁷ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 021 Reference ID: 3-021-20190722.

-
- Dealing with fragmented land ownership and ransom strip tenancies;
or
 - Operational requirements of landowners.
- 3.50. The Council is actively working with a range of investment partners including Homes England, the Greater Manchester Combined Authority and the GM Housing Investment Fund, Greater Manchester Pension Fund and registered housing providers as well as institutional investors to overcome constraints that may prevent sites coming forward.
- 3.51. Planning policy is being updated through the production of PfE and the Council's emerging Local Plan – Homes, Spaces, Places to remove some constraints to the delivery of new housing, for example through providing a more up-to-date evidence base or through the limited release of land in the Green Belt.

Timescales and rate of development

- 3.52. The Council will use the information it has gathered on suitability, availability, achievability and constraints to assess the development timescales (including historic data on lead in times and build out rates) to inform delivery rates for the development of each site within the assessment. It is also assumed that sites with extant full residential planning permission are deliverable within the first five-year period. However, major development sites with high yields of 100+ dwellings may take a number of years to complete, and delivery may extend beyond the 0–5-year period (See Table 7). Where there is evidence that development on a particular site will not be achievable within the short term (0-5 years) the site has been moved into the medium term (6-10 years). In addition, for those sites with extant outline planning permission, officers have made a judgment as to whether they can be included in the five-year supply from 1 April 2023 onwards where a landowner/developer has given a clear indication that development will commence in the next five years.

- 3.53. As there is no specific guidance contained within the NPPF relating to non-residential uses the same policy rationale has been applied to the employment sites considered in this assessment.
- 3.54. The Council has reviewed all residential sites with extant full permission and has not identified any approved scheme that is unlikely to commence delivery in the short term (0-5 years). Therefore, yields remain as permitted through development management decisions, however, a small number of sites have been moved to a later period of the housing supply based on up-to-date information e.g. where development had stalled on site.
- 3.55. For all other residential sites, a judgment has been made as to the timescale during which development could come forward. This has been informed by planning policy and sustainability objectives. Considerations included:
- Regeneration and funding priorities within the borough;
 - Whether the site is currently occupied;
 - Whether there are emerging proposals or known developer interest in the site;
 - Competing demands for the site;
 - Likely financial viability of the development;
 - The need for any site assembly;
 - Council data on lead in times and build out rates;
 - The need for infrastructure provision before development could take place; and
 - Market conditions.
- 3.56. With regard to the above considerations each site included within the residential supply has subsequently been placed into one of the following three timescales, based on officer judgement as to when a site is likely to be developed using the evidence available at the time of the study:
- Within the 0–5-year period - 1 April 2023 to 31 March 2028; or
 - Within the 6–10-year period – 1 April 2028 to 31 March 2033; or

- Within the 11–15-year period – 1 April 2023 to 31 March 2028.

3.57. This document represents the land supply position at 1 April 2023 and it is set by the circumstances existing at that time. However, the Council recognises that events may occur that lead to the development of a site occurring sooner or later than predicted.

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

3.58. Places for Everyone proposes the allocation of two sites for residential development and one for economic development within Tameside that have not previously been considered suitable within earlier Council assessments due to their Green Belt status. This 2023 update to the SHELAA is therefore crucial in order to promote the most efficient use of land to meet the need for homes and other land uses in line with Section 11 of the NPPF. The SHELAA supports the strategy set out in PfE, which states that: ‘There is a strong focus in this Plan on directing new housing towards previously-developed sites within the existing urban area. This will help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development³⁸.’

Discounted Residential Sites

3.59. The 2023 SHELAA covers all potential residential development sites that the Council was aware of at the time of the assessment. Discounted sites are those that have been assessed but are not considered suitable for development at this time, including:

- Those that would need a significant change in planning policy in order to receive planning permission for development and which the Council is not proposing to take forward through PfE. This includes sites in recreation uses (such as parks and playing fields), those located in the

³⁸ (GMCA September 2023) Places for Everyone Plan Composite Version, Modifications Version 2023; Paragraph 7.8.

Green Belt, and those that are physically unsuitable for development, for example due to contamination, landfill, topography, flooding or location;

- Those unlikely to come forward during the assessment period due to existing use, such as a current employment site; and
- Those without an extant planning permission and that fall below the site yield threshold of five dwellings or more.

3.60. In this iteration of the SHELAA 878 sites have been discounted for residential development. The total area covered by discounted sites is 395.07 hectares. For completeness a list of these sites, with a reason for their exclusion, is available in Appendix 5.

3.61. However, constraints on some of the discounted sites may be mitigated, subject to further investigation and detailed assessment beyond the scope of the SHELAA, thus allowing the site to deliver residential development in the future. The responsibility to demonstrate how the constraints can be removed to allow residential development is down to the applicant, developer or landowner. Annual reviews of the SHELAA will continue to assess the longer-term potential of discounted sites as planning policy evolves or site circumstances change.

Stage 3: Windfall Assessment

3.62. Windfall development is defined in the NPPF Annex 2: Glossary as: “*sites not specifically identified in the development plan.*”

3.63. Both the NPPF and PPG make reference to a use of a windfall allowance for housing, where justified. Windfall allowance is not mentioned in relation to economic development. Therefore, a windfall allowance will only be applied to housing development.

3.64. Paragraph 71 of the NPPF states that:

“Where an allowance has been made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends”

- 3.65. It is worth noting that the last sentence of paragraph 71 states that “plans should consider the case for setting out policies to resist inappropriate development of residential gardens.” However, it is likely that such sites will continue to come forward over the plan period. UDP policy H9 ‘Backland and Garden Development’ provides guidance on this matter. The policy does not rule out this type of development and the Residential Design SPD (Policy RD22: Infill & Backland Sites) specifically states that it can make efficient use of under-utilised land. Therefore, the small sites windfall allowance is based on analysis of all completed developments of less than five dwellings.
- 3.66. As highlighted in paragraph 3.12 the Council includes a small sites windfall allowance as part of the total housing supply for the period 1 April 2028 to 31 March 2038. The allowance has been calculated using historic windfall delivery rates and is set out in Table 3 below.

	2018/19	2019/20	2020/21	2021/22	2022/23	Total	5 Year Average
A Gross	66	54	51	63	58	292	58
B Losses	8	14	9	12	8	51	10
C Net (A-B)	58	36	42	51	50	237	47

Table 3: Small Sites Delivery (sites of 1 to 4 dwellings including garden development)

Average Windfall Allowance

- 3.67. Analysis of windfall completions for the last five years period 1 April 2018 – 31 March 2023 indicates that the average allowance is 47 dwellings net per annum. The Council does not believe that an allowance should be applied to the 0–5-year period of the supply as this may result in double counting, as small sites with planning permission are already included. In addition, where delivery on small sites extends into the 6-10 years period these dwellings are also deducted from the total to avoid double counting (15 dwellings total). Therefore, the SHELAA includes an allowance for the years 6 – 15 (1 April 2028 - 31 March 2038) totalling dwellings (10 X 47 - 15 = 455). This allowance will be kept under review on an annual basis through the monitoring of housing completions and losses on small windfall sites.

Stage 4: Assessment Review

- 3.68. The PPG at paragraph 24 states that:

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

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

4. Assessment Findings

Residential Completions

- 4.1. Figure 2 below illustrates the total 4,578 net residential completions in Tameside over the 10-year period 1 April 2013 – 31 March 2023. The cyclical nature of the completion rate over this period can be explained in part by the time taken between granting permission, completion of first dwelling and completion of last dwelling on an individual site. This is explained in further detail within paragraphs 4.20-4.23 below and reflected within Table 7 Estimated Residential Build out Rates and Figure 5 Housing Trajectory.

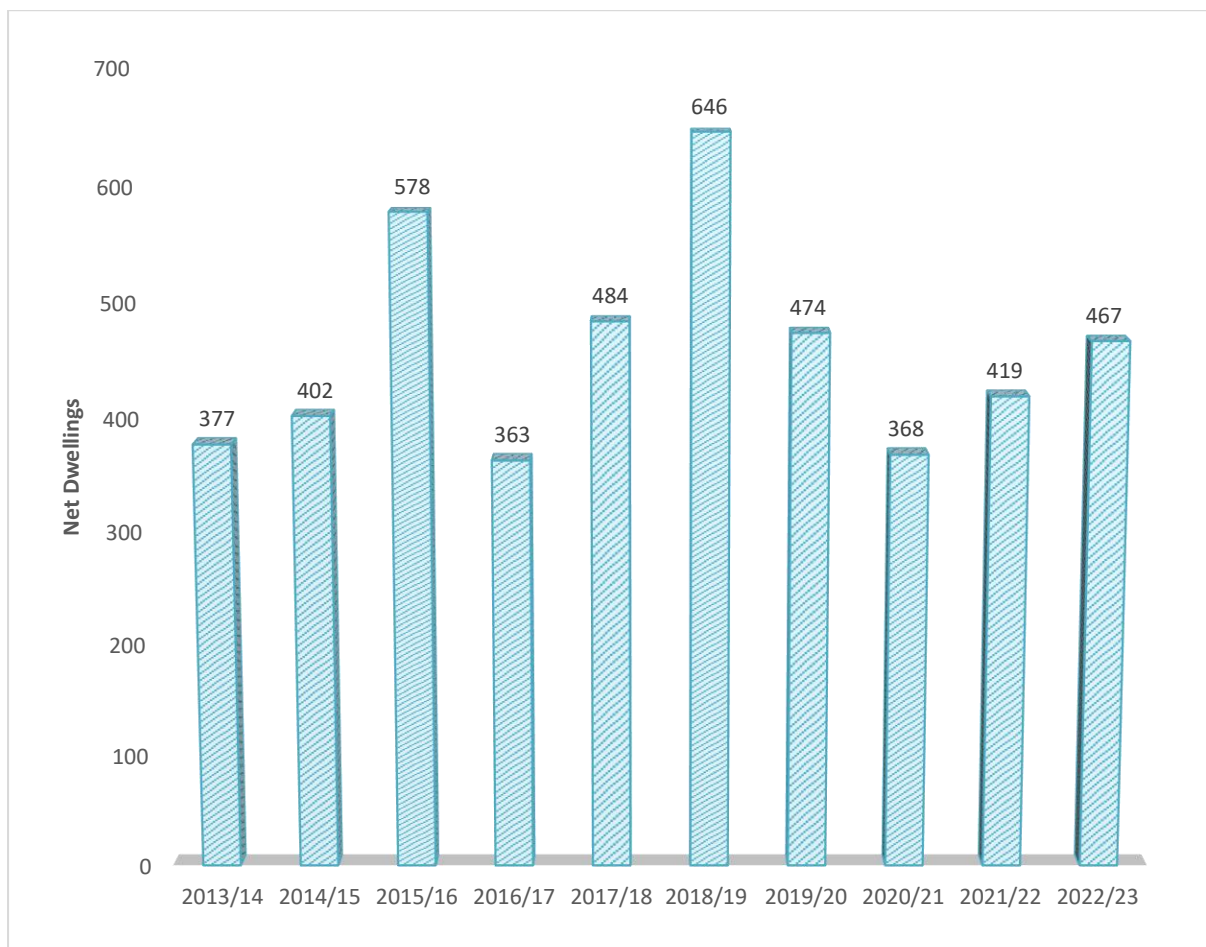


Figure 2: Tameside Residential Completions 1 April 2013 – 31 March 2023

Housing and Employment Land Findings

4.2. Based on an assessment of sites against the methodology set out in Section 3 above the SHELAA calculates the potential future supply for the following uses:

- Net dwellings – split by houses and apartments;
- Gross office floor space; and
- Gross industrial and warehousing floor space.

4.3. Table 4 below summarises the supply for the period 1 April 2023 to 31 March 2038 depending on whether it needs to be a gross or net figure on the sites identified across the borough for the use types outlined above for the period.

	Development Type		
	Houses & Apartments	Office (sq.m)	Industrial & Warehousing (sq.m)
(A) Gross Additions	5,995	17,817	122,653
(B) Gross Losses	88	-	-
(A-B) Net Change	5,907	-	-

Table 4: Summary of supply 1 April 2023 – 31 March 2038

4.4. The list of SHELAA sites that make up the total supply of net dwellings and gross floor space for employment and retail are listed in Appendices 4, 5, and 6.

4.5. The following section of the report sets out further detail on the estimated future supply on the specific sites by development type.

The potential supply of new housing

- 4.6. The supply of dwellings comprises on specified developable sites and includes the windfall allowance for development on small sites below the site threshold.
- 4.7. The SHELAA identifies a total of 327 sites that are considered developable for dwellings. Appendix 3 lists these sites and provides details covering estimated dwellings numbers and types (houses and/or apartments) and the likely phasing over the period covered by SHELAA.
- 4.8. The anticipated gross number of dwellings to be completed, split between houses and apartments, over the period 1 April 2023 and 31 March 2038 is identified as - 5,995 dwellings and is shown in Table 5 below. When the potential loss of - 88 dwellings is taken into account, through either demolition or change of use, then it is estimated that there is the potential to deliver 5,907 net additional dwellings between 1 April 2023 and 31 March 2038.

	Phasing of Delivery 1 April 2023- 31 March 2038				Dwelling Types	
	2023-2028	2028-2033	2033-2038	Total	Houses	Apartments
Gross Additions	2,020	2,350	1,625	5,995	2,740	3,255
Gross Losses	88	0	0	88	20	68
Net Change	1,932	2,350	1,625	5,907	2,720	3,187

Table 5: Phasing of Gross Additions, Gross Losses and Net Change on Residential Sites

- 4.9. Sites within the 2023 housing land supply can be divided into two categories to reflect their planning status; those that have been 'permitted' and those that have 'not been permitted'. Sites that have been 'permitted' have an extant planning permission and are:
- Full, Outline or Reserved Matters residential planning permission;

- Deemed to be Permitted Development; or
- Permitted schemes that are Under Construction.

4.10. There are 221 'permitted' sites with a potential yield of 2,069 net dwellings (comprising 1,060 houses and 1,009 apartments) in the 2023 land supply.

4.11. Those sites which fall within the 'not permitted' category do not have an extant permission and have been identified through:

- An allocation in the development plan;
- Desk top analysis;
- Site assessments;
- Call for Sites exercises; or
- Have previously been subject to the development management process, but no longer have an extant permission (e.g. expired, withdrawn or written off planning permissions).

4.12. There are 106 'not permitted' sites with a potential yield of 3,838 net dwellings (comprising 1,660 houses and 2,178 apartments) in the 2023 land supply.

4.13. The total number of dwellings is broken down to give the percentage split between brownfield, greenfield and mixed. The overall borough brownfield/greenfield/mixed split is given in Figure 2 below.

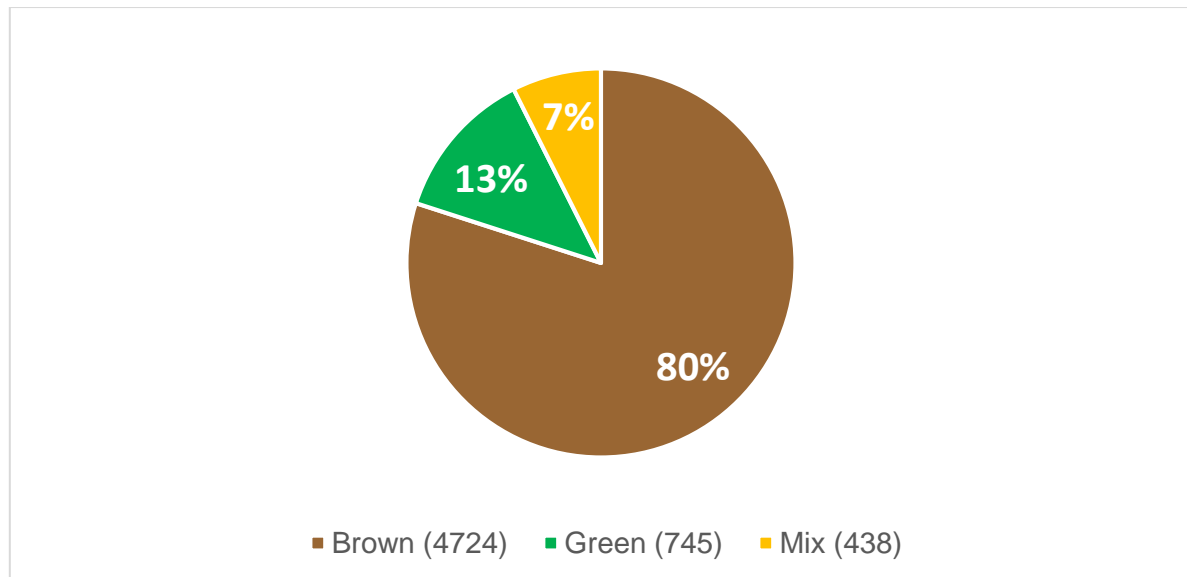


Figure 3: Borough percentage of dwellings split between brownfield, greenfield and mixed site types (Number of dwellings in brackets).

Windfall allowance for small housing sites

- 4.14. Paragraphs 3.62 to 3.67 of this SHELAA set out the Council's approach to assessing small sites windfall delivery based on trend analysis. This concluded that the Council should make a small site windfall allowance of 47 net dwellings per year based on average annual delivery over the five-year period 2018/19 to 2022/23. However, completions projected for small sites in the 6–10-year period need to be deducted to avoid double counting (15 dwellings).
- 4.15. The Council will, therefore, make an overall small sites windfall allowance of 455 net dwellings for the 10-year period 2028 to 2038 ($10 \times 47 - 15$). The net dwellings is further split to give a small site allowance of dwellings for years 2028–2033 ($5 \times 47 - 15 = 220$) and a small site allowance of dwellings for years 2033–2038 ($5 \times 47 = 235$).

Total housing supply 1 April 2023 to 31 March 2038

- 4.16. The above analysis of potential housing sites and windfall allowance for Tameside is summarised in Table 6 below and presents the potential housing supply for the period 1 April 2023 to 31 March 2038. The small site windfall allowance can also be further split between houses and apartments. This

split has been calculated using the percentage difference between houses and apartments within the overall 2023 housing land supply, i.e. 46% houses and 54% apartments.

	Total Supply 1 April 2023 - 31 March 2038				Dwelling Type	
	2023-2028 (0-5 years)	2028-2033 (6-10 years)	2033-2038 (11-15 years)	Total (0-15 years)	Houses	Apartments
A - Gross Additions	2,020	2,350	1,625	5,995	2,740	3,255
B - Gross Losses	88	0	0	88	20	68
C - Net Change	1,932	2,350	1,625	5,907	2,720	3,187
D - Net Small sites windfall allowance	0	220	235	455	209	246
C + D = Total Net Change	1,932	2,570	1,860	6,362	2,929	3,433

Table 6: Total supply of dwellings - specific sites and small sites windfall allowance

4.17. Figure 4 below shows the data in Table 6 in graph format for the different parts of the plan period 2023 – 2038.

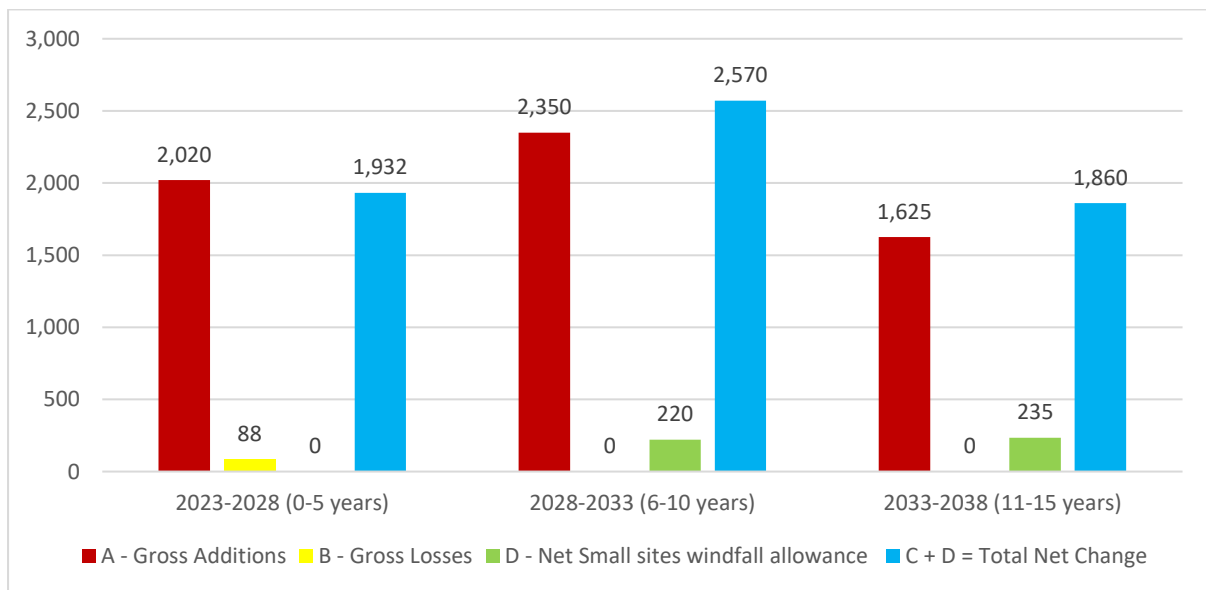


Figure 4: Estimated change in net dwellings (1 April 2023 to 31 March 2038)

- 4.18. In relation to the identified short term period 1 April 2023 to 31 March 2028, Table 6 above identifies a potential gross supply of 2,020 dwellings. However, once the anticipated 88 dwelling losses (demolitions and from change of use/conversion) are subtracted from the gross figure the net supply for this period is 1,932. At this stage no windfall allowance has been applied to this period within the supply (0-5). However, consideration may be given to including a small sites windfall allowance in this part of the supply should compelling evidence arise in future.
- 4.19. For the remainder of the supply 1 April 2028 to 31 March 2038, Table 6 identifies a potential gross supply of 3,975 dwellings. Once a small sites windfall allowance of 455 dwellings has been added the net additional supply for the period is 4,430.
- 4.20. As set out in the Planning Practice Guidance³⁹ this SHELAA includes an indicative trajectory for the rate of housing development. This is based on a number of assumptions for the expected delivery time periods using lead in times and annual build out rates derived from completions data gathered as part of the Council’s annual housing monitoring between 2015/16 and 2022/23 (1 April 2015 to 31 March 2023). These are listed within Table 7. For example:
- Minor residential developments of up to four dwellings:
 - Developments of up to four houses have an average lead in time of two years between planning approval and first completion and an average build out rate of one house per year;
 - Developments of up to four apartments have an average two-year lead in time between approval and first completion and an average build out rate of two apartments per year; and

³⁹ DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 024 Reference ID: 3-024-20190722.

- Mixed development of up to four houses and apartments have an average lead in time of one year between permission and first completion and an average build out rate of three dwellings per year.
- Major residential developments of between 25-49 dwellings:
 - Developments of between 25-49 houses have an average lead in time of two years between planning approval and first completion and an average build out rate of 18 houses per year;
 - Developments of between 25-49 apartments have an average two-year lead in time between approval and first completion and an average build out rate of 38 apartments per year; and
 - Mixed developments of between 25-49 houses and apartments have an average lead in time of one year between permission and first completion and an average build out rate of 16 dwellings per year.
- Major residential developments of 100+ dwellings:
 - Developments of 100+ houses have an average lead in time of one year between planning approval and first completion and an average build out rate of 37 houses per year;
 - Developments of 100+ apartments (use proxy data for 50 - 99 apartments as no data is available for schemes of this size) have a three-year lead in time between approval and first completion and an average build out rate of 59 apartments per year; and
 - Mixed developments of 100+ houses and apartments have an average lead in time of two year between permission and first completion and an average build out rate of 34 dwellings per year.

Development Type	Dwelling Types	Average number years lead in time between approval & completion of first dwelling	Average number of dwellings completed per annum	Average number of years between completion of first & last dwelling/s	Average number of years between permission & completion of last dwelling
Minor <5	All	2	2	1	2
Minor =>5 <10	All	2	5	1	2
Major =>10 <25	All	2	12	1	3
Major =>25 <50	All	2	18	2	3
Major =>50 <100	All	2	27	2	3
Major =>100	All	2	36	4	5
House					
Minor <5	House	2	1	1	2
Minor =>5 <10	House	2	5	1	2
Major =>10 <25	House	2	9	2	3
Major =>25 <50	House	2	18	2	3
Major =>50 <100	House	1	21	3	4
Major =>100	House	1	37	4	5
Apartment					
Minor <5	Apartment	2	2	1	2
Minor =>5 <10	Apartment	2	7	1	2
Major =>10 <25	Apartment	2	16	1	2
Major =>25 <50	Apartment	2	38	1	2
Major =>50 <100	Apartment	3	59	1	3
Major =>100	Apartment	No Data - use Major =>50 <100 as a proxy			
Mix					
Minor <5	Mix	1	3	1	1
Minor =>5 <10	Mix	2	7	1	1
Major =>10 <25	Mix	1	16	1	1
Major =>25 <50	Mix	1	16	2	2
Major =>50 <100	Mix	2	33	2	2
Major =>100	Mix	2	34	4	6
NB - Average totals rounded up or down to nearest whole number					

Table 7: Estimated Residential Build out Rates

4.21. Figure 5 is the Tameside housing land trajectory for the 15-year plan period 1 April 2023 – 31 March 2038 and is based on the assumptions in Table 7 Estimated Residential Build out Rates. These assumptions are then projected forwards to give the housing supply trajectory.

4.22. The 2023 Trajectory (Figure 5) shows that there is potential for peaks and troughs in the delivery of sites across the plan period. This is particularly noticeable in the 6-10- and 11-15-year periods of the supply.

- 0-5 years shows that the anticipated delivery will decrease from 602 in 2025/26 to 49 in 2027/28.
- 6-10 year anticipates peaking at 684 in 2030/31 followed by a decline.
- 11-16 years anticipates further growth period peaking at 556 in 2036/37.

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

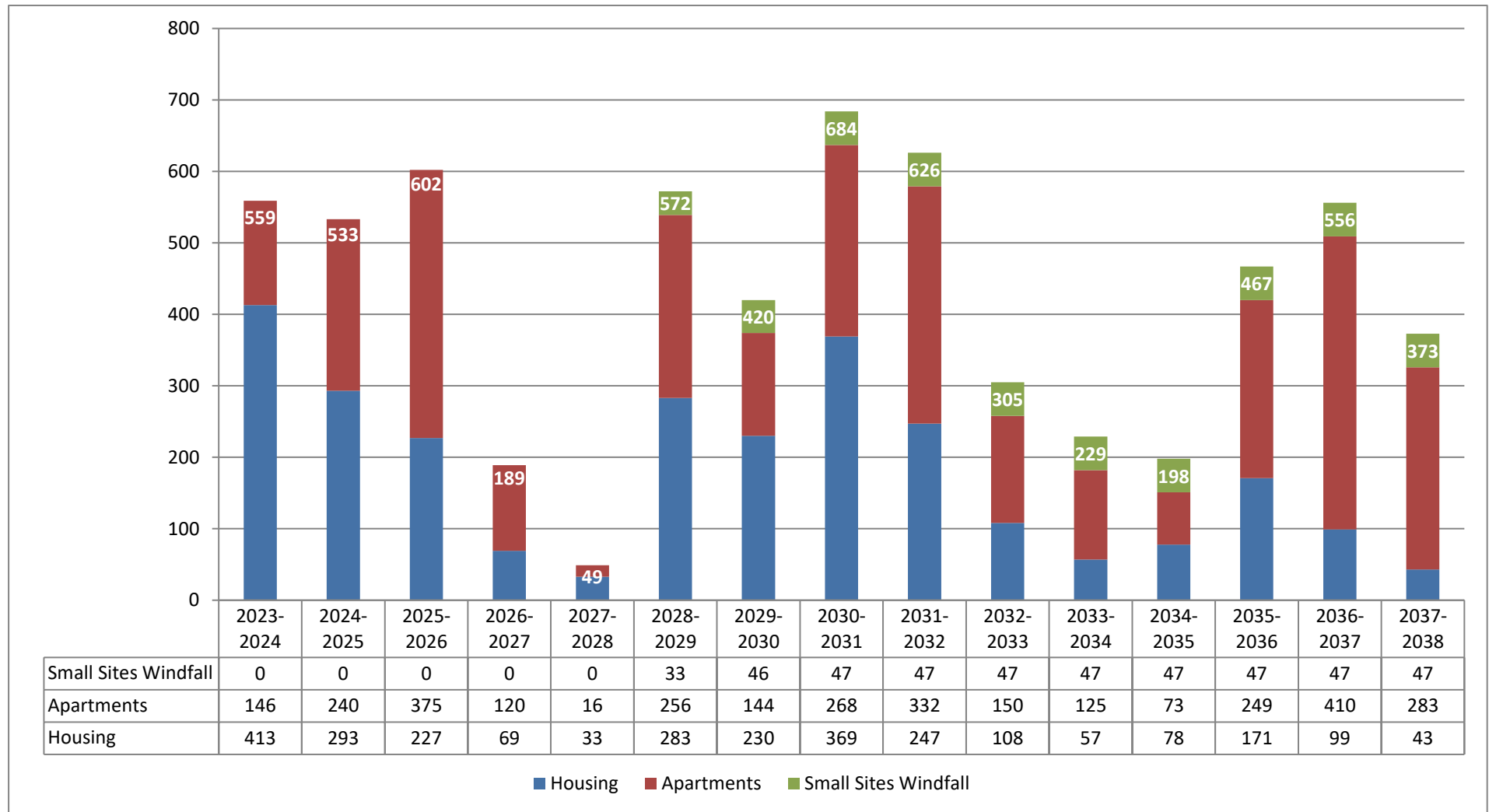


Figure 5: Tameside Housing Trajectory 1 April 2023 – 31 March 2038

Potential supply of new office floor space

- 4.24. This assessment identifies eight sites that are considered to be developable for office use. Of the eight, only seven⁴⁰ are considered to be deliverable within the 15-year period covered by this assessment. Details of the sites are set out in Appendix 4 (List of SHELAA Employment sites) which also provides the potential gross floor space in square metres and the likely phasing. Given the dominance in the supply of the available plots at St Petersfield the quantum of gross floor space is principally based on the St Petersfield Development Prospectus⁴¹.
- 4.25. Table 8 below shows the breakdown of gross floor space for the period 1 April 2023 to 31 March 2038. The potential gross additions are 17,817 sq.m. E(g)(i) office floor space between 1 April 2023 and 31 March 2038.

	Phasing of office floor space			
	2023-2028	2028 to 2033	2033 to 2038	Total 2023 to 2038
Gross Additions	5,084	4,448	8,285	17,817

Table 8: Office gross floor space change 1 April 2023 to 31 March 2038

- 4.26. In terms of the proposed Ashton Mayoral Development Zone, the St. Petersfield location is identified with the most potential for new office development up until 2038 and beyond. The SHELAA reflects the potential of this area to deliver the majority of the borough's standalone office floor space, as opposed to office space that is ancillary to other employment development such as industry or warehousing. The delivery of office space at St. Petersfield, in terms of the identified quantum and phasing, is likely to be

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

⁴¹ Tameside Council – St Petersfield Development Prospectus:

<https://www.tameside.gov.uk/Businesses/Ashton-Mayoral-Development-Zone/Future-St-Petersfield>

dependent upon a number of factors including competition from other locations and market demand.

- 4.27. This uncertainty gives rise for the potential for the identified sites to be delivered within different periods to those identified in this assessment. As noted in paragraph 4.25 there is potential for sites to be delivered beyond the plan period, whilst other sites not identified in this assessment may come forward within the plan period. The current trajectory indicates that beyond 2038 there is potential for 3,793 square metres of floor space within the St Petersfield area.

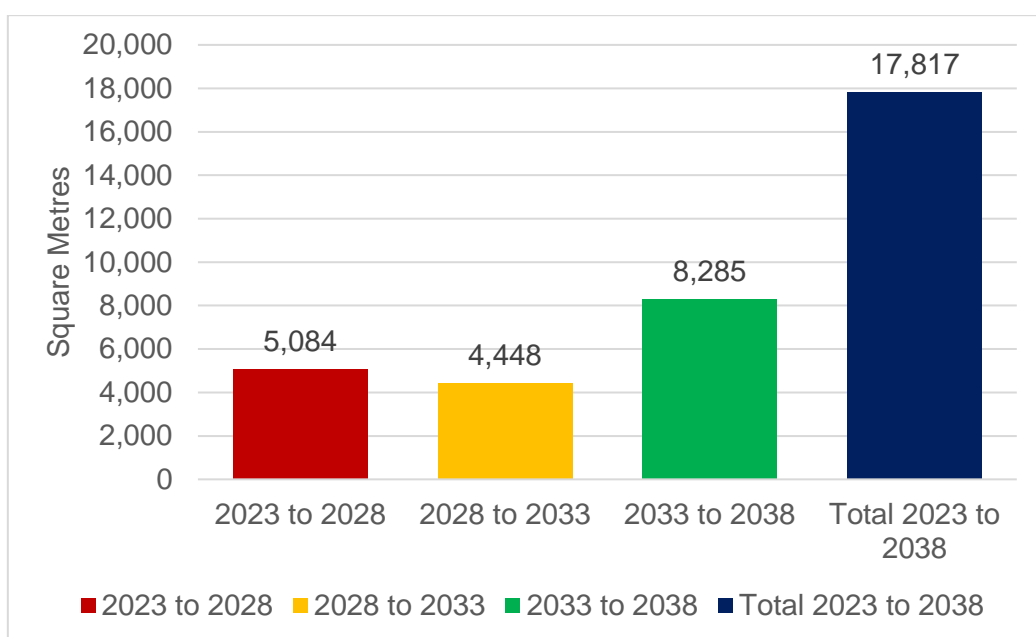


Figure 6: Estimated office gross floor space (1 April 2023 to 31 March 2038)

Potential supply of new industrial and warehousing floor space

- 4.28. Development potential for industry and warehousing is limited to 32 sites across the borough. These are covered by Appendix 4 (List of SHELAA Employment sites), which sets out the potential gross floor space in square metres and the likely phasing of development.
- 4.29. Table 9 below shows the breakdown of gross floor space for the period 1 April 2023 to 31 March 2038. The potential gross additions are 122,653 sq.m.

of industry and warehousing floor space between 1 April 2023 and 31 March 2038.

Phasing of industrial/warehousing floor space				
	2023-2028	2028 to 2033	2033 to 2038	Total 2023 to 2038
Gross Additions	42,114	35,580	44,959	122,653

Table 9: Industry and warehousing gross floor space (sq.m) 1 April 2023 to 31 March 2038

4.30. Figure 7 below shows the estimated gross floor space as set out in Table 8 for the period 1 April 2023 to 31 March 2038.

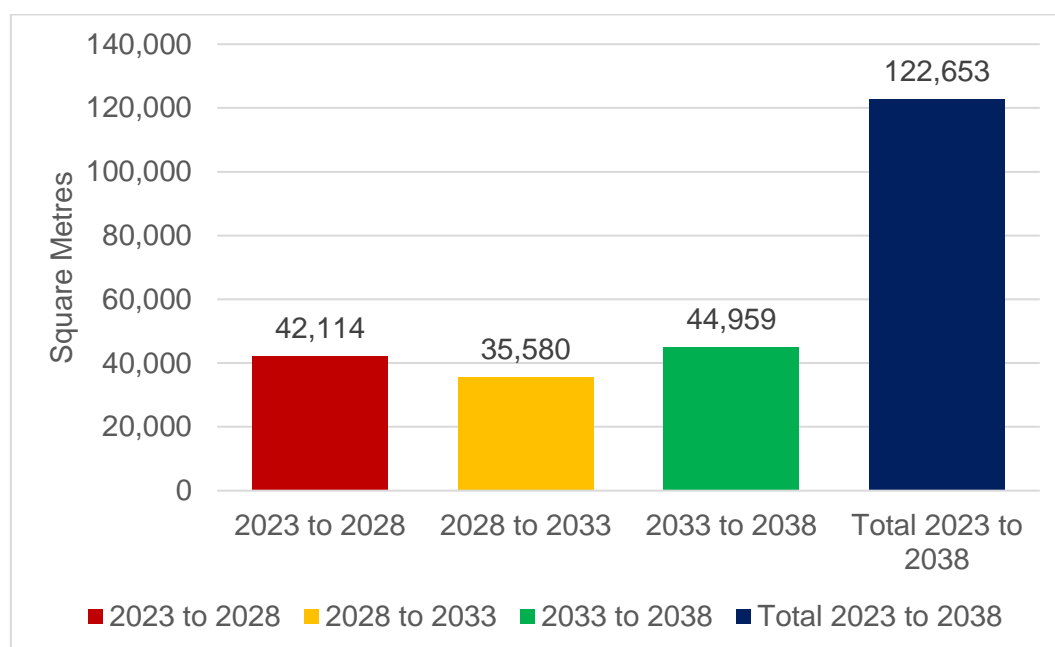


Figure 7: Estimated change in industrial and warehousing floor space (1 April 2023 to 31 March 2038)

Potential supply of new retail floor space

4.31. The assessment has identified no retail sites above the 500 sq.m threshold that is deliverable during the period 1 April 2023 and 31 March 2038.

5. Annual Five-Year Housing Supply Position

- 5.1. Paragraph 60 of the July 2021 National Planning Policy Framework (NPPF)⁴² states that Government has the objective of significantly boosting the supply of homes. To maintain supply and delivery of housing, paragraph 74 of the NPPF requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% depending on local circumstances.
- 5.2. Having regard to paragraph 74 of the NPPF, in order to identify whether there is a five-year housing land supply it is necessary to:
- Identify the housing requirement for the five-year period.
 - Identify the appropriate buffer.
 - Identify the scale of housing that it is estimated will be delivered over the next five years.
 - Calculate whether the identified supply of housing is sufficient to meet the five-year requirement with the appropriate buffer.

These stages and the findings are presented in the following sections of this chapter.

Five-year housing requirement

- 5.3. The second sentence of paragraph 74 of the NPPF requires that:
- “Local Planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁸, or against their local housing need where the strategic policies are more than five years old³⁹”
- 5.4. The footnotes referred to in paragraph 74 set out the following points:

⁴² National Planning Policy Framework - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- Footnote 38 – “For the avoidance of doubt, a five-year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.”
- Footnote 39 – “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.”

5.5. The local housing need component of footnote 39 is defined in Annex 2 of the NPPF as:

“The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework)”.

5.6. Tameside does not have an up-to-date housing requirement in any adopted strategic policy. Given this situation, the requirement to use the local housing need calculation set out in paragraph 74 of the NPPF is engaged in order to assess Tameside’s five-year housing land supply position. Therefore, the requirement is based on local housing need in line with the methodology set out in national planning practice guidance.

Current Local Housing Need calculation

5.7. The Government’s national planning practice guidance⁴³ explains that the standard method to calculate a minimum annual local housing need figure as follows:

1. Setting the baseline
2. An adjustment to take account of affordability

⁴³ DLUHC and MHCLG (last updated 16 December 2020), Housing and economic needs assessment, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

3. Capping the level of any increase
4. Cities and urban centres uplift

Setting the baseline

- 5.8. Planning Practice Guidance sets out step 1 of calculating the LHN as follows:

“Set the baseline using national household growth projections⁴⁴ (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period). Note that the figures displayed are rounded and individual cells need to be viewed in order to see the full number.”

An adjustment to take account of affordability

- 5.9. Planning Practice Guidance sets out step 2 of calculating the LHN as follows:

“Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth baseline should be increased by a quarter of a percent. An authority with a ratio of 8 will have a 25% increase on its annual average household growth baseline.”

Where an adjustment is to be made, the precise formula is as follows:

⁴⁴ DLUHC and MHCLG (last updated 24 January 2017), Household projections, <https://www.gov.uk/government/collections/household-projections>

$$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

Capping the level of any increase

- 5.10. The relevant paragraphs of Planning Practice Guidance for step 3 of calculating the LHN are follows:

“Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10-year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”

Cities and urban centres uplift

- 5.11. A 35% uplift is then applied for urban area in the top 20 cities and urban centres. Tameside is not identified as one of the top 20 urban local authorities as at December 2020 (Correct at the time of publication) and therefore the 35% is not applied.

LHN calculation

- 5.12. Having regard to the guidance set out above, the baseline has been set using the projected annual household growth over a 10-year period using the 2014-based household projections, with 2023 being the first of the ten years given that the five-year supply period being considered within this report is for the period 2023 to 2028. The most recent ONS median workplace-based affordability ratios for Tameside are for 2022.
- 5.13. Taking into account the above, the current local housing need figure for Tameside is 681 per annum. The steps showing how this is calculated are as follows:

	Calculation - variables and stages	Tameside
A	2023-2033 household increase (2014 based household projections)	5,669
B	2023-2033 Average annual household increase (A ÷ 10)	567
C	Local affordability ratio (2022 median house price to median gross annual workplace-based earnings)	7.21
D	$Adjustment\ factor = \left(\frac{Local\ affordability\ ratio - 4}{4} \right) \times 0.25$	-
E	$Adjustment\ factor = \left(\frac{3.21}{4} \right) \times 0.25$	0.200625
F	Minimum annual housing need figure calculation (= 1 + adjustment factor)	1.200625
G	Local housing need = 567 x 1.200625 (B x F)	681
H	Five-year requirement = 681 x 5	3,405

Table 10: Local Housing Need and the Five-Year Requirement

- 5.14. Therefore, by applying the national methodology for calculating local housing need the five-year housing requirement for Tameside is **3,405** dwellings.

Supply buffer and requirement

- 5.15. Paragraph 74 of the NPPF goes on to specify what level of buffer should be applied to the five-year housing land supply:

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the Local Planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan⁴⁰, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴¹”

- 5.16. The footnotes referred to above in paragraph 74 set out the following points:
- Footnote 40: For the purposes of paragraphs 74b and 75 a plan adopted between 1 May and 31 October will be considered ‘recently adopted’ until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.
 - Footnote 41: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 5.17. Tameside Council has not demonstrated a five-year supply of deliverable sites through an annual position statement or a recently adopted plan in accordance with paragraph 74b; on this basis a 10% buffer is not considered applicable.
- 5.18. With regards to applying a 20% buffer as set out in paragraph 74c, this is linked to Housing Delivery Test (HDT) results. The most recent 2021 HDT measurement results were published by DLUHC in January 2022; covering the period 2018 to 2021 the results identified that in Tameside housing delivery performance was 91% of the housing requirement. Given this, the Council was required to produce an action plan as a consequence of the 2021 HDT.
- 5.19. Therefore, given the above findings of the 2021 HDT it is considered that a 5% buffer is appropriate in line with paragraph 74a of the NPPF to ensure choice and competition in the market for housing land.

Housing requirement with buffer

- 5.20. Using the identified requirement outlined above, the net additional housing requirement over the period 2023 to 2028 with an additional 5% buffer is 3,455 dwellings. This is set out in the table below:

Methodology	2023-2028 Net additional housing requirement	2023-2028 Net additional housing requirement with 5% buffer
Local housing need methodology (using 2014 based household projections)	3,405	3,575

Table 11: Local Housing Need and 5% Buffer

Supply of deliverable sites 1 April 2023 to 31 March 2028

- 5.21. As set out in section 4 of this document, the Council has calculated the deliverable supply for the five-year period 2023 to 2028 to be **1,932** net additional dwellings. The sites that make up Tameside's five-year supply are listed in Appendix 3 - Residential Supply 2023 – 2028.

Tameside's Annual Five-Year Housing Land Supply Position

- 5.22. Having regard to the local housing need requirement with a 5% buffer, and the five-year supply of deliverable sites identified in the SHELAA, the five-year land supply position in Tameside over the period 1 April 2023 to 31 March 2028 is shown in the table below:

	Five Year Housing Land Calculation	Tameside
A	2023-2028 Supply of Net Dwellings	1,932
B	2023-2028 Requirement	3,405
C	2023-2028 Requirement with 5% Buffer: $3,405 + 170$ (B + 5%)	3,575
D	Annual Requirement (Including Buffer): $3,575 \div 5$ (C \div 5)	715
E	Number of Years Supply: $1,932 \div 715$ (A \div D)	2.7

Table 12: Five Year Housing Land Supply Calculation

- 5.23. The table above shows that there is a 2.7 year's supply of deliverable sites for housing for the period 1 April 2023 to 31 March 2028 in Tameside. This

outcome means that the presumption in favour of sustainable development, as set out in NPPF paragraph 11d, including footnote 8, applies⁴⁵.

Tameside’s Annual Five-Year Housing Land Supply Position - Places for Everyone Scenario

- 5.24. Table 12 below presents an alternative scenario taking into account the proposed policy approach in PfE set out in Policy JP-H1: Scale, Distribution and Phasing of New Housing. This is covered by Table 7.2 of PfE for the period 2022-2039. Therefore, Table 12 takes the proposed annual average of the relevant years that cover the period 1 April 2023 to 31 March 2028 to arrive at a minimum number of net additional dwellings that are required for that period.
- 5.25. The table below shows that under the PfE scenario there is a 4.77-year supply of deliverable sites for housing for the period 1 April 2023 to 31 March 2028 in Tameside.

	Five Year Housing Land Calculation – PfE Scenario	Tameside
A	2023-2028 Supply of Net Dwellings	1,932
B	2023-2028 Requirement	1,927
C	2023-2028 Requirement with 5% Buffer: 1,927 + 97 (B + 5%)	2,024
D	Annual Requirement (Including Buffer): 2,024 ÷ 5 (C ÷ 5)	405
E	Number of Years Supply: 1,932 ÷ 405 (A ÷ D)	4.77

Table 13: Five Year Housing Land Supply Calculation – PfE Scenario

⁴⁵ NPPF Footnote 8: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

6. Relationship to Places for Everyone

6.1. The baseline supply for residential and economic development presented in the SHELAA 2023-2038 does not take into account sites that are proposed for allocation through Places for Everyone. These proposed allocations are not included in the SHELAA baseline supply because they do not currently comply with national Green Belt policy. However, given a lack of existing land supply with sufficient flexibility to ensure that the borough's overall housing and employment requirement can be met, Places for Everyone sets out that a strategic exceptional circumstances case exists for them to be released from the Green Belt for development.

6.2. The three Tameside site allocations identified within the PfE are as follows:

- JPA30 Ashton Moss West: This site allocation has the potential to deliver high quality employment floor space primarily falling within the E(g)(ii), E(g)(iii) and B2 use classes, aimed at delivering facilities suitable for identified areas of economic strength and key growth sectors within Greater Manchester and Tameside. The full 160,000 sq.m is expected to be delivered before 2039;
- JPA31 Godley Green Garden Village: This allocation represents a significant opportunity for Tameside to deliver a new settlement of around 2,350 new homes in the south of the borough. To supplement Tameside's local evidence-based assumptions (see Table 7) Lichfields start to Finish⁴⁶ review on the speed of delivery on large-scale housing developments sites has also been referenced. It is therefore anticipated that the allocation will deliver 136 dwellings per annum starting in 2028/29 or a total of 1,496 dwellings by the end of the PfE

⁴⁶ Lichfields (February 2020) Start to Finish (second edition): <https://lichfields.uk/content/insights/start-to-finish>

plan period in 2039. The remaining 854 dwellings are expected to be completed by 2045/46⁴⁷; and

- JPA32 South of Hyde: This allocation represents an opportunity to deliver around 442 new homes across two parcels of land in advance of the larger more complex sites contained in the GMSF due to their smaller scale. To supplement Tameside’s local evidence-based assumptions Lichfields start to Finish’ review on the speed of delivery on large-scale housing developments sites has also been referenced. Therefore, the allocation is expected to deliver 74 dwellings per annum starting in 2028/29 and completing in 2033/34.

6.3. The combined net housing land supply of 8,164 net dwellings comprising: existing housing land supply (5,907), small site windfall allowance (455) and PfE site allocations (1,802) over the 15-year period covered by the SHELAA (2023-2038) is illustrated in Figure 8.

⁴⁷ The delivery rate for JPA31 Godley Green Garden Village has been revised in line with the updated Table 7 in this document and therefore differs from that previously published.

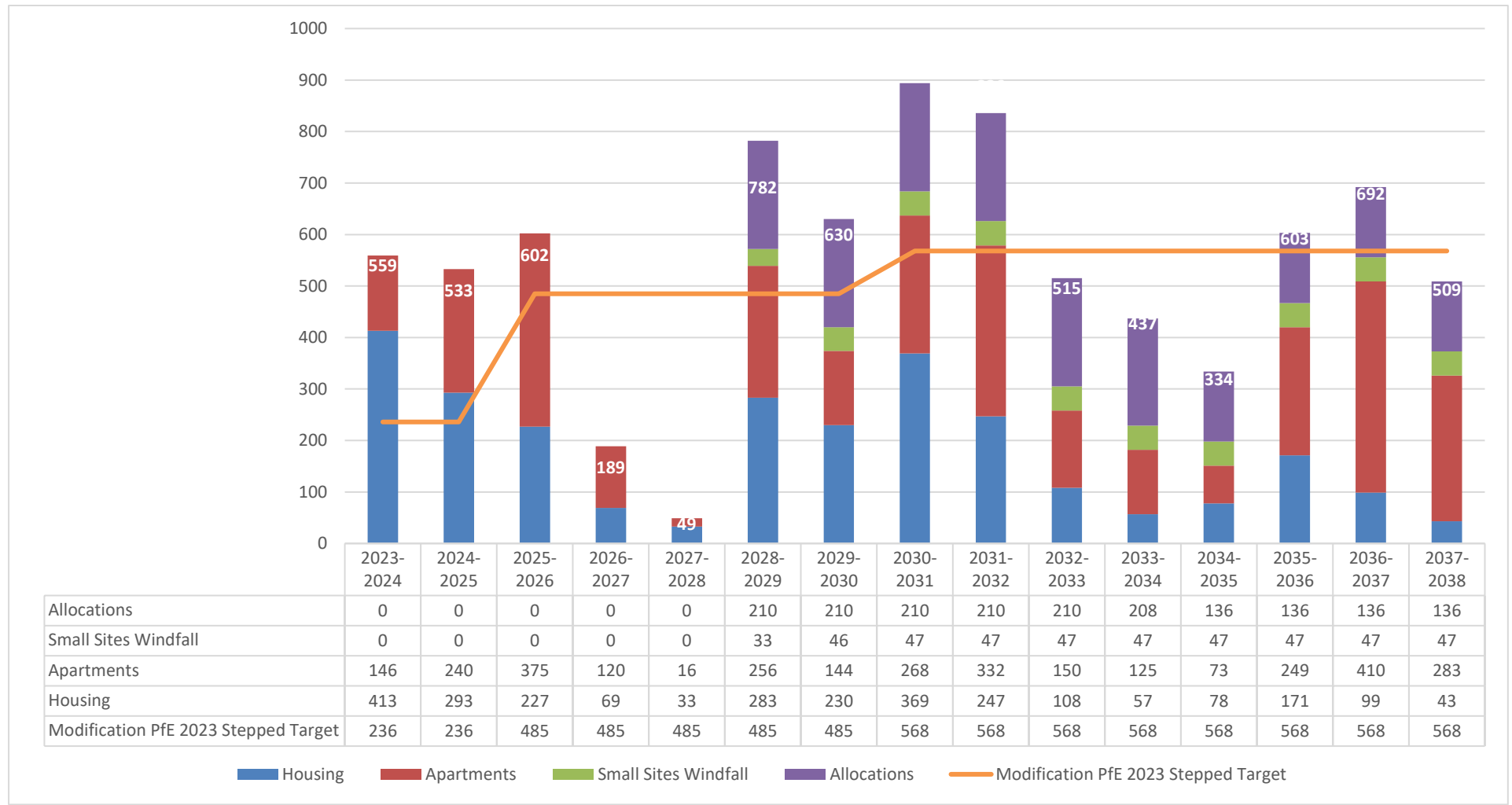


Figure 8: Tameside Housing Trajectory 2023-2038 All Sites

7. Conclusions

- 7.1. This SHELAA represents a snapshot of the potential housing and economic development land supply in Tameside for the period 1 April 2023 to 31 March 2038.
- 7.2. Planning applications for the uses identified in this assessment will continue to be determined on their individual planning merits in accordance with national planning policy the adopted (2004) Tameside Unitary Development Plan and other material considerations. Therefore, the inclusion of a site within the SHELAA does not imply that either planning permission will be granted or that a site will be allocated in the future local plan. Similarly, if a site is not included it does not indicate that future development for housing or economic development is unacceptable.
- 7.3. In both instances outlined in paragraph 6.2 above, applicants would still need to undertake their own detailed analysis to determine the full development potential of a site. Information relating to sites contained in this assessment merely acts as a useful indication of the potential scale of development and some of the constraints that would need to be taken into account in order to bring them forward.
- 7.4. The following table summarises the development potential on the sites that have been identified in the borough for the period 1 April 2023 to 31 March 2038.

	Development Type		
	Houses & Apartments	Office (sq.m)	Industrial & Warehousing (sq.m)
Gross Additions	5,995	17,817	122,653
Gross Losses	88	-	-
Residential Small Site Windfall Allowance	455	-	-
Net change	6,362	17,817	122,653

Table 13: Change in dwellings and economic floor space 1 April 2023 – 31 March 2038

- 7.5. A baseline supply of 5,907 net dwellings (5,995 gross additions – 88 gross losses = 5,907 net) has been identified for residential development. When combined with the small sites' windfall allowance of 455 dwellings the net total for the period 1 April 2023 to 31 March 2038 is 6,362 dwellings.
- 7.6. For economic development the following potential gross additional floor space has been identified for the period 1 April 2023 to 31 March 2038:
- Office – 17,817 sq.m
 - Industry and Warehousing – 122,653 sq.m
- 7.7. Once adopted PfE will identify additional land for housing and economic uses in Tameside but will not identify any additional floor space for office or retail development on strategic allocations in Tameside.

Appendices

Appendix 1 – Residential Densities 1 April 2015 - 31 March 2023

Major Residential Development Sites of 10+ Houses

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-AUDENS-007	Boothdale Club House, Fairfield Golf and Sailing Club, Booth Road	Audenshaw	Comp 2016/17	Railway Station (600m)	35	1.68	21
H-AUDENS-119	Kings Road South	Audenshaw	Comp 2018/19	Railway Station (600m)	250	6.68	37
H-AUDENS-120	Audenshaw Community Centre, Denton Road	Audenshaw	Comp 2016/17	No	10	0.18	56
H-DENSTH-001	Former site of 2-32 Wordsworth Road	Denton	Comp 2018/19	No	16	0.36	44
H-DUKSTB-040	Former Site of Christ Church, Quarry Street	Dukinfield	Under construction	Level 2 Town Centre (500m) Railway Station (600m)	10	0.21	48
H-HURST-021	Former Hartshead High School Site, Greenhurst Road	Ashton-under-Lyne	Under construction	No	195	6.13	32
H-HYDGOD-029	Land on east side of Honiton Avenue, Underwood Road, Hattersley (Hattersley Regeneration Site 10)	Hyde	Comp 2017/18	Railway Station (600m)	47	1.47	32
H-HYDGOD-031	Former School Site, Fields Farm Road, Hattersley (Hattersley Regeneration Site 21 & 22)	Hyde	Comp 2021/22	Railway Station (600m)	209	6.36	33

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDGOD-042	Land at Milverton Avenue, Hattersley (Hattersley Regeneration site 11)	Hyde	Comp 2021/22	Railway Station (600m)	37	1.04	36
H-HYDGOD-045	Site of 1-12 Beaver Walk and adjoining land Hattersley Road West, Hattersley (Hattersley Regen Site 13)	Hyde	Comp 2019/20	Railway Station (600m)	11	0.41	27
H-HYDGOD-047	Site of 2-18 Waterside and garages, Hattersley (Hattersley Regen Site 19)	Hyde	Under construction	Railway Station (600m)	15	0.38	39
H-HYDGOD-050	Former Hyde Hospital including former Dale Grove Primary Centre Grange Road South	Hyde	Comp 2016/17	No	49	1.50	33
H-HYDGOD-053	Land to south west of Wardle Brook Avenue and Underwood Road, Hattersley (Hattersley Regen Site: 8)	Hyde	Comp 2016/17	No	13	0.56	23
H-HYDGOD-062	Land at Padstow Walk, Mottram Road, Hattersley (Hattersley Regen Sites 3 & 5)	Hyde	Comp 2016/17	No	51	1.26	40
H-HYDNEW-001	Former Frank Hoyle Transport Site, Broadway	Hyde	Comp 2020/21	Railway Station (600m)	78	2.10	37

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDNEW-006	Former Clarendon Sixth Form College Site, Clarendon Road	Hyde	Comp 2021/22	Railway Station (600m)	79	2.74	29
H-HYDNEW-007	Former Carrfield Mill Site, Newton Street	Hyde	Under construction	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	60	2.77	22
H-HYDNEW-034	Land at junction of St Marys Road and Talbot Road	Hyde	Comp 2018/19	No	10	0.23	43
H-HYDNEW-047	Former Senior Service Site Ashton Road	Hyde	Comp 2015/16	Railway Station (600m)	158	3.51	45
H-HYDNEW-052	East Tame Business Park Rexcine Way	Hyde	Comp 2019/20	No	42	1.82	23
H-HYDNEW-053	Former Wharf Mill Site (south), Dukinfield Road	Hyde	Comp 2019/20	Railway Station (600m)	66	1.78	37
H-HYDNEW-054	Former BP Castrol/Alma Works site, Furnace Street	Hyde	Comp 2016/17	Railway Station (600m)	102	3.33	31
H-HYDNEW-066	Former Wharf Mill Site (north), Dukinfield Road	Hyde	Comp 2018/19	No	29	0.89	33
H-HYDNEW-082	Newton Business Park Cartwright Street	Hyde	Under construction	No	64	2.08	31
H-HYDNEW-097	Land Part Of Dukinfield Golf Course Yew Tree Lane	Dukinfield	Under construction	No	33	1.14	29

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDWER-002	Land On The South West Side Of And Including 10 - 12 Slateacre Road	Hyde	Comp 2020/21	No	10	0.42	24
H-HYDWER-003	Former Tameside College Site, Stockport Road	Hyde	Comp 2018/19	No	40	2.08	19
H-HYDWER-026	Land off Acorn Avenue and Rowbotham Street, Gee Cross	Hyde	Under construction	No	16	0.46	35
H-LONDGE-111	Cleared Land Bounded By Hattersley Road East, Melandra Crescent And Kenworthy Close Mottram (Site 2)	Hyde	Under construction	No	46	1.47	31
H-LONGDE-027	Court House Farm Stockport Road	Mottram-in-Longdendale	Comp 2019/20	No	19	0.37	51
H-LONGDE-069	Land Bounded By Underwood Road, Hattersley Road East And Melandra Crescent, Hattersley (Site 1)	Hyde	Under construction	No	15	0.70	21
H-LONGDE-206	Site of flats and bungalows at Sandy Bank Avenue, Hattersley (Hattersley Regen Site 16)	Mottram-in-Longdendale	Comp 2021/22	Railway Station (600m)	26	0.59	44
H-LONGDE-207	Land Off Bunkers Hill Road Stockport Road (Hattersley Regen Site 23)	Mottram-in-Longdendale	Under construction	No	15	0.39	38

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-LONGDE-208	Land and east of Dawlish Close, Hattersley (Hattersley Regen Site 24)	Mottram-in-Longdendale	Under construction	No	29	0.83	35
H-LONGDE-229	Land To South West Of Sandy Bank Avenue, Hyde, Tameside (Hattersley Regen Site 14).	Hyde	Comp 2020/21	Railway Station (600m)	42	1.28	33
H-MOSSLE-015	Former Relish Bar and Grill Vacant Land off Manchester Road	Mossley	Comp 2021/22	No	16	0.34	47
H-MOSSLE-020	Allocation site, Micklehurst Road	Mossley	Comp 2021/22	No	36	1.74	21
H-MOSSLE-025	Former Carrhill Mills Site, Manchester Road	Mossley	Comp 2020/21	Railway Station (600m)	35	0.88	40
H-MOSSLE-096	Mossley Hollins High School Huddersfield Road	Mossley	Expired	No	41	1.91	21
H-MOSSLE-106	Former Hart Mill Site, Lees Road	Mossley	Comp 2017/18	Level 2 Town Centre (500m)	19	0.38	50
H-MOSSLE-165	Land and buildings bounded by Hart Court, Smith Street and Lees Road	Mossley	Comp 2015/16	Level 2 Town Centre (500m)	45	1.25	36
H-MOSSLE-178	Scout Green Depot 27 Manchester Road	Mossley	Permissioned	No	55	0.87	63

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-STANTH-027	Former Samuel Laycock School Site, Mereside	Stalybridge	Comp 2019/20	No	44	1.37	32
H-STANTH-029	Site Of Former Heritage House Nursing Home Huddersfield Road	Stalybridge	Permissioned	No	23	0.25	92
H-STANTH-039	Land To The Rear Of 81 - 95 Ridge Hill Lane	Stalybridge	Under construction	Railway Station (600m) GMAL Zone 6+	11	0.38	29
H-STANTH-074	Rydal Walk, Ambleside	Stalybridge	Permissioned	No	16	0.66	24
H-STASTH-022	Staley Millbrook Cricket Club, Oxford Street, Millbrook	Stalybridge	Under construction	No	29	1.32	22
H-STASTH-023	Land on South side opposite 69-83 Brushes Road, Millbrook	Stalybridge	Comp 2015/16	No	66	1.56	42
H-STASTH-025	Land at the Woodlands, Mottram Road	Stalybridge	Comp 2018/19	No	23	0.86	27
H-STMICH-054	Former Stamford High School Site, Mossley Road	Ashton-under-Lyne	Comp 2018/19	No	102	2.68	38
H-STMICH-060	Mackeson Park	Ashton-under-Lyne	Comp 2018/19	No	86	2.29	38
H-STPETE-017	Former Hotel Site, York Place	Ashton-under-Lyne	Comp 2021/22	Ashton Town Centre (800m) Metrolink (600m) GMAL Zone 6+	18	0.33	55
H-WATERL-057	The March Hare Hotel Crowhill Road	Ashton-under-Lyne	Comp 2016/17	Metrolink (600m)	12	0.25	48

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-LONGDE-022	Land between Ford Grove, Atherton Avenue and Hyde Road (Hattersley Regen Site 28)	Hyde	Under construction	No	20	0.37	54
H-DUKINF-025	Vacant land between Tower Street, Sandy Lane and Prospect Road	Dukinfield	Under construction	No	21	0.86	24
H-MOSSLE-105	Land at Former Site of Prospect House Stockport Road	Mossley	Permissioned	Level 2 Town Centre (500m)	25	0.7	36
H-HYDGOD-099	Land To Rear Of 14-22 Porlock Avenue Bounded By Godley Reservoir And Sutton Walk Porlock Avenue	Hyde	Permissioned	Railway Station (600m)	27	0.97	28

Major Residential Development Sites of 10+ Apartments

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-DUKSTB-064	Park House 5 Acres Lane	Stalybridge	Under construction	Level 2 Town Centre (500m) GMAL Zone 6+	12	0.20	59
H-HURST-028	Site of former Conservative Club Vernon Street	Ashton-under-Lyne	Expired 2019/20	No	24	0.40	60
H-DUKSTB-061	Former Site of 10-12 Castle Street Site B	Stalybridge	Comp 2020/21	Level 2 Town Centre (500m) Railway Station (600m)	18	0.17	106
H-HYDGOD-084	Frames Snooker Club Unit 8 Mount Street	Hyde	Comp 2020/21	Level 2 Town Centre (500m)	24	0.21	114
H-DROEST-069	Site of former Moss Tavern 99 - 101 Ashton Road	Droylsden	Permissioned	Level 2 Town Centre (500m) Metrolink (600m)	23	0.20	115
H-STPETE-028	Hanover Mill Fitzroy Street	Ashton-under-Lyne	Permissioned	Railway Station (600m) GMAL Zone 6+	21	0.17	124
H-DUKSTB-024	Former Site of 10-12 Castle Street Site A	Stalybridge	Comp 2018/19	Level 2 Town Centre (500m) Railway Station (600m)	38	0.29	131
H-LONGDE-235	Site Of Former District Centre Hattersley Road East And Beaufort Road	Hyde	Permissioned	No	91	0.67	136
H-MOSSLE-181	George Street/Hanover Street	Mossley	Comp 2018/19	Level 2 Town Centre (500m) Railway Station (600m)	12	0.08	150
H-HYDWER-066	Charlotte House Residential Home, Albert Road	Hyde	Comp 2021/22	Level 2 Town Centre (500m) Railway Station (600m)	16	0.10	160
H-AUDENS-124	32 Denton Road	Audenshaw	Under construction	No	13	0.08	163

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-STPETE-143	Advantage House 156 Oxford Street West	Ashton-under-Lyne	Permissioned	Railway Station (600m)	8	0.04	182
H-STPETE-128	Natwest Bank 179 Stamford Street Central	Ashton-under-Lyne	Under construction	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	11	0.06	183
H-STPETE-168	Emmanuel Court Henrietta Street	Ashton-under-Lyne	Permissioned	Railway Station (600m)	42	0.21	200
H-DUKSTB-036	Former Police Station Corporation Street	Stalybridge	Under construction	Level 2 Town Centre (500m) Railway Station (600m)	18	0.08	225
H-DUKSTB-033	Armentieres Square	Stalybridge	Comp 2018/19	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	66	0.28	236
H-HYDGOD-070	Woodhead House 44-46 Market Street	Hyde	Comp 2019/20	Level 2 Town Centre (500m) Railway Station (600m)	12	0.05	240
H-STPETE-020	Stamford Street Methodist Chapel, Stamford Street	Ashton-under-Lyne	Comp 2019/20	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	12	0.04	300
H-STPETE-157	Independent Methodist Church Wellington Road	Ashton-under-Lyne	Permissioned	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	12	0.04	300
H-STPETE-120	Oakglade House, Booth Street	Ashton-under-Lyne	Comp 2015/16	Ashton Town Centre (800m) Railway Station (600m)	51	0.12	425

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
				Metrolink (600m) GMAL Zone 6+			
H-DUKSTB-069	Amenity area adjacent 25 Grosvenor Street	Stalybridge	Permissioned	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	14	0.03	467
H-STPETE-136	Camden House, 2 Grey Street	Ashton-under-Lyne	Comp 2018/19	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	22	0.02	1100
H-AUDENS-124	32 Denton Road	Audenshaw	Under construction	No	13	0.08	163
H-STMICH-045	Land At Rutland Street	Ashton-under-Lyne	Permissioned	No	17	0.23	74
H-LONGDE-235	Site Of Former District Centre Hattersley Road East And Beaufort Road (Site 4)	Hyde	Under construction	No	91	0.67	136
H-MOSSLE-107	Nield Street / Smith Street	Mossley	Under construction	Level 2 Town Centre (500m)	31	0.5	62
H-HYDNEW-083	58 Spring Gardens	Hyde	Permissioned	Railway Station (600m)	12	0.22	55
H-STPETE-170	53 Warrington Street	Ashton-under-Lyne	Permissioned	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	32	0.17	188

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-STPETE-174	8 Warrington Street	Ashton-under-Lyne	Under construction	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	10	0.03	333
H-DUKINF-017	Former Site of North Star Public House Queen Street	Dukinfield	Permissioned	Ashton Town Centre (800m)	32	0.09	356
H-HURST-028	Former Site Of Conservative Social Club Vernon Street, Hurst Knoll	Ashton-under-Lyne	Under construction	No	24	0.4	60
H-STPETE-177	30 - 38 Old Street	Ashton-under-Lyne	Permissioned	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	49	0.16	306

Major Residential Development Sites of 10+ Mixed (Housing and Apartments) Dwellings

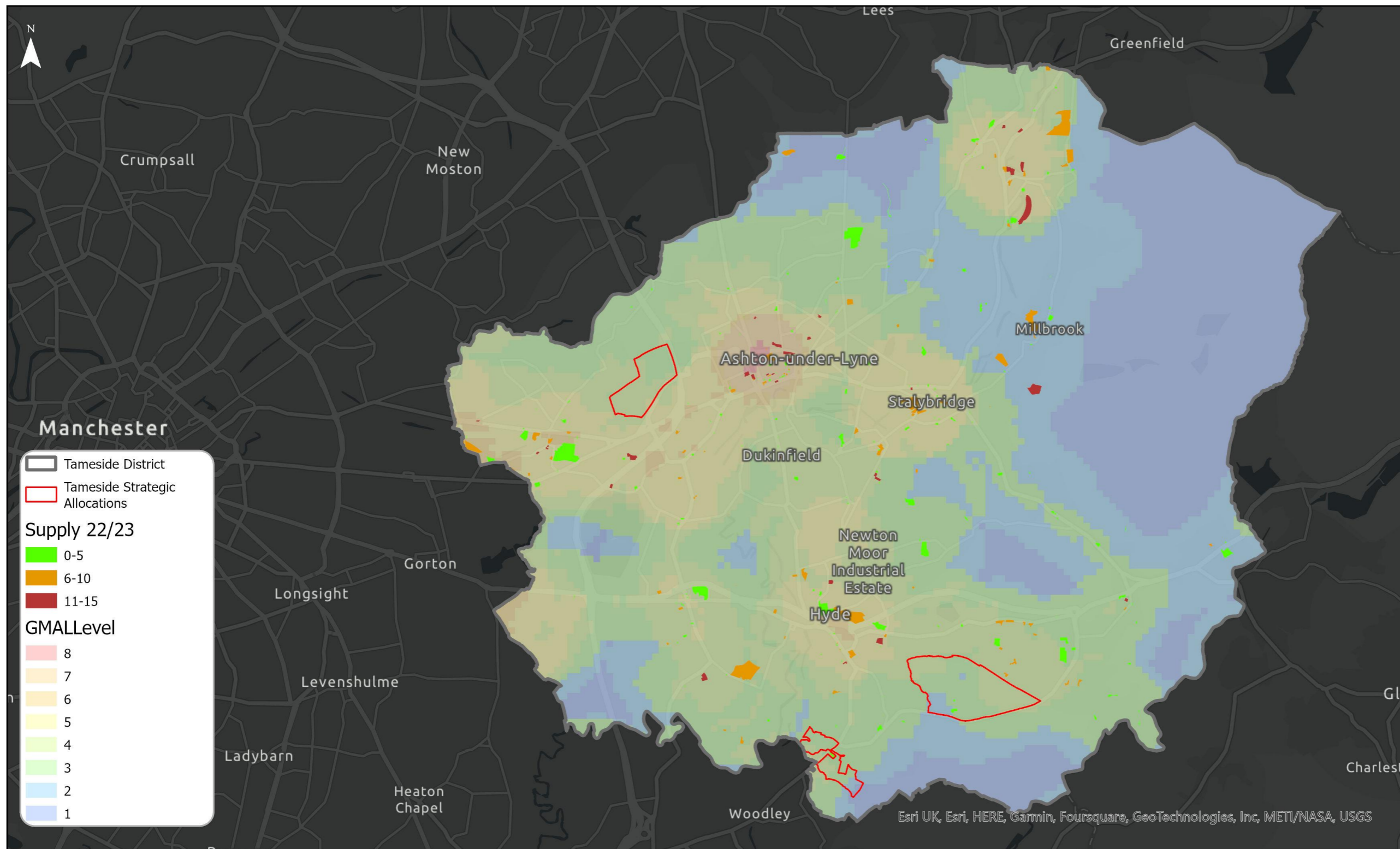
SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDGOD-022	Former Globe Works, Brook Street	Hyde	Under construction	Railway Station (600m)	37	6	43	1	30
H-WATERL-031	Land off Knowle Avenue	Ashton-under-Lyne	Comp 2017/18	Ashton Town Centre (800m) Metrolink (600m) GMAL Zone 6+	35	20	55	2	34
H-STPETE-090	Former Mono Pumps Site, Martin Street	Audenshaw	Comp 2021/22	Railway Station (600m)	165	18	183	5	40
H-AUDENS-110	Former Site of Golden Shred Works, Williamson Lane	Audenshaw	Under construction	Level 2 Town Centre (500m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	248	90	338	8	42
H-DENTNE-001	Former Oldham Batteries, West side of Edward Street	Denton	Under construction	Level 2 Town Centre (500m)	131	14	145	3	45
H-DENTNE-002	Land and Buildings on East side of Edward Street	Denton	Comp 2021/22	Level 2 Town Centre (500m)	49	6	55	1	48
H-AUDENS-020	Hawthorns Community School Corporation Road	Audenshaw	Comp 2015/16	No	54	36	90	2	52

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDNEW-058	St Stephens Bennett Street	Hyde	Comp 2018/19	Railway Station (600m)	14	16	30	1	53
H-MOSSLE-111	Unit 14 Glover Centre Egmont Street	Mossley	Under construction	Railway Station (600m)	8	6	14	0	56
H-STPETE-127	Ryecroft Mill Ryecroft Street	Ashton-under-Lyne	Comp 2015/16	GMAL Zone 6+	39	12	51	1	59
H-STPETE-061	Land At Cavendish Street	Ashton-under-Lyne	Under construction	Ashton Town Centre (800m) GMAL Zone 6+	18	32	50	1	61
H-HYDWER-024	King Edwards Court King Edward Road, Gee Cross	Hyde	Comp 2018/19	No	15	12	27	0	64
H-AUDENS-068	Former Site Of St Anne's Nursery Manchester Road	Audenshaw	Under construction	Railway Station (600m)	16	18	34	1	65
H-HYDNEW-080	Land at Markham Street	Hyde	Comp 2017/18	Railway Station (600m)	16	8	24	0	67
H-LONGDE-060	Hazeldene Beaufort Close, Hattersley	Longdendale	Comp 2016/17	No	7	16	23	0	70
H-DUKINF-045	Land off Pickford Lane	Dukinfield	Comp 2017/18	No	4	8	12	0	71
H-HYDNEW-078	Land fronting Spring Gardens and opposite Carrfield Mills Newton Street	Hyde	Comp 2018/19	Railway Station (600m)	9	21	30	0	73

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2022	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-DROEST-033	Droylsden Marina Area Bounded By Edmund Street Manchester Road Craven Street And Ashton Canal Market Street (Main Site - Phase 2)	Droylsden	Comp 2018/19	Level 2 Town Centre (500m) Metrolink (600m) GMAL Zone 6+	110	55	165	2	80
H-DROEST-079	Former A Plant Hire Site Fairfield Road	Droylsden	Under construction	Metrolink (600m) GMAL Zone 6+	26	36	62	1	86
H-DROEST-004	Land Bound By Fairfield Road, Edge Lane And The Ashton Canal	Droylsden	Under construction	Metrolink (600m) GMAL Zone 6+	50	66	116	1	87
H-DROEST-035	Victoria Mill Buckley Street	Droylsden	Under construction	Level 2 Town Centre (500m) Metrolink (600m)	69	58	127	1	102
H-HURST-021	Former Hartshead High Secondary School Greenhurst Road	Ashton-under-Lyne	Under construction	No	189	6	195	6	32
H-LONGDE-128	Organ Inn 81 Market Street	Hollingworth	Under construction	No	52	5	57	1.47	39

Appendix 2 – Accessibility Mapping

Tameside GMAL 2023



0 1.75 3.5 7 Kilometers

Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS

Appendix 3 – List of SHELAA Housing Sites

2023 – 2028 Residential Supply

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-AUDENS-010	64 Williamson Lane, Audenshaw	0.0233	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-068	Former Site of St Anne's Nursery, Manchester Road, Audenshaw	0.5151	0%	100%	Brownfield	Under construction	16	0	0	18	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 16no net houses and 18no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings.
H-AUDENS-097	Old Pack Horse, 234 Guide Lane, Audenshaw	0.1283	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Extant full permission. Anticipate 2no gross/ 1no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-AUDENS-110	Golden Shred Works, Williamson Lane, Audenshaw	4.1777	0%	100%	Brownfield	Under construction	60	0	0	36	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 60no net houses and 36no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100 houses and apartments.
H-AUDENS-110B	Golden Shred Works, Williamson Lane, Audenshaw	3.8868	0%	100%	Brownfield	Under construction	60	0	0	42	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 60no net houses and 42no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100 houses and apartments and officer judgement based on 1 x block of 5no apartments and 3x blocks of 12 apartments.
H-AUDENS-124	32 Denton Road, Audenshaw	0.0800	0%	100%	Brownfield	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Material operation - demolition of existing gym has taken place. Anticipate 3no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-127	124 Ashton Hill Lane, Audenshaw	0.0342	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-128	48 Droylsden Road, Audenshaw	0.0515	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-129	218 Audenshaw Road, Audenshaw	0.1823	0%	100%	Brownfield	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 6no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5<10 houses.
H-AUDENS-130	10 Slate Lane, Audenshaw	0.1263	0%	100%	Brownfield	Not started	3	1	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no gross/ 4no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-032	4 Wynne Grove, Denton	0.0277	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-035	Spring Haven, 61 Gibraltar Lane, Denton	0.1097	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Material operation - demolition of existing house. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-038	100 Two Trees Lane, Denton	0.0290	100%	0%	Greenfield	Not started	2	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-001	Former Oldham Batteries Site, West side Edward Street, Denton	3.2562	0%	100%	Brownfield	Under construction	74	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 111 no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of >100 dwellings.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-DENTNE-004	Kerry Ann Fire Surrounds, Unit 1, 30 Town Lane, Denton	0.1714	0%	100%	Brownfield	Not started	12	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 12no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DENTNE-046	14 Victoria Street, Denton	0.0428	0%	100%	Brownfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 3no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-053	Land With Garages Rear Of 2 Bowden Street, Denton	0.0384	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-065	41 Manchester Road, Denton	0.0259	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-066	21 Hyde Road, Denton	0.0086	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification permission. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-067	7 and 9 Turner Street, Denton	0.0105	0%	100%	Brownfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-068	18 - 20 Ashton Road, Denton	0.0344	100%	0%	Greenfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-069	25A Manchester Road, Denton	0.0142	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-071	86 Stockport Road, Denton	0.0840	0%	100%	Brownfield	Under construction	3	1	0	0	0	0	Retain site in 0-5 years of the housing land supply. Material operation - demolition of existing dwelling has taken place. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-072	67 Hyde Road, Denton	0.0327	0%	100%	Brownfield	Not started	0	0	0	4	0	0	Move site into 0-5 years of the housing land supply. Extant full permission. Anticipate 5no gross/ 4no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-075	Lloyds TSB Bank, 38 Ashton Road, Denton	0.0280	0%	100%	Brownfield	Not started	0	0	0	8	0	0	Move site into 0-5 years of the housing land supply. Extant full permission. Anticipate 8no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on change of use of single building.
H-DENTNE-076	5 Walker Street, Denton	0.0138	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant full permission. Anticipate 3no gross/ 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENWST-027	73-75 Town Lane, Denton	0.0385	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENWST-029	431 Manchester Road, Denton	0.0341	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENWST-030	111 Reddish Lane, Denton	0.0145	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-015	208 Market Street, Droylsden	0.0160	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden	1.2426	0%	100%	Brownfield	Under construction	54	15	0	48	10	0	Move site into 0-5 years of the housing land supply. Under construction - Material Operation - partial demolition of mill complex. Anticipate 69no net houses and 58no net apartments to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of >100 dwellings and officer judgment.
H-DROEST-079	Former A Plant Hire Site, Fairfield Road, Droylsden	0.7219	0%	100%	Brownfield	Under construction	26	0	0	36	0	0	Retain site in 0 to 5 years of the housing land supply. Under construction. Anticipate 26no net houses and 36no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings and officer judgement..
H-DROEST-081	Meadow Bank Farm, Howarth Farm Road, Droylsden	0.0542	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-085	291A Edge Lane, Droylsden	0.0076	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-086	Medlock Place, Baguley Street, Droylsden	0.2996	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Move site into 0-5 years of housing land supply. Extant Full permission. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-087	218 Edge Lane, Droylsden	0.0324	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment.
H-DROEST-088	170 Moorside Street, Droylsden	0.0078	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-DROEST-090	Land to the West Adjacent To, 1 Marina Road, Droylsden	0.0756	100%	0%	Greenfield	Not started	3	1	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-DROWST-033	38 Shelly Grove, Droylsden	0.0177	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROWST-035	Droylsden Labour Club, 100 Manchester Road, Droylsden	0.0373	0%	100%	Brownfield	Not started	0	0	0	5	0	0	Move site into 0-5 years of housing land supply. Extant Full permission. Anticipate 5no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =5<10 apartments.
H-DUKINF-017	Site Of Former North Star Public House Queen Street, Dukinfield	0.0883	0%	100%	Brownfield	Not started	0	0	0	32	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 32no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgement based on a single apartment block.
H-DUKINF-025	Vacant land between Tower Street, Sandy Lane and Prospect Road, Dukinfield	0.8640	100%	0%	Greenfield	Under construction	21	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 21no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKINF-052	169 King Street, Dukinfield	0.0261	0%	100%	Brownfield	Under construction	0	0	0	3	0	0	Retain site in 0-5 years of housing land supply. Extant Full permission. Anticipate 3no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-053	Plantation Farm, Astley Street, Dukinfield	0.0273	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKINF-055	4 Old Mary Street, Dukinfield	0.0197	0%	100%	Brownfield	Not started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Certificate of Lawful development. Anticipate 3no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 flats.
H-DUKINF-056	1 Ralphps Lane, Dukinfield	0.3179	0%	100%	Brownfield	Not started	0	0	0	29	0	0	Move site into 0-5 years of the housing land supply. Extant Reserved Matters. Anticipate 29no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-DUKINF-057	New Inn, 173 Birch Lane, Dukinfield	0.0274	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-011	Vacant Ground Between 80 And 88 Robinson Street, Stalybridge	0.0475	0%	100%	Brownfield	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 3no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-020	Pineapple Inn, 18 Kenworthy Street, Stalybridge	0.1264	0%	100%	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-036	Police Station, Corporation Street, Stalybridge	0.0819	0%	100%	Brownfield	Under construction	0	0	0	24	0	0	Retain site in 0-5 years of the housing land supply. Site under construction. Anticipate 24no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on a single block..
H-DUKSTB-040	Former site of Christ Church, Quarry Street, Dukinfield	0.2148	0%	100%	Brownfield	Under construction	10	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 10no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-DUKSTB-051	Sportsman Inn, 122 Mottram Road, Stalybridge	0.0222	0%	100%	Brownfield	Under construction	0	0	0	2	0	0	Retain site in the 0-5 years of the housing land supply. Under construction. Anticipate 3no. Apartments Gross (2no. Net) will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-055	Generic House, Warrington Street, Stalybridge	0.0066	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-069	Amenity area adjacent, 25 Grosvenor Street, Stalybridge	0.0318	100%	0%	Greenfield	Under construction	0	0	0	21	0	0	Move site into 0-5 years of the housing land supply. Under construction - material operation. Anticipate 21no net flats will be developed in the medium terms by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on a single block.
H-DUKSTB-073	8 Egmont Terrace, Spring Bank, Stalybridge	0.0448	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-076	Land Between, 107 And 109 Chester Avenue, Dukinfield	0.0372	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-078	Lands To Rear Of, 24 High Street, Stalybridge	0.0147	100%	0%	Greenfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments and officer judgment based on single apartment block.
H-DUKSTB-079	Park House 5 Acres Lane, Stalybridge	0.2034	0%	100%	Brownfield	Not started	0	0	0	5	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DUKSTB-080	1 Trinity Street, Stalybridge	0.0493	0%	100%	Brownfield	Not started	4	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses and 1no net flat to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-DUKSTB-081	Land Fronting Stalybridge Cricket Club, Gorse Hall Road, Stalybridge	0.0819	0%	100%	Brownfield	Not started	3	1	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-083	34-38 Grosvenor Street, Stalybridge	0.0233	0%	100%	Brownfield	Not started	0	0	0	4	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 4no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-DUKSTB-084	Land And Buildings Off Large Garage Site, Buckley Street, Stalybridge	0.0605	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-016	Garages, 16A and 15 Hillside Crescent, Ashton-under-Lyne	0.0587	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-021	Greenhurst Road, Ashton-under-Lyne	6.1295	0%	100%	Brownfield	Under construction	11	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 110no net houses to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of => 100 houses and officer judgement.
H-HURST-043	150 Rose Hill Road, Ashton-under-Lyne	0.0509	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-049	Late Shop Food Store 187 - 193 Kings Road, Ashton-under-Lyne	0.0796	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Change of use in progress. Anticipate 1no net flat to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HURST-050	13 Norman Road, Ashton-under-Lyne	0.0797	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-052	Knott Hill Farm, Knott Hill Lily Lanes, Ashton-under-Lyne	0.3388	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-053	Fields Farm, Alt Hill Lane, Ashton-under-Lyne	0.9358	0%	100%	Brownfield	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Permission. Anticipate 4no gross/ 3no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-022	Former Globe Works, Brook Street, Hyde	1.4343	0%	100%	Brownfield	Under construction	18	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 18no net houses and 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings and officer judgment, based on a single apartment block.
H-HYDGOD-077	Rushfield Farm, 2 Rushfield Barns, Green Lane, Hyde	0.0750	61%	39%	Mix	Not started	1	0	0	0	0	0	Retain in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-091	Land At Godley, Brook Lane, Hyde	0.1274	100%	0%	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-096	55 Market Street, Hyde	0.0162	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-097	Top Floor, 1 - 7 Borough Arcade, Hyde	0.0368	0%	100%	Brownfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-098	275 Market Street, Hyde	0.0108	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing and supply. Extant Full permission. Anticipate 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-099	Land To Rear Of 14-22 Porlock Avenue Bounded by Godley Reservoir and Sutton Walk Porlock Avenue, Hyde	0.9698	100%	0%	Greenfield	Under construction	27	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 27no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDGOD-100	Barclays Bank PLC, 36 - 38 Market Street, Hyde	0.0166	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Certificate of Lawful Development. Anticipate 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-101	38 Sheringham Drive, Hyde	0.0648	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.

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H-HYDGOD-102	19 Norman Street, Hyde	0.0227	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-103	The Hawthorns, Green Lane, Hyde	0.4240	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-007	Carrfield Mills, Newton Street, Hyde	2.7651	0%	100%	Brownfield	Under construction	23	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 23no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-061	6 Hamel Street, Hyde	0.0159	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-082	Newton Business Park, Cartwright Street, Hyde	2.0817	0%	100%	Brownfield	Under construction	66	0	0	0	0	0	Retain site in 0-5 years of the housing and supply. Under construction. Anticipate 64no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses and officer judgment.
H-HYDNEW-083	58 Spring Gardens, Hyde	0.2248	0%	100%	Brownfield	Under construction	0	0	0	12	0	0	Retain site to 0-5 years of the housing land supply. Under construction. Anticipate 12no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-HYDNEW-087	Site Of Former 5 To 13 Furnace Street, Hyde	0.0770	0%	100%	Brownfield	Under construction	6	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Under construction. Anticipate 6no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDNEW-097	Land Part of Dukinfield Golf Course, Yew Tree Lane, Hyde	1.1382	100%	0%	Greenfield	Under construction	10	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 23no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDNEW-100	2 Harbour Farm Road, Hyde	0.0184	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-103	Clarence Hotel, 195 Talbot Road, Hyde	0.0585	0%	100%	Brownfield	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no gross/ 3no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-104	81 Talbot Road, Hyde	0.0425	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-105	35 - 37 Acresfield Road, Hyde	0.0192	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-106	Vacant Land, Corner of Johnson Brook Road and Ashton Road, Hyde	0.0408	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-026	Land off Acorn Avenue and Rowbotham Street, Gee Cross, Hyde	0.4601	0%	100%	Brownfield	Under construction	16	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 16no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgment.
H-HYDWER-040	27 Edna Street, Hyde	0.0302	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-HYDWER-046	Land adjacent, 5 King Edward Road, Hyde	0.0099	0%	100%	Brownfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-054	1 Gerrards Hollow, Hyde	0.0383	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.

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H-HYDWER-072	Land with Garages Primrose Crescent, Hyde	0.0617	0%	100%	Brownfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-073	Bowlacre Home, Elson Drive, Stockport Road, Hyde	0.4100	0%	100%	Brownfield	Under construction	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 6no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDWER-080	104A Market Street, Hyde	0.0112	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of a minor site of <5 apartments.
H-HYDWER-081	9 Corporation Street, Hyde	0.0108	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDWER-082	First Floor, Shirley House, Oldham Street, Hyde	0.0349	0%	100%	Brownfield	Not started	0	0	0	7	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 7no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-083	1 Oldham Street, Hyde	0.0066	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-084	17 Church Avenue, Hyde	0.0894	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-085	Land to the Rear of, 89 Stockport Road, Hyde	0.0161	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-086	244 Stockport Road, Hyde	0.0619	0%	100%	Brownfield	Not started	3	1	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-087	Ground Floor, Shirley House, Oldham Street, Hyde	0.0349	0%	100%	Brownfield	Not started	0	0	0	6	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-089	11 Railway Street, Hyde	0.0269	0%	100%	Brownfield	Not started	0	0	0	7	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-LONGDE-022	Land between Ford Grove, Atherton Avenue and Hyde Road (Hattersley Regen Site 28), Mottram	0.3715	0%	100%	Brownfield	Under construction	10	0	0	0	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 10no net houses will be developed in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-LONGDE-069	Land Bounded by Underwood Road, Hattersley Road East and Melandra Crescent, Hattersley (Site 1), Hattersley	0.6997	0%	100%	Brownfield	Under construction	15	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 15no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-LONGDE-084	Land Adjacent to, 2 Bank Street Broadbottom	0.0454	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-LONGDE-101	Land Off, Coombes View, Broadbottom	0.1772	100%	0%	Greenfield	Not started	0	0	0	12	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 12no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-LONGDE-111	Cleared Land Bounded by Hattersley Road East, Melandra Crescent and Kenworthy Close Mottram (Site 2), Hattersley	1.4679	0%	100%	Brownfield	Under construction	46	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 46no houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.

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H-LONGDE-128	Organ Inn, 81 Market Street, Hollingworth	1.4664	90%	10%	Mix	Under construction	52	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 52no net houses and 5no gross/ 4no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major mixed site of =>50 <100 dwellings and officer judgment based on single apartment block.
H-LONGDE-160	Roe Cross Green Café, Roe Cross Road, Mottram	0.2930	0%	100%	Brownfield	Not started	5	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of <5 houses.
H-LONGDE-215	White Hart Inn, 91 Market Street, Mottram	0.0384	0%	100%	Brownfield	Under construction	3	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no net houses and 2no gross/ 1no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of <5 houses and apartments.
H-LONGDE-228	Land to the Rear of, 3 Melandra Crescent, Mottram (Site 3)	0.2463	0%	100%	Brownfield	Under construction	9	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 9no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-234	4 Back Lane, Mottram	0.0110	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be completed in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-235	Site Of Former District Centre, Hattersley Road East and Beaufort Road (Site 4), Longdendale	0.6732	0%	100%	Brownfield	Under construction	0	0	0	91	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 91no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgment based on a single block.
H-LONGDE-236	Land at 3 Harryfields, Broadbottom	0.2592	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-240	Parsonage Fields Farm, The Mudd, Littlemoor Road, Mottram	0.1256	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of <5 houses.
H-LONGDE-241	3 Rabbit Lane, Mottram	0.0548	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 apartments.
H-LONGDE-243	Land Between Springfield and Pentire, Mottram Road, Longdendale	0.0182	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-244	5 Bostock Road, Broadbottom	0.0736	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-245	Roe Cross Green Café, Roe Cross Road, Mottram	0.1307	0%	100%	Brownfield	Not started	0	0	0	9	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 9no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-LONGDE-246	Land at 245 Birch Lane, Broadbottom	0.0497	100%	0%	Greenfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-248	Land North Of, 3A King Street, Broadbottom	0.0469	100%	0%	Greenfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-249	War Hill Farm, Warhill, Broadbottom	0.0601	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley	0.1301	0%	100%	Brownfield	Not started	6	0	0	0	0	0	Retain in 0-5 years of the housing land supply. Pending Reserved Matters. Anticipate 6no. houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 houses and officer judgment based on pending reserved matters application.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-MOSSLE-105	Land at Former Prospect House, Stockport Road, Mossley	0.7016	100%	0%	Greenfield	Under construction	25	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 25no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>25 <50 houses.
H-MOSSLE-107	Nield Street / Smith Street, Mossley	0.5027	0%	100%	Brownfield	Under construction	0	0	0	31	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 31no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>25 <50 apartments.
H-MOSSLE-111	Unit 14, Glover Centre, Egmont Street, Mossley	0.2472	0%	100%	Brownfield	Under construction	0	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major mixed site of =>10 <25 dwellings.
H-MOSSLE-175	All Saints Church Institute, Micklehurst Road, Mossley	0.1230	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Unit under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley	0.8681	0%	100%	Brownfield	Not started	55	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant full permission. Anticipate 55no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>50 <100 houses.
H-MOSSLE-187	Land Adjacent to Wells Wood, The Elms, Mossley	0.0222	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-196	Land in Front of Hopkins Buildings off Tame Valley Close, Mossley	0.0725	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain in 0-5 years of the housing land supply. Under construction. Anticipate 1no house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-198	Fleece Inn, 53 Stamford Street, Mossley	0.0160	0%	100%	Brownfield	Not started	0	0	0	5	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-MOSSLE-202	44 Stamford Street, Mossley	0.0182	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-203	Building At Broadcarr House, Broadcarr Lane, Mossley	0.0604	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-205	MDR Autos, 114B Manchester Road, Mossley	0.0555	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-206	Sovereign Hall Farm Stamford Street, Mossley	0.0408	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-207	Whitehall Cottage Luzley Road, Mossley	0.2563	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-208	373 Manchester Road, Mossley	0.0118	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-209	Former Abney Church Huddersfield Road, Mossley	0.1048	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-029	Site Of Former Heritage House Nursing Home Huddersfield Road, Milbrook, Stalybridge	0.4995	0%	100%	Brownfield	Not started	23	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 23no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-STANTH-041	Land Adjacent 7 Wakefield Road, Stalybridge	0.0777	100%	0%	Greenfield	Not started	5	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net houses will be developed within the medium term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 houses.

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H-STANTH-045	Kelvin Works Huddersfield Road, Millbrook, Stalybridge	0.0870	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-064	Land Opposite 62 John Street, Heyrod	0.3505	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-065	Lancashire Ward Liberal Club 1 Hamilton Street, Stalybridge	0.0195	0%	100%	Brownfield	Under construction	0	0	0	6	0	0	Move site into the 0-5 years of the housing land supply. Under construction. Anticipate 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STANTH-066	Car park adjacent 20 Stamford Street, Stalybridge	0.0413	0%	100%	Brownfield	Under construction	0	0	0	6	0	0	Retain site in the 0-5 years of the housing land supply. Under construction. Anticipate 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STANTH-067	Land At Corner of Higher Tame Street Alma Street, Stalybridge	0.0259	100%	0%	Greenfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses and officer judgement.
H-STANTH-072	Chandos House 44 Stamford Street, Stalybridge	0.0207	0%	100%	Brownfield	Under construction	1	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow and 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 dwellings.
H-STANTH-074	Rydal Walk, Ambleside, Stalybridge	0.6614	0%	100%	Brownfield	Under construction	16	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Assume 16no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 houses
H-STANTH-078	2 Crow Hill, Stalybridge	0.0150	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-079	Annex At 54 Buckingham Road, Stalybridge	0.0231	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-080	2 Stamford Grove, Stalybridge	0.0056	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 apartments.
H-STANTH-081	Land South of John Street Heyrod	0.0675	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STANTH-082	87 Market Street, Stalybridge	0.0088	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 apartments.
H-STASTH-040	Matley Moor Cottage, Early Bank Road, Matley Lane, Stalybridge	0.1363	100%	0%	Greenfield	Not started	2	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-056	Grafton Street, Millbrook	0.0508	0%	100%	Brownfield	Not started	3	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 3no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses
H-STASTH-058	Car park adjacent to Stocks Inn, Stocks Lane, Stalybridge	0.0316	0%	100%	Brownfield	Under construction	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 apartments and officer judgement based on single block.
H-STASTH-060	Dog and Partridge 383 Mottram Road, Stalybridge	0.1527	0%	100%	Brownfield	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 apartments.

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H-STASTH-061	164 Mottram Road, Stalybridge	0.3145	69%	31%	Mix	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no gross/ 6no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 houses.
H-STASTH-064	Land Rear of Heaps Farm Mottram Old Road, Stalybridge	0.0428	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-065	418 Huddersfield Road, Stalybridge	0.0162	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-066	252 Mottram Road, Stalybridge	0.0483	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-069	137 Huddersfield Road, Stalybridge	0.0524	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STASTH-070	Travellers Call 26 Wakefield Road, Stalybridge	0.0462	0%	100%	Brownfield	Not started	0	0	0	7	0	0	Move site into the 0-5 years of housing land supply. Extant Full permission. Anticipate 8no gross/ 7no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-STASTH-072	387 Mottram Road, Stalybridge	0.0491	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses.
H-STMICH-041	Land adjacent to 30 Willow Wood Close, Ashton-under-Lyne	0.1136	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-STMICH-045	Land At Rutland Street, Ashton-under-Lyne	0.2306	0%	100%	Brownfield	Under construction	0	0	0	19	0	0	Move site into 0-5 years of the housing land supply. Under construction - material operation. Anticipate 19no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on single apartment block.
H-STMICH-056	23 Cedar Avenue, Ashton-under-Lyne	0.0540	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for build out rates of minor sites of <5 houses.
H-STMICH-073	7A Stamford Square, Ashton-under-Lyne	0.0160	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STMICH-077	Land Between 255 And 281 Whiteacre Road, Ashton-under-Lyne	0.0523	100%	0%	Greenfield	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for build out rates of minor sites of <5 houses.
H-STMICH-078	Land Adjacent To 141 Whiteacre Road, Ashton-under-Lyne	0.0058	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for build out rates of minor sites of <5 houses.
H-STMICH-083	220 Whiteacre Road, Ashton-under-Lyne	0.0111	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STMICH-084	252 Whiteacre Road, Ashton-under-Lyne	0.0082	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 apartments.
H-STMICH-085	298 Mossley Road, Ashton-under-Lyne	0.0212	0%	100%	Brownfield	Not started	0	0	0	6	0	0	Move site into the 0-5 years of housing land supply. Extant Prior Approval. Anticipate 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.

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H-STPETE-008	Swan St Site Land Rear Of 16 - 28 Old Street, Ashton-under-Lyne	0.0194	0%	100%	Brownfield	Under construction	0	0	0	8	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 8no. flats will be delivered in the short term by applying the council's methodology for lead in times build out rates of minor sites of =>5 <10 apartments and officer judgment based on a single apartment block.
H-STPETE-024	4 to 10 Church Street, Ashton-under-Lyne	0.0895	0%	100%	Brownfield	Not started	0	0	0	30	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 30no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments.
H-STPETE-030	228 Stamford Street Central, Ashton-under-Lyne	0.0423	0%	100%	Brownfield	Not started	0	0	0	17	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 17no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major sites of =>10 <25 apartments and officer judgment.
H-STPETE-037	Garden adjacent 9 Knight Street, Ashton-under-Lyne	0.0232	100%	0%	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be completed in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-STPETE-102	39 Canterbury Street, Ashton-under-Lyne, OL6 6HX	0.0867	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-121	6-8 Stamford Arcade, Ashton-under-Lyne	0.0170	0%	100%	Brownfield	Not started	0	0	0	0	5	0	Retain site into 6-10 years of housing land supply. Under construction - stalled. Anticipate 9no gross/ 5no net flats will be delivered in the medium term by applying the councils methodology for lead in times and build out rates for minor sites of =>5 <10 apartments.
H-STPETE-137	Land Opposite St Peters C Of E Primary School Off John Street East, Ashton-under-Lyne	0.0266	100%	0%	Greenfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates on minor sites of <5 houses.
H-STPETE-140	Cleared Site Former Site Of 17 To 37 Uxbridge Street, Ashton-under-Lyne	0.0195	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses and officer judgement.
H-STPETE-142	Cambridge Inn 74 Cambridge Street, Ashton-under-Lyne	0.0313	0%	100%	Brownfield	Under construction	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no gross/ 3no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-145	Petite Feet 133 Stamford Street Central, Ashton-under-Lyne	0.0224	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no C4 HMO to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-155	47 Wood Street, Ashton-under-Lyne	0.0048	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-158	2 Bradbury Street, Ashton-under-Lyne	0.0058	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-159	Stewart Electronics, 85 Penny Meadow, Ashton-under-Lyne	0.0147	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of housing land supply. Extant Full permission. Anticipate 2no net apartments to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-166	257 Stockport Road, Ashton-under-Lyne	0.0948	0%	100%	Brownfield	Not started	0	0	0	8	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification permission. Anticipate 8no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-167	174 Bentinck Street, Ashton-under-Lyne	0.0217	0%	100%	Brownfield	Under construction	4	0	0	0	0	0	Retain site in 0 to 5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses and officer judgement based on house type.
H-STPETE-168	Emmanuel Court Henrietta Street, Ashton-under-Lyne	0.2113	0%	100%	Brownfield	Under construction	0	0	0	42	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 42no net apartments will be delivered in the short term by applying the council's methodology for lead in

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													times and build out rates of major site of =>25 <50 apartments and officer judgment based on a single apartment block.
H-STPETE-170	53 Warrington Street, Ashton-under-Lyne	0.1656	0%	100%	Brownfield	Not started	0	0	0	32	0	0	Retain site in 0-5 years of the housing land supply. Extant Full planning permission. Anticipate 32no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major sites of =>25 <50 apartments.
H-STPETE-172	57 Fleet Street, Ashton-under-Lyne	0.0057	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 1no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-173	161 Old Street, Ashton-under-Lyne	0.0116	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-174	8 Warrington Street, Ashton-under-Lyne	0.0274	0%	100%	Brownfield	Under construction	0	0	0	10	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 10no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major sites of =>10 <25 apartments.
H-STPETE-175	The Caledonia 13 Warrington Street, Ashton-under-Lyne	0.0168	0%	100%	Brownfield	Under construction	0	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 7no gross/ 6no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-176	Ashton Pioneer Homes Margaret House Margaret Street, Ashton-under-Lyne	0.0578	0%	100%	Brownfield	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-177	30 - 38 Old Street, Ashton-under-Lyne	0.1595	0%	100%	Brownfield	Not started	0	0	0	49	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 49no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates of major sites of =>25 <50 apartments and officer judgment based on single apartment block.
H-STPETE-178	276 Stockport Road, Ashton-under-Lyne	0.0234	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-179	227 Stamford Street Central, Ashton-under-Lyne	0.0101	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Move site into 0 to 5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses and officer judgement based on house type.
H-STPETE-180	40 Stockport Road, Ashton-under-Lyne	0.0065	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-183	185 - 189 Stamford Street Central, Ashton-under-Lyne	0.0489	0%	100%	Brownfield	Not started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-184	185 - 189 Stamford Street Central, Ashton-under-Lyne	0.0489	0%	100%	Brownfield	Not started	0	0	0	6	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification. Anticipate 6no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-185	191 - 193 Stamford Street, Ashton-under-Lyne	0.0404	0%	100%	Brownfield	Not started	0	0	0	8	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 8no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-186	61 Stockport Road, Ashton-under-Lyne	0.1147	0%	100%	Brownfield	Not started	0	0	0	43	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 43no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>25 <50 apartments and officer judgment based on a single apartment block.
H-WATERL-063	354B Oldham Road, Ashton-under-Lyne	0.0170	0%	100%	Brownfield	Under construction	0	0	0	1	0	0	Retain site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net flat will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.

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H-WATERL-064	Wellstyle Farm Lumb Lane, Ashton-under-Lyne	0.0692	0%	100%	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-WATERL-066	125 Minto Street, Ashton-under-Lyne	0.0168	0%	100%	Brownfield	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-WATERL-067	Corporation Library, Taunton Road, Ashton-under-Lyne	0.0230	0%	100%	Brownfield	Under construction	4	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses and officer judgement based on house type.
H-WATERL-068	37 Taunton Road, Ashton-under-Lyne	0.0667	0%	100%	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.
H-WATERL-069	56 Buttermere Road, Ashton-under-Lyne	0.0437	100%	0%	Greenfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of <5 houses.

2028 – 2033 Residential Supply

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-DENSTH-002	2-12 Keats Avenue, Denton	0.0995	100%	0%	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for minor sites of =>5 <10 houses.
H-DENSTH-022	Former Two Trees School, 101 Two Trees Lane, Denton	7.8320	0%	100%	Brownfield	Not started	0	185	89	0	0	0	Retain site in 6-10 years of the residential land supply. Site identified during SHELAA review. Anticipate 274no net houses will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates of major site of >100+ houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DENSTH-031	Former site of the Old Rectory, Meadow Lane, Denton	0.3629	0%	100%	Brownfield	Not started	0	13	0	0	0	0	Retain site in 6-10 years of the residential land supply. Site identified during SHELAA review. Anticipate 13no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates of major site of =>10 < 25 houses.
H-DENTNE-005	Works building, 88-90 Wilton Street, Denton	0.2898	0%	100%	Brownfield	Not started	0	0	0	0	28	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 28no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-DENTNE-010	Garden land at rear of 41 St Anne's Road, Denton	0.0157	100%	0%	Greenfield	Under construction	0	1	0	0	0	0	Retain site in 6-10 years of the housing land supply. Stalled development. Anticipate 1no net house will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-070	Former Denton Baths, Victoria Street, Denton	0.2208	0%	100%	Brownfield	Not started	0	0	0	0	40	0	Retain site in 6-10 years of the housing land supply. Anticipate 40no net flats to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgment based on a single block, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DENWST-016	406 Thornley Lane South, Denton	0.0355	100%	0%	Greenfield	Under construction	0	1	0	0	0	0	Move site into 6-10 years of the housing land supply. Stalled site. Material operation - demolition of part of existing dwelling has taken place. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-021	S G Turret Ltd, 96 Town Lane, Denton	0.0968	0%	100%	Brownfield	Under construction	0	0	0	0	8	0	Move site into 6-10 years of housing land supply. Stalled site. Under construction. Material operation - demolition of industrial unit complete. Anticipate 8no net flats to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on single apartment block.
H-DROEST-002	Land north of, 185 Edge Lane, Droylsden	0.2491	93%	7%	Mix	Not started	0	0	0	0	24	0	Retain site into 6-10 years of residential land supply. Identified through Call for Sites. Anticipate 24no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on two apartment blocks of no.12 units.
H-DROEST-010	Land at, Burman Street, Droylsden	0.2510	0%	100%	Brownfield	Not started	0	12	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 12no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DROEST-012	Former site of Morningside Further Education Centre, Fairfield Avenue, Droylsden	0.1413	100%	0%	Greenfield	Not started	0	0	0	0	18	0	Retain site into 6-10 years of residential land supply. Expired permission. Anticipate 18no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment assuming single apartment block, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DROEST-013	Land adjacent to, 46 Gorsey Fields, Droylsden	0.1768	0%	100%	Brownfield	Not started	0	9	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 9no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 houses.

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H-DROEST-052	Former Droylsden Library and land to south of Manchester Road, Droylsden	0.9266	83%	17%	Mix	Not started	0	41	0	0	28	0	Retain site in 6-10 years of the housing land supply. Anticipate 69no net dwellings comprising 41no houses and 28no flats to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings and officer judgment, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DROEST-055	Seamark, Edge Lane, Droylsden	2.2431	0%	100%	Brownfield	Not started	0	0	0	0	118	52	Retain site into 6-10 years of residential land supply. Identified through GMCA Call for Sites and subsequent EIA screening opinion request. Pending decision on Full application. Anticipate 170no net apartments will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates for a major site of 100+ apartments and officer judgement.
H-DROEST-066	Land at junction of Ashton Hill Lane and Market Street, Ashton Hill Lane, Droylsden	0.3950	53%	47%	Mix	Not started	0	0	0	0	39	0	Retain site into 6-10 years of residential land supply. Identified through GMCA Call for Sites. Anticipate 39no net apartments will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgment of build out over two years with two apartment blocks, local authority ownership, internal dialogue and maximising income generating opportunities.
H-DROEST-069	Site of former Moss Tavern 99 - 101 Ashton Road, Droylsden	0.1954	0%	100%	Brownfield	Not started	0	0	0	0	23	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 23no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on single apartment block.
H-DUKSTB-002	Land adjacent, 102-128 Sandy Lane, Dukinfield	0.4006	0%	100%	Brownfield	Not started	0	15	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 15no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-023	Car park, Castle Street, Stalybridge	0.5100	0%	100%	Brownfield	Not started	0	0	0	0	51	0	Retain site in 6-10 years of residential land supply. Tameside UDP Allocation E2(8). Anticipate 51no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-DUKSTB-029	Land west of, 20-32 Buckley Street, Stalybridge	0.4864	91%	9%	Mix	Not started	0	16	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 16no houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-030	Rear of, 22-30 Cheetham Hill Road, Dukinfield	0.4371	82%	18%	Mix	Not started	0	18	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 18no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-039	Site of Wellington Inn, Caroline Street/Bridge Street, Stalybridge	0.1494	0%	100%	Brownfield	Not started	0	0	0	0	24	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 24no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement on lead in time and build rate for a two apartment blocks.
H-DUKSTB-062	Parking area, rear of 1-7 Gloucester Rise, 1-7 Gloucester Rise, Dukinfield	0.2070	0%	100%	Brownfield	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-021	Land at the corner of Hall Street and Manchester Road, Hall Street, Hyde	0.2824	100%	0%	Greenfield	Not started	0	9	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 9no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities
H-HYDGOD-034	132A and 134 Mottram Road, 132A and 134 Mottram Road, Hyde	0.1540	0%	100%	Brownfield	Not started	0	0	0	0	15	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 15no net apartments will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on single apartment block.

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H-HYDGOD-039	The Lodge, Mill Lane, Hyde	0.0892	0%	100%	Brownfield	Not started	0	0	0	0	9	0	Retain site into 6-10 years of the housing land supply. Expired Full permission. Anticipate 9no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgment based on a single apartment block.
H-HYDGOD-041	Hattersley Regeneration Site 18: Land at Bankside Walk, Bankside Walk, Hattersley, Hyde	0.3657	100%	0%	Greenfield	Not started	0	12	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 12no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDGOD-044	Hattersley Regeneration Site 12: Site of Fields Court and adjoining land, Hattersley Road West, Hattersley, Hyde	0.2336	63%	37%	Mix	Not started	0	13	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired Outline permission. Anticipate 13no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDGOD-052	Land bounded by Wardlebrook Avenue, Pudding Lane and Underwood Road, Hattersley (Hattersley Regen Sites 6 & 7), Hyde	0.4147	72%	28%	Mix	Not started	0	6	0	0	0	0	Retain site in 6-10 years of housing land supply. Extant permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgment.
H-HYDGOD-078	Site of former hall adjacent St James Church, Underwood Road, Hyde	0.1447	0%	100%	Brownfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-088	Former Hyde Library, Union Street, Hyde	0.8643	0%	100%	Brownfield	Not started	0	39	0	0	26	0	Retain site in 6-10 years of the housing land supply. Anticipate 65no net dwellings comprising 39no houses and 26no flats to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings, officer judgement and single block of apartments, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDGOD-106	Junction of Porlock Avenue and Hattersley Road West, Hyde	0.1639	100%	0%	Greenfield	Not started	0	8	0	0	0	0	Move site into 6-10 years of the residential land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-107	Southeast of junction with Mottram Road and Hattersley Road West, Hyde	0.4260	100%	0%	Greenfield	Not started	0	14	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 14no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDGOD-108	Southwest of junction with Mottram Road and Hattersley Road West, Hyde	0.5485	100%	0%	Greenfield	Not started	0	18	0	0	0	0	Move site into 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 18no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDNEW-003	Former Newton Printworks (ABC Wax), Clarendon Road, Hyde	5.6941	0%	100%	Brownfield	Not started	0	93	0	0	62	0	Retain site in 6-10 years of the housing land supply. Site identified through GMSF Call for Sites and Brownfield Land Fund. Anticipate 93no net houses and 62no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major mixed site of 100+ dwellings and officer judgement.
H-HYDNEW-004	Newton Hall, Dukinfield Road, Hyde	0.2211	63%	37%	Mix	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the housing land supply. Pending permission. Anticipate 7no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>5 <10 houses.
H-HYDNEW-020	Garage plot on junction of Lovell Drive and Welch Road, Welch Road, Hyde	0.1024	0%	100%	Brownfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-HYDNEW-077	Land at, Arnside Drive, Hyde	0.9670	100%	0%	Greenfield	Not started	0	43	0	0	29	0	Retain site in 6-10 years of the housing land supply. Identified through GMSF Call for Sites. Anticipate 43no net houses and 29no net apartments will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings, officer judgment and two blocks of apartments, local authority ownership, internal dialogue and maximising income generating opportunities.
H-HYDWER-034	Land to rear, Freshfield Avenue, Hyde	0.3440	75%	25%	Mix	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 houses.
H-HYDWER-059	Dress up and Party, The Showroom, Croft Street, Hyde	0.0347	0%	100%	Brownfield	Not started	0	0	0	0	6	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 6no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-074	68 - 70 Market Street, Hyde	0.0210	0%	100%	Brownfield	Not started	0	0	0	0	7	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 7no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-LONGDE-008	Land at Dove House off Wood Street, Wood Street, Hollingworth, Hyde	0.1569	0%	100%	Brownfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-035	Land on the junction of Ball Walk and Clough End Road, Clough End Road, Mottram, Hyde, SK14 3PX	0.2964	80%	20%	Mix	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-042	Residential car park, off Bretland Gardens, Mottram	0.2216	0%	100%	Brownfield	Not started	0	7	0	0	0	0	Move site into 6-10 years of the housing land supply. Site identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-219	Land adjacent, 2 Ashworth Lane, Mottram, Hyde	0.0942	0%	100%	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-007	Land and building at 19B Manchester Road, 19B Manchester Road, Mossley	0.1906	0%	100%	Brownfield	Not started	0	4	0	0	2	0	Retain site in 6-10 years of the housing land supply. Identified through Call for Sites. Anticipate 4no net houses and 2no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-MOSSLE-011	Site of River Mill, 6-32 Waggon Road, Mossley	0.3283	0%	100%	Brownfield	Not started	0	0	0	0	32	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 32no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-MOSSLE-016	Land to rear, 1-9 Canalside Close, Mossley	0.5091	100%	0%	Greenfield	Not started	0	17	0	0	0	0	Retain site in 6-10 years of housing land supply. Application Written Off. Anticipate 17no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-021	Remainder of land between Hey Farm & Micklehurst Estate, UDP Allocation H1(12), Huddersfield Road, Mossley	7.9978	100%	0%	Greenfield	Not started	0	175	0	0	0	0	Retain site in 6-10 years of housing land supply. Tameside UDP Allocation H1(12). Anticipate 175no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>100+ houses and officer judgment.
H-MOSSLE-077	Land between Station Road and Audley Street, Audley Street, Mossley	0.2441	0%	100%	Brownfield	Not started	0	12	0	0	0	0	Retain site in 6-10 years of housing land supply. Site identified through Call for Sites. Anticipate 12no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-086	Garage site and surrounds, Brackenhurst Avenue, Mossley	0.3347	71%	29%	Mix	Not started	0	11	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 11no net houses are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.

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H-MOSSLE-096	Former site of Mossley Hollins School, Huddersfield Road, Mossley	1.9102	0%	100%	Brownfield	Not started	0	41	0	0	0	0	Retain site in 6-10 years of the housing land supply. Permission Expired. Anticipate 41no net houses will be delivered in the medium term by applying the council's methodology for lead in times and build out rates of major sites of =>25 <50 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-MOSSLE-100	Hanover Memorial Gardens, Hanover Street, Mossley	0.1595	100%	0%	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 6no net houses to be developed in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-110	Garage site at Dyson Street, Mossley	0.0555	0%	100%	Brownfield	Under construction	0	0	0	0	2	0	Retain site in 6-10 years of the housing land supply. Under construction, but no activity for a number of years, therefore considered stalled. Anticipate 2no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates of minor mixed site of <5 dwellings.
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley	0.4051	0%	100%	Brownfield	Not started	0	0	0	0	62	0	Retain site in 6-10 years of the housing land supply. Extant Outline permission. Anticipate 62no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on two apartment blocks.
H-MOSSLE-158	Junction Garage, Mossley Road, Mossley	0.2730	0%	100%	Brownfield	Not started	0	9	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 9no net houses are developable in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-013	Rear of 1 to 19 Mereside, 1 to 19 Mereside, Stalybridge	0.1537	100%	0%	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-032	Harrop Street and Shepley Street, UDP Allocation E2(9), Harrop Street, Stalybridge	3.6974	0%	100%	Brownfield	Not started	0	100	66	0	70	41	Retain site in 6-10 years of the housing land supply. Tameside UDP Allocation E2(9). Anticipate 166no net houses and 111no net apartments are developable in the medium to long term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100+ dwellings and officer judgement.
H-STANTH-038	Former Stalybridge Clinic, Stamford Street, Stalybridge	0.3889	0%	100%	Brownfield	Not started	0	0	0	0	38	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 38no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgment.
H-STANTH-042	Union Bank Chambers, 75-79 Market Street, Stalybridge	0.0201	0%	100%	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STASTH-004	Land between Staley Hall Road and Cedar Avenue, Cedar Avenue, Stalybridge	2.0308	100%	0%	Greenfield	Not started	0	35	0	0	0	0	Retain site in 6-10 years of the residential land supply. Identified during SHELAA review. Anticipate 35no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-STASTH-021	Oakwood Mill and land around Stayley Cricket Club, Grenville Street, Millbrook, Stalybridge	3.6277	95%	5%	Mix	Not started	0	76	0	0	50	0	Retain site in 6-10 years of the residential land supply. Pending permission. Anticipate 76no net houses and 50no apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of Major =>100 of houses and apartments and officer judgment.
H-STASTH-033	Land at Victoria House and surrounding area, Victoria Street, Millbrook, Stalybridge	0.1109	0%	100%	Brownfield	Under construction	0	2	0	0	0	0	Retain site in 6-10 years of the housing land supply. Development has stalled. Anticipate 2no net houses will be delivered in the medium term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses and officer judgement.
H-STASTH-050	55 Demesne Drive, Stalybridge	0.0136	0%	100%	Brownfield	Under construction	0	1	0	0	0	0	Move site into 6-10 years of the housing land supply. Under construction - stalled. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor site of <5 houses and officer judgement.

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H-STMICH-013	Former Miners Refuge Public House, 222 Kings Road, Ashton-under-Lyne	0.0773	0%	100%	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgment.
H-STMICH-064	30 Romney Street, Ashton-under-Lyne	0.0097	0%	100%	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STMICH-065	Former mill reservoir, Fern Lodge Drive, Ashton-under-Lyne	0.7368	0%	100%	Brownfield	Not started	0	26	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through GMSF Call for Sites. Anticipate 26no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-STPETE-006	120-122 Stamford Street, Ashton-under-Lyne	0.0410	0%	100%	Brownfield	Under construction	0	0	0	0	22	0	Retain site in 6-10 years of housing land supply. Development has stalled. Anticipate 22no net flats will be developed within the medium term by applying the council's methodology for lead in times and build out rates of major sites of =>10 <25 apartments and officer judgment based on a single apartment block.
H-STPETE-007	Parcel of land junction of Delamere St/Wellington Street/Wood Street, Wood Street, Ashton-under-Lyne	0.0845	0%	100%	Brownfield	Not started	0	0	0	0	35	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 35no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-009	Former Hudson Bay Nightclub, 203-203A Stamford Street Central, Ashton-under-Lyne	0.0496	0%	100%	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of the housing land supply. Permission Written Off. Anticipate 7no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-010	Car park, 205-217 Stamford Street Central, Ashton-under-Lyne	0.1277	0%	100%	Brownfield	Not started	0	0	0	0	19	0	Retain site in 6-10 years of the housing land supply. Permission Written Off. Anticipate 19no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on the development on a single apartment block.
H-STPETE-014	Land at Hodgson Street/ Wellbeck Street, St Petersfield, Ashton-under-Lyne	0.3064	0%	100%	Brownfield	Not started	0	0	0	0	46	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 46no net flats to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments and officer judgement based on two apartment blocks, local authority ownership, internal dialogue and maximising income generating opportunities
H-STPETE-015	Former Wesleyan Sunday School, 18 Crown Street, Ashton-under-Lyne	0.0326	0%	100%	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-018	Former Birch Hotel Site, Birch Street, Ashton-under-Lyne	0.2156	0%	100%	Brownfield	Not started	0	0	0	0	21	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 21no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of a single apartment block.
H-STPETE-028	Hanover Mill, Fitzroy Street, Ashton-under-Lyne	0.1699	0%	100%	Brownfield	Not started	0	0	0	0	0	21	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 21no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates of major sites of =>10 <25 apartments.
H-STPETE-029	Former Legends PH, 149 Stamford Street, Ashton-under-Lyne	0.0459	0%	100%	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 7no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-052	Land corner of Church Street and Grey Street, Grey Street, Ashton-under-Lyne	0.0542	0%	100%	Brownfield	Not started	0	0	0	0	8	0	Retain site in 6-10 years of the housing land supply. Application Withdrawn. Anticipate 8no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on a single apartment block.
H-STPETE-068	Cleared grassed area between Providence Street and Bye Street, Bye Street, Audenshaw	0.1259	100%	0%	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 6no houses will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

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H-STPETE-083	Wasteland at end of Stelfox Lane, Stelfox Lane, Audenshaw, M34 5HE	0.1683	0%	100%	Brownfield	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 8no houses will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-STPETE-124	140 Old Street, Ashton-under-Lyne	0.0372	0%	100%	Brownfield	Not started	0	0	0	0	3	0	Retain site in 6-10 years of the housing land supply. Stalled development. Anticipate 3no net flats will be developed in the medium term applying the council's methodology for lead in times and build out rates of minor sites of <5 apartments.
H-STPETE-143	Advantage House 156 Oxford Street West, Ashton-under-Lyne	0.0445	0%	100%	Brownfield	Not started	0	0	0	0	8	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 8no net flats will be delivered in the short term by applying the council's methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-157	Independent Methodist Church Wellington Road, Ashton-under-Lyne	0.0366	0%	100%	Brownfield	Not started	0	0	0	0	12	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 12no net flats will be delivered in the medium term by applying the council's methodology for lead in times and build out rates of major site of =>10 <25 apartments.
H-STPETE-164	Ashton Town Centre, Town Centre, Ashton-under-Lyne	1.0840	0%	100%	Brownfield	Not started	0	0	0	0	118	295	Retain site in in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 600no net apartments to be developed in the medium terms by applying the council's methodology for lead in times and build out rates for a major site of =>100 apartments and officer judgment.
H-WATERL-050	Park Bridge Works, Park Bridge, Ashton-under-Lyne	1.2305	0%	100%	Brownfield	Not started	0	47	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 47no houses to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>25 <50 houses.

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H-AUDENS-082	Former Blue Pig PH, 296-298 Audenshaw Road, Audenshaw	0.2385	0%	100%	Brownfield	Not started	0	0	5	0	0	3	Retain site in 11-15 years of the residential land supply. Site identified during SHELAA review. Anticipate 5no net houses and 4no gross/ 3no net apartments will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings and officer judgment based on dwelling type.
H-AUDENS-123	Land at Slate Lane to the rear of Snipe Retail Park, Slate Lane, Audenshaw	0.9281	100%	0%	Greenfield	Not started	0	0	26	0	0	0	Retain site in 11-15 years of the residential land supply. Site identified during SHELAA review of NLUD sites. Anticipate 26no net houses will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-DENSTH-025	Land to east of Corrie Primary School, Cemetery Road, Denton	0.8228	100%	0%	Greenfield	Not started	0	0	30	0	0	0	Retain site in 11-15 years of the residential land supply. Site identified during SHELAA review. Anticipate 30no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates of a major site of =>25 <50 houses.
H-DROEST-020	Dream Centre, King Street, Droylsden	0.0946	0%	100%	Brownfield	Not started	0	0	0	0	0	9	Retain site in 11-15 years of residential land supply. Identified through SHELAA review. Anticipate 9no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 apartments and officer judgement assuming single apartment block.
H-DROEST-025	Garage land adjacent to 342 Fairfield Road, 342 Fairfield Road, Droylsden	0.1326	0%	100%	Brownfield	Not started	0	0	0	0	0	13	Retain site in 11-15 years of residential land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement assuming single apartment block.
H-DROEST-038	Land on the corner of King Street and Market Street, King Street, Droylsden	0.0694	0%	100%	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of residential land supply. Identified through SHELAA review. Anticipate 6no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 apartments.
H-DROWST-019	Works adjacent 189 Manor Road, 189 Manor Road, Droylsden	0.0791	0%	100%	Brownfield	Not started	0	0	0	0	0	7	Retain site in 11-15 years of residential land supply. Site identified through SHELAA review. Anticipate 7no net apartments to be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DUKINF-018	Garage and showroom, 193 King Street, Dukinfield	0.1782	0%	100%	Brownfield	Not started	0	0	0	0	0	24	Retain site in 11-15 years of residential land supply. Expired permission. Anticipate 24no apartments to be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of 2no apartment blocks.
H-DUKSTB-027	Land at Stalybridge Cricket Club, Gorse Hall Road, Dukinfield	0.5166	76%	24%	Mix	Not started	0	0	8	0	0	0	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 8no houses to be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDGOD-019	Playing field, Leigh Street, Hyde	0.7729	73%	27%	Mix	Not started	0	0	27	0	0	0	Retain site in 11-15 years of the residential land supply. Identified through SHELAA review. Anticipate 27no net houses will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDNEW-093	Site of former Flowery Fields Primary School, Old Road, Hyde	0.4060	100%	0%	Greenfield	Not started	0	0	20	0	0	0	Move site into 11-15 years of the housing land supply. Withdrawn application. Anticipate 20no houses to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses and officer judgement.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-HYDWER-011	Yard & car park, Syddall Street, Hyde,	0.1385	0%	100%	Brownfield	Not started	0	0	0	0	0	13	Retain site in 11-15 years of the residential land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-LONGDE-023	Former Police Station, Atherton Avenue, Hyde	0.2131	0%	100%	Brownfield	Not started	0	0	7	0	0	0	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 7no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-012	Plevins, Cheshire Street, Mossley	3.7359	0%	100%	Brownfield	Not started	0	0	60	0	0	42	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 93no net houses and 62no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100+ dwellings.
H-MOSSLE-131	Britannia New Mill, Queen Street, Mossley	1.0353	0%	100%	Brownfield	Not started	0	0	0	0	0	76	Part of the site discounted due to location within flood zone 3. Yield revised to reflect area outside of FZ3. Remainder of site in 11-15 years of the residential land supply. Identified through SHELAA review. Anticipate 76no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of >=50<100 apartments and officer judgment based on two apartment blocks.
H-MOSSLE-132	North end of Audley Street, Audley Street, Mossley	0.6687	0%	100%	Brownfield	Not started	0	0	26	0	0	0	Parts of the site discounted either due to location within flood zone 3 or as a potential employment site. Yield revised to reflect revised boundary. Remainder of site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 26no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>25<50 houses.
H-MOSSLE-139	Former Drill Hall, Manchester Road, Mossley	0.2745	0%	100%	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of the residential land supply. Expired permission. Anticipate 6no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-MOSSLE-146	Yorkshire Ward Conservative Club, Carrhill Road, Mossley	0.2130	0%	100%	Brownfield	Not started	0	0	0	0	0	11	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 11no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STANTH-043	Stalybridge Motors, 111 Stamford Street, Stalybridge	0.1125	0%	100%	Brownfield	Not started	0	0	0	0	0	11	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 11no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STASTH-017	Brushes playing fields, Swineshaw Road, Stalybridge	2.4071	100%	0%	Greenfield	Not started	0	0	84	0	0	0	Retain site in 11-15 years of the residential land supply. Identified during SHELAA review. Anticipate 84no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses and officer judgment.
H-STMICH-019	Land between & to the rear of 24-26 Cedar Street, 24-26 Cedar Street, Ashton-under-Lyne	0.1753	0%	100%	Brownfield	Not started	0	0	0	0	0	17	Retain site in 11-15 years of the residential land supply. Identified during SHELAA review. Anticipate 17no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on a single apartment.
H-STMICH-033	Garage plot on junction of Botany Lane & Holden Street, Holden Street, Ashton-under-Lyne	0.2254	0%	100%	Brownfield	Not started	0	0	0	0	0	22	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 22no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on two apartment blocks.
H-STPETE-022	Goldgem International Ltd, Cavendish Street, Ashton-under-Lyne	0.4411	0%	100%	Brownfield	Not started	0	0	0	0	0	66	Retain site in 11-15 years of residential land supply. Expired permission. Anticipate 66no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on development of 2no apartment blocks.
H-STPETE-039	Car Park, Union Street, Ashton-under-Lyne	0.6334	0%	100%	Brownfield	Not started	0	0	0	0	0	95	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 95no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgment based on the development of 2no apartment blocks.

SHELAA Reference	Site Address	Site Area (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or a Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out notes
H-STPETE-053	Car Park, Church Street, Ashton-under-Lyne	0.1316	0%	100%	Brownfield	Not started	0	0	0	0	0	21	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 21no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on a single apartment block.
H-STPETE-056	Car Park, Wood Street, Ashton-under-Lyne	0.0851	0%	100%	Brownfield	Not started	0	0	0	0	0	12	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 12no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-057	Wellington Street Car Park, Wych Street, Ashton-under-Lyne	0.0913	0%	100%	Brownfield	Not started	0	0	0	0	0	13	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-063	Works buildings, South Dean Street / Cavendish Street, Cavendish Street, Ashton-under-Lyne	0.1966	0%	100%	Brownfield	Not started	0	0	0	0	0	29	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 29no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-065	Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne	0.3377	0%	100%	Brownfield	Not started	0	0	0	0	0	50	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 50no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-STPETE-131	Henrietta Street and Wimpole Street Car Parks, Wimpole Street, Ashton-under-Lyne	0.5645	0%	100%	Brownfield	Not started	0	0	0	0	0	84	Retain site in 11-15 years of the residential land supply. Identified through SHELAA review. Anticipate 84no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on the development of 2no apartment blocks.
H-STPETE-132	Car Parks, Old Cross Street, Ashton-under-Lyne	0.6743	0%	100%	Brownfield	Not started	0	0	0	0	0	101	Revised site boundary. Retain site in 11-15 years of the residential land supply. Identified through SHELAA review. Anticipate 101no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on the development of 2no apartment blocks.
H-WATERL-010	Land & garages, 61-67 Northumberland Avenue, Ashton-under-Lyne	0.1128	0%	100%	Brownfield	Not started	0	5	0	0	0	0	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

Appendix 4 – List of SHELAA Employment Sites

2023 – 2038 Office Sites

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floor space (sq.m)	Notes
E-DENWST-004	Land surrounding 1 The Winnows, Denton	0.142	Not started	Permissioned	570	Development has not commenced. Detailed planning application in place for single office block of 570 sq.m.
E-STNTH-003	Vacant Land, 15 Shepley Street, Stalybridge	0.047	Not started	Not permissioned	930	Development has not commenced. No employment planning permission in place.
E-STPETE-003	St. Petersfield - Plots 6 & 7 - Stamford Street West, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.318	Not started	Not permissioned	5,455	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 2no office blocks.
E-STPETE-005	St. Petersfield - Plot 3 - Chester Square, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.25	Not started	Not permissioned	3,488	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block.
E-STPETE-006	St. Petersfield - Plot 5 - Old Street, Old Street, St. Petersfield, Ashton-under-Lyne	0.084	Not started	Not permissioned	960	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block.
E-STPETE-007	St. Petersfield - Plot 9 - Eastern Gateway, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.253	Not started	Not permissioned	4,514	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block.
E-STPETE-008	Goldgem Site, Katherine Street, Ashton-under-Lyne	0.441	Not started	Not permissioned	1,900	Development has not commenced. No employment planning permission in place.
E-STPETE-018	St. Petersfield - Plot 2 - St Peters Street, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.173	Not started	Not permissioned	0	Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block of 3,793 sq.m to be delivered post 2038.

2023 – 2038 Industry and Warehousing Sites

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floor space (sq.m)	Notes
E-DENTNE-001	Land at Malbern Industrial Estate, Holland Street West, Denton	0.371	Not started	Permissioned	988	Development has not commenced. Floor space for 6no. units originates from extant planning permission. Assume build out over two years.
E-DENWST-002	Lofting Services Site (third and final unit), Denton Hall Farm Road, Windmill Lane, Denton	0.305	Not started	Permissioned	960	Development has not commenced. Floor space originates from extant planning permission for 1no. remaining unit. Assume build out in a single year.
E-DENWST-003	Former Gas Works, Oldham Street, Denton	0.736	Not started	Not permissioned	3,955	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-DENWST-005	Land to the East of Oldham Street, Oldham Street, Denton	0.252	Not started	Permissioned	1,067	Development has not commenced. Floor space originates from extant planning permission for 3no. Storage units. Assume multiple units built out in phases over a number of years.
E-DUKINF-001	Cleared land, Ashton Street / Gate Street, Dukinfield	1.133	Not started	Not permissioned	3,967	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-DUKINF-002	Vacant land off Holden Way, Holden Way, Dukinfield	0.435	Not started	Not permissioned	1,521	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-DUKINF-003	GCP Applied Technologies, Gate Street, Dukinfield	0.099	Under construction	Permissioned	960	Development has commenced. Anticipate completion of single unit over the next year.
E-DUKSTB-001	Former Norwest Gas Board Depot, Winton Street, Stalybridge	0.341	Not started	Not permissioned	1,194	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-HYDGOD-001	Hyde Wharf, Canal Street, Hyde	0.296	Not started	Expired	1,035	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-HYDGOD-002	The Thorns, Off Hattersley Road West, Hattersley, Hyde	3.616	Not started	Not permissioned	12,655	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-HYDGOD-004	Kerry Foods, Mottram Road, Hyde	0.333	Not started	Permissioned	680	Development has not commenced. Floor space originates from extant planning permission. For 1no. unit. Assume build out in a single year.
E-HYDNEW-001	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.490	Not started	Expired	1,716	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-HYDNEW-004	Newton Railway Arches, Sheffield Road, Hyde	0.462	Not started	Permissioned	1,617	Development has not commenced. Current permission relates to battery storage facility and once commenced the site will no longer form part of the employment land supply. The alternative proposed here is for multiple units built out in phases over a number of years.
E-HYDNEW-005	Site of Caxton Mill, Dukinfield Road, Hyde	0.150	Not started	Not permissioned	524	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-HYDWER-001	Phoenix Works, Raglan Street, Hyde	0.328	Under construction	Permissioned	1,705	Development has commenced. Floor space originates from extant planning permission for 1no industrial and office building. Assume build out over two years.
E-LONGDE-001	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale	0.424	Not started	Permissioned	1,096	Development has not commenced. Floor space originates from extant planning permission for 4no. industrial units in a single block. Assume build out in a single year.
E-LONGDE-002	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale	0.785	Not started	Permissioned	3,607	Development has not commenced. Floor space originates from extant planning permission for 4no. individual industrial units. Assume build over a number of years.
E-MOSSLE-001	Metal Brite Ltd, Unit 31, Audley Street Works, Mossley	0.553	Not started	Not permissioned	1,578	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-MOSSLE-002	Waste Ground/Vacant Land, Bury Street, Mossley	0.232	Not started	Not permissioned	811	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-MOSSLE-003	Land at Egmont Street, Egmont Street, Mossley	0.226	Not started	Not permissioned	791	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-STANTH-001	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.795	Not started	Not permissioned	13,283	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-STANTH-002	Site of Former Ray Mill, Clarence Street, Stalybridge	0.657	Not started	Permissioned	2,299	Development has not commenced. Current permission relates to extension of haulage facility and once commenced the site will no longer form part of the employment land supply. The alternative proposed here is for multiple units built out in phases over a number of years.
E-STMICH-001	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	0.514	Not started	Not permissioned	1,799	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.

SHELAA Reference	Site Name and Address	Site Area (Ha)	Construction Status	Planning Status	Gross Floor space (sq.m)	Notes
E-STPETE-001	Ashton Moss Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	8.747	Not started	Permissioned	28,355	Development has not commenced. Floor space revised based on current advertised quantum. Assume a single unit to be delivered.
E-STPETE-002	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.117	Not started	Pending decision	5,816	Development has not commenced. Permission currently pending for a scheme consisting of 6no industrial units. Assume multiple units built out in phases over a number of years.
E-STPETE-011	Moss Way / Audenshaw Road DOA, Groby Road North / Hanover Street North, Audenshaw	4.874	Not started	Expired	17,058	Development has not commenced. No employment planning permission in place. Assume redevelopment of Development Opportunity Area with multiple units over a number of years.
E-STPETE-013	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.432	Not started	Pending decision	5,064	Permission currently pending for a scheme consisting of 3no industrial units. Assume multiple units built out in phases over a number of years.
E-STPETE-016	Former Gasworks, Hertford Street, Ashton-under-Lyne	0.710	Not started	Not permissioned	2,484	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-STPETE-017	Land off Lord Sheldon Way, Lord Sheldon Way, Ashton-under-Lyne	0.159	Not started	Permissioned	581	Development has not commenced. Floor space originates from extant planning permission for 2no units. Assume build out over two years.
E-STPETE-019	Industrial Site, Kershaw Street, Ashton-under-Lyne	0.118	Not started	Not permissioned	522	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-STPETE-020	Land at Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	0.448	Not started	Not permissioned	1,804	Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years.
E-WATERL-001	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.536	Not started	Permissioned	1,161	Development has not commenced. Remaining Floor space originates from extant planning permission. Assume build out in a single year.

Appendix 5 – Discounted Residential Sites

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-AUDENS-001	Triangular Piece of Land at Northern End of Lynwood Grove/Fairlee Ave	DIS	Green space adj to housing.
H-AUDENS-002	Garden Land at Rear of 167 Stamford Rd/Balmoral Ave	DISSML	Private rear garden.
H-AUDENS-004	Triangular Piece of Land to Rear of 10 & 12 Legh Drive	DISSML	Triangular site to rear of houses with no vehicular access, which forms part of Lees Park.
H-AUDENS-006	173 Stamford St	DIS	Rear garden adj to railway line.
H-AUDENS-008	Land Adj. to 215 Lumb Lane	DIS	Green space adj to houses. H.P.Gas pipeline runs through centre of site (roughly E-W).
H-AUDENS-009	218 Lumb Lane	DISSML	Private side garden with footpath to north of boundary.
H-AUDENS-011	1 Brambling Close	DISSML	Private side garden with footpath to east of boundary.
H-AUDENS-012	Land Between 25/29 & 31 Nightingale Drive	DISSML	Private garden.
H-AUDENS-013	Land Between 30/32 Nightingale Drive & 12/14 Brambling Close	DISSML	Informal resident parking area adj to apartment blocks.
H-AUDENS-014	Car Park Pipit Close	DISSML	Informal resident parking area adj to apartment block & houses.
H-AUDENS-015	Strip of Land Parallel with Wren Close	DISGB	Green Belt site comprising green strip with path adj to Wren Close & Ashton Moss.
H-AUDENS-016	Building & Land at Junction of Wren Close & Heron Drive	DIS	Existing apartment block with ancillary parking.
H-AUDENS-017	Landscaped Area Adj. to Hazlewood Drive & Guide Lane	DISSML	Grass verge with trees adj to road junction & houses.
H-AUDENS-018	Land Adj. to 32/36 Heron Drive	DISSML	Informal resident parking area adj to apartment block & houses.
H-AUDENS-019	Garage Plot Poplar Court Poplar St Audenshaw	DIS	Grassed space & garage site adj to houses.
H-AUDENS-021	Land & Buildings at Southern End of Heron Drive	DIS	Site in residential use.
H-AUDENS-022	Transco Gvc Station & Surrounding Land, Lumb Lane	DIS	Gas pipelines through site.
H-AUDENS-023	Lumb Farm Lumb Lane	DISSML	House with enclosed garden adj to school.
H-AUDENS-024	Land Rear of Lumb Farm Lumb Lane	DIS	Area of land used for parking within school grounds.
H-AUDENS-025	132 Lumb Lane	DISSML	Access to electricity sub-station & private side garden.
H-AUDENS-026	Car Parking Area 45-47 Assheton Ave	DISSML	Formal surfaced car park adj to houses & green corridor.
H-AUDENS-027	Tennis Courts & Surrounding Land Assheton Ave	DISGS	Formal park/ garden adj to houses.
H-AUDENS-028	Snipe Inn & Grounds 387 Manchester Rd	DIS	Site of PH & ancillary car park. Tram line runs east west across site.
H-AUDENS-029	Land at The Corner of Egerton St & Corporation Rd	DISSML	Grass verge adj to road junction & houses.
H-AUDENS-030	Corner of Egerton St & Denshaw Ave	DISSML	Grass amenity space adj to road junction & houses.
H-AUDENS-031	Maintained Grassed Areas Between 16 to 34 Denshaw Ave	DISSML	Grass verges adj to houses within 'Radburn style' housing layout.
H-AUDENS-032	Parcel of Land Adj. to 10 Denshaw Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-033	Parcel of Land Adj. to 2 Hibbert Ave	DISSML	Grass verge adj to houses within 'Radburn style' housing layout.
H-AUDENS-034	Parcel of Land Adj. to 2 Denshaw Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-035	Parcel of Land Adj. 7 Hopkinson Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-036	Land Adj. to 2 Hopkinson Ave	DISSML	Formal surface car park associated with adj works.
H-AUDENS-037	Land Adj. 11 Werneth St	DISSML	Private garden.
H-AUDENS-038	Land between Werneth St and Progress Ave	DIS	Narrow green strip of land between rear of houses on St Annes Rd & Howard St.
H-AUDENS-039	Land Adj. to 91 St Annes Rd	DISSML	Grass verge adj to road junction & houses.
H-AUDENS-040	Land Adj. to 32 Haughton St	DISSML	Private garden.
H-AUDENS-041	Land Adj. to 127 St Annes Rd	DISSML	Private side garden.
H-AUDENS-042	Garages at Hope St & Rowcan Close	DISSML	Garages adj to houses & apartment block.
H-AUDENS-043	Land In Front of 82 St Annes Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-044	Land In Front of 84 St Annes Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-045	Plot of Land Adj. to 93 St Annes Rd	DISSML	Grass verge with area of hardstanding & footpath adj to road junction & houses.
H-AUDENS-046	Grassed Area Adj. to 5 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-047	Grassed Area Adj. to 16 St Hildas Rd	DISSML	Grass verge between apartment block & houses within 'Radburn style' housing layout.
H-AUDENS-048	Car Park & Garage Plot, North End of Pine Close	DISSML	Garages & resident parking area adj to apartment blocks.
H-AUDENS-049	Land Adj. to 6 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-050	Land Adj. to 1 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-051	Landscaped Area Adj. to 17 St Annes Rd	DISSML	Grass verge adj to road junction & houses.
H-AUDENS-052	Land to Rear of 2-16 Highfield St	DISSML	Grass verge with tree adj to road junction & houses.

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-AUDENS-053	Land Adj. to 5 St Annes Rd	DISSML	Grass verge with mature trees adj to road junction & houses.
H-AUDENS-054	Land Adj. to 21 Wellington St	DISSML	Grass verge between houses with area of hardstanding to north of verge.
H-AUDENS-058	Land Adj. to 157 Droylsden Rd	DISSML	Triangular landscaped verge & private side garden adj to road junction.
H-AUDENS-059	Former Methodist Church & Adjoining Land, Guide Lane	DISSML	Former church now day nursery.
H-AUDENS-062	Garden to Side of 155 Droylsden Rd	DISSML	Private garden with trees.
H-AUDENS-063	Land Between 91 & 117 Droylsden Rd	DISSML	Private driveway between houses.
H-AUDENS-064	Land Between 48 & 50 Droylsden Rd	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-065	Land Between 18 & 22 Droylsden Rd	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-066	Grass Verge Adj. to 2 Droylsden Rd	DISSML	Grass verge adj to road junction.
H-AUDENS-067	Bancroft Petrol Station Droylsden Rd	DIS	Petrol filling station & forecourt within residential area.
H-AUDENS-069	Square Piece of Land to East of St Annes Primary School, Booth Rd	DIS	Part of school grounds.
H-AUDENS-070	Oak House 103 Manchester Rd	DIS	Office block with ancillary car park.
H-AUDENS-071	Trough Garage, Audenshaw Rd	DIS	Car sales showroom & forecourt
H-AUDENS-072	Garage Plot Adj. to 146 Manchester Rd	DISSML	Triangular garage plot adj to houses with Canal to the south.
H-AUDENS-074	Rear Gardens of 230 & 234 Manchester Rd	DISSML	Private garden.
H-AUDENS-075	Stanmore House, Slate Lane	DIS	Residential care home adj to Canal.
H-AUDENS-076	Land Between 39 & 41 Aldwyn Park Rd	DISSML	Private side & rear garden with railway line to the south.
H-AUDENS-077	Depot Lumb Lane	DIS	Depot adj to railway line & M60
H-AUDENS-078	Side Garden of 471 Audenshaw Rd & Land at Junction of Clarendon Rd/Audenshaw Rd	DISSML	Triangular grass verge with trees located at road junction.
H-AUDENS-079	Gap Between 472 & 474 Audenshaw Rd	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-080	Land adjacent to 393 Audenshaw Rd	DIS	Side garden adj to railway line.
H-AUDENS-083	Land at The Junction of Audenshaw Rd & Sidmouth St	DISSML	Grass verge with trees located at road junction adj to houses.
H-AUDENS-084	Land Adj. to 70-72 Sidmouth St	DISSML	Embankment between railway line & houses.
H-AUDENS-085	Side Garden of 8 Sandringham Ave	DISSML	Private narrow gardens.
H-AUDENS-086	Stamford Rd Substation Adj. to 130 Stamford Rd	DISSML	Enclosed land with sub-station & mature trees with private garden to north east adj to railway line.
H-AUDENS-087	Premier Suite and Lounge, 40 Corporation Rd	DIS	Public house with function suite with ancillary car park to rear.
H-AUDENS-088	Side & Rear Garden of 3 Oak Walk	DISSML	Private garden bound by railway line to north west.
H-AUDENS-089	Side Garden of 98 Stamford Rd	DISSML	Private side garden adj to amenity space.
H-AUDENS-090	Amenity area adjacent to 37 Leech Brook Ave	DISGS	Amenity space with play area adj to houses.
H-AUDENS-091	Cadet Hall, End of Hazel St	DISSML	Halls & ancillary parking area in community use adj to houses & green corridor.
H-AUDENS-092	Block of 27 Garages, Peel St	DISSML	Narrow, linear parking area.
H-AUDENS-093	Side Garden of 7 Westfield Grove	DISSML	Private side garden with trees.
H-AUDENS-094	Car Parking Area to Side of 5 St Hildas View	DISSML	Area of hardstanding used for informal resident car parking.
H-AUDENS-095	Grassed area at junction of Hopkinson Ave and Elizabeth Ave	DISGS	Grass amenity space within 'Radburn style' housing layout.
H-AUDENS-096	Garage Plot at End of Elizabeth Ave	DISSML	Narrow residential parking area adj to houses.
H-AUDENS-097	Old Pack Horse PH, 234 Stamford Rd	DISSML	Detached public house & ancillary car park.
H-AUDENS-098	Pilkington's Tiles, junction of Stamford Rd and 1 Denton Rd	DIS	Building in retail use with ancillary car park
H-AUDENS-099	Substation, Adj. to 1 Stamford Rd	DISSML	Electricity sub-station.
H-AUDENS-100	Land Adj. to 8 Stamford Rd	DISSML	Private garden.
H-AUDENS-101	Tyre Master yard and works, 16 Stamford Rd	DISSML	Works & yard.
H-AUDENS-102	Waste Land to Rear of 81-95 Denton Rd	DISSML	Informal parking area to rear of commercial businesses & houses.
H-AUDENS-103	Waste Land to Rear of 97-111 Denton Rd	DISSML	Informal parking area & land to rear of houses.
H-AUDENS-104	Block of Garages & Forecourts to East of 1-6 Barnwell Close	DISSML	Formal resident parking area adj to houses.
H-AUDENS-105	Rear Gardens of 78-80 Denton Rd	DISSML	Private rear gardens.
H-AUDENS-106	Private Garage Site & Car Park for Rochford House, Denton Rd	DISSML	Area of hardstanding with garages.
H-AUDENS-107	Land to the rear of 152-166 Audenshaw Rd	DIS	Greenfield site with sheds & greenhouses, bounded by residential properties on Audenshaw Rd & railway line to north.
H-AUDENS-108	Land On the Corner of Ash St & Sidmouth St	DISSML	Garage site & vacant land with mature trees.
H-AUDENS-109	Arrow Trading Estate, Corporation Rd	DIS	Established employment area.
H-AUDENS-112	49A Denton Rd	DISSML	Car repair garage & end of terrace residential property.
H-AUDENS-113	251 to 255 Ashton Rd	DISSML	Three residential terraced properties used as offices by adjoining works.

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H-AUDENS-114	The Bungalow 29 Audenshaw Hall Grove Audenshaw	DISSML	Private side garden.
H-AUDENS-122	Land rear of garage site Spring Bank Ave	DISSML	Garage site located to rear of houses
H-DENSTH-003	14 Dale View, Denton	DISSML	Private garden.
H-DENSTH-006	Cricket club car park off Kendal Ave	DIS	Mix of hardstanding & grassed area associated with adj cricket club.
H-DENSTH-007	Land rear of 1-17 Mancunian Rd off Tatton Rd	DIS	Mix of hardstanding & grassed space to rear of houses.
H-DENSTH-008	Land adjacent to Bay Horse, 142 Haughton Green Rd	DIS	Ancillary car park & beer garden to public house.
H-DENSTH-009	Land On Corner of Carrgate Rd/ Manor Rd	DISSML	Grass verge adj to houses.
H-DENSTH-010	Land to Rear of 1-11 Manor Rd	DISGS	Grass amenity space with steep gradient enclosed by houses.
H-DENSTH-012	Fletchers Arms PH, 445 Stockport Rd	DIS	Public house with ancillary car park.
H-DENSTH-013	2 Wakeling Rd	DIS	Rear garden.
H-DENSTH-014	Land Between 54 to 56 Denbigh Rd	DISSML	Grass verge with trees between houses.
H-DENSTH-015	Car Park Area Adj. to 45-49 Yew Tree Rd	DISSML	Grass verge & area of hardstanding used as informal residents parking adj to houses.
H-DENSTH-016	Land to The Side of 47 Gainsborough Walk	DISSML	Grass amenity space within 'Radburn style' housing layout.
H-DENSTH-017	Land to The Side of 2 Essington Walk	DISSML	Grass verge adj to houses.
H-DENSTH-018	Land to The Side of 1 Stapleford Walk	DISSML	Grass verge adj to road junction & terrace.
H-DENSTH-019	Land Opposite 1 to 3 Wollaton Walk	DISSML	Grass amenity space located within 'Radburn style' housing layout.
H-DENSTH-020	Land to Front of 29-35 & 14-28 Foxdenton Walk	DISSML	Grass verge within 'Radburn style' residential layout adj to houses.
H-DENSTH-021	Land to the front of Standish Walk	DISGS	Grassed amenity space adj to houses.
H-DENSTH-023	Land to rear 41-59 Mill Lane and 2-14 Tarran Grove	DISGS	Natural space in valley with limited access to east of former Two Trees School & adj to houses.
H-DENSTH-024	Land adj to 12-22 Reid Close	DIS	School playing fields.
H-DENSTH-030	Former Garage Site Rear of 169-183 Manor Rd	DISSML	Vacant site between houses adj to natural space.
H-DENSTH-032	4 Wynne Grove, Denton, M34 6FU	DISSML	Residential garden & adj garage.
H-DENSTH-036	Land off Cemetery Rd, Denton	DISGB	Industrial site in Green Belt
H-DENSTH-039	Exeter Ave, Haughton Green	DISSML	Resident parking area adj to residential
H-DENTNE-008	3-5 Queen St	DISSML	Building in commercial use.
H-DENTNE-016	Land Between 41-43 Lake Rd	DISSML	Private gardens between houses.
H-DENTNE-023	Land Adj. to 26 Linksfild	DISSML	Area of natural space/ countryside adj to houses.
H-DENTNE-024	Land Between 29 & 30 Linksfild	DISSML	Vacant grass space enclosed by housing with no vehicular access.
H-DENTNE-025	Land Between 32 & 34 Sandbrook Way	DISSML	Grass verge with sub-station adj to footpath & houses.
H-DENTNE-026	Thornleys Rd, Denton, M34 3DS	DIS	Small employment site consisting of industrial/commercial units & yard area.
H-DENTNE-027	Land Adj. to 76 Bromsgrove Lane	DISSML	Private communal garden with double garage.
H-DENTNE-029	Land at The End of Valley Grove	DISSML	Grass verges with mature trees & footpaths adj to houses & area of natural space/ countryside.
H-DENTNE-030	Veterans Pavilion 22 Market St	DISSML	Pavilion & surrounding land.
H-DENTNE-031	Land adjacent to Capesthorpe Walk	DISGS	Grass amenity space divided in half by band of trees.
H-DENTNE-033	Turner St	DIS	Employment site with industrial units & car park
H-DENTNE-034	Palatine St Denton	DIS	Employment site
H-DENTNE-035	174 Ashton Rd	DISSML	Existing terraced house
H-DENTNE-044	51-55 Stockport Rd, Denton, M34 6DB	DIS	Vacant listed early 19th century house last in use as offices.
H-DENTNE-049	3 Market St, Denton, M34 2JL	DISSML	First floor office in Denton town Centre
H-DENTNE-054	Gardners Arms PH, 17 Stockport Rd, Denton, M34 6DB	DISSML	Public house located within Denton town centre.
H-DENTNE-060	4 Ashton Rd, Denton	DISSML	Existing employment Site
H-DENTNE-061	3 to 5 Turner St	DISSML	Existing terraced house
H-DENTNE-062	Land Adj. 233 Stockport Rd	DISSML	Existing car park/cleared site
H-DENWST-001	Land adjacent 18 Hillview Rd	DISGS	Rectangular piece of grass amenity space adj to road junction & houses.
H-DENWST-003	BT Repeater Building, Lord St, Denton	DISSML	Old fenced off telecom site
H-DENWST-007	Land Between 17-18 Coppice Walk	DISSML	Gateway between houses into amenity space.
H-DENWST-008	9 Pearl St	DIS	Site in employment uses.
H-DENWST-009	Granada Fields/ Windsor Park land to rear Anson Rd/Windsor Rd	DISGS	Area of outdoor sports & recreation including stables, & fishing ponds enclosed by housing.
H-DENWST-010	Land to south of Greswell Primary School off Auburn Rd and Ruskin Ave	DISGS	Grass amenity space located to south west of Greswell Primary School adj to housing & community centre.
H-DENWST-011	Land Adj. to Holy Trinity Roman Catholic Church Luxor Grove Denton	DIS	House & garden.

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H-DENWST-012	Horses Fields, Fairview Rd	DISGS	Area of natural space used for horse grazing. North half of site is not publically accessible.
H-DENWST-013	The Dane Bank Hotel, Windmill Lane	DIS	Public house ancillary car park & rear beer garden.
H-DENWST-014	Land to The Side of 61 Millbrook Ave	DISSML	Area of natural space/ countryside adj to houses.
H-DENWST-015	Acres Inn, 120 Acres Lane	DIS	Public house ancillary car park & wooded area to rear of houses.
H-DENWST-018	173 Thornley Lane South Denton	DISSML	Existing semi-detached house.
H-DENWST-025	27 Cromwell Ave	DISSML	Existing semi-detached residential
H-DENWST-026	Land off Hawthorn Rd, Denton	DISGS	Area of greenspace south of Hawthorn Rd
H-DROEST-001	Adjoining Cinderland Hall Farm at Lumb Lane Droylsden	DISGB	Green Belt site comprising fields & pond to the east of Cinderland Hall/north of Lumb Lane.
H-DROEST-003	Littlemoss Business Park Lumb Lane Droylsden	DIS	Business Park adj to residential dwellings.
H-DROEST-005	Land off Fairfield Rd Droylsden (Former Adams Litchens)	DIS	Employment site, located within an established employment area adj to the Manchester - Ashton Canal.
H-DROEST-006	Buckley Hill Farm Cross Lane Littlemoss	DISGB	Green Belt site comprising Buckley Farm & fields bound by Lumb Lane to north, M60 to west & railway line to south.
H-DROEST-007	Land at Junction of Lowerbank/ Sandbrook Way	DISSML	Grass verge with mature trees adj to road junction & houses.
H-DROEST-014	296 Edge Lane and 429-431 Manchester Rd	DISSML	Vacant multi-storey building.
H-DROEST-016	Land Adjoining Scout Hall Ellen St	DISSML	Enclosed vacant land to the side of Scout Hut.
H-DROEST-017	Garage premises at 178 Moorside St	DISSML	Vehicle repair garage & yard area.
H-DROEST-021	14 Market St	DISSML	Building with retail on ground floor & apartments above.
H-DROEST-023	Land to the rear of 23-25 Gorsefields	DIS	Part open public amenity space & private rear gardens.
H-DROEST-024	59 Market St	DISSML	End terraced property in use as hot food take-a-way.
H-DROEST-027	Land Adj. to 250 Fairfield Rd	DIS	Green space adj to residential dwellings.
H-DROEST-029	Telephone Exchange Peel St	DIS	Two storey telephone exchange building & surrounding land.
H-DROEST-030	81-83 Market St	DISSML	Former bank in multiple use.
H-DROEST-032	Land at junction of Edge Lane and St Andrews Ave	DISGS	Part park/formal garden & car repair garage & yard.
H-DROEST-036	Scout Hut, Ellen St	DIS	Scout Hall & land to the rear.
H-DROEST-037	Droylsden Working Mens Club, Lloyd St	DIS	Social club & ancillary car park.
H-DROEST-039	Garage Plot Herbert St	DISSML	Enclosed garage plot associated with allotment site.
H-DROEST-040	Gardens & Garages to Rear 293-297 Manchester Rd	DISSML	Private rear garden enclosed by houses with limited vehicular access.
H-DROEST-041	Land at The End of Lumb Lane/ Rear of Hollybank	DISGS	Green corridor to south of railway line & north of houses.
H-DROEST-042	Land at the end of Park St	DISGS	Triangular area of land off Park St/ Marlborough Grove forming part of green corridor.
H-DROEST-043	Land to The Rear of The Bush Inn, Moorside St	DIS	Land to the rear of PH enclosed by housing.
H-DROEST-047	Nook View Farm, Lumb Lane	DISSML	Former MOD site located within the Green Belt.
H-DROEST-050	Moorside St, Droylsden	DIS	Property with commercial use to ground floor & flat above
H-DROEST-082	Cinderland Hall, Lumb Lane, Droylsden	DISGB	Area of Green Belt to the north of high school
H-DROWST-001	Land On the Corner of Lancaster Ave/ Sunnyside Rd/ York Rd	DISSML	Play area adj to houses.
H-DROWST-003	Land at Suffolk Ave	DISGS	Grass amenity space with mature trees.
H-DROWST-004	Land to The Rear of 392-400 Greenside Lane	DISGB	Part Green Belt site part garages to the rear of 392-400 Greenside Lane
H-DROWST-005	119 Greenside Lane	DISSML	Vehicule repair garage & yard.
H-DROWST-006	Land to The Rear of 1-13 Taylor St	DIS	Site enclosed by housing with limited vehicular access.
H-DROWST-007	Land to The Rear of 356-374 Edge Lane	DISSML	Rear gardens.
H-DROWST-008	96 Lewis Rd	DIS	Car park to Droylsden Community & Sports Centre
H-DROWST-009	Land at Shakespeare Crescent	DISGS	Crescent shaped grass amenity space adj to houses.
H-DROWST-013	Land Between 59-69 Springfield Rd	DISSML	Grass verge with mature trees between houses.
H-DROWST-014	Land at Surrey Ave	DISSML	Rectangular grass amenity space adj to houses.
H-DROWST-015	Land at Norfolk Ave	DISGS	Rectangular grass amenity space adj to flats.
H-DROWST-016	Land Opposite 2-10 Water Lane	DIS	Green space adj to houses.
H-DROWST-017	Land to The Side of 58 Cambridge Rd	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.
H-DROWST-018	Land to Side of 36 Cambridge Rd	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.
H-DROWST-021	Pig On The Wall PH, Greenside Lane	DIS	Public house, ancillary car park & surrounding land.
H-DROWST-030	Land off Ash Rd	DISGS	Former landfill site, now area of natural space with groups of trees & a network of footpaths.
H-DROWST-034	Land off Greenside Lane, Droylsden	DISGS	Area of greenspace to south-west of residential
H-DROWST-036	Land at Droylsden Cemetery, Manor Rd, Droylsden	DISGS	Area of greenspace adj to cemetery

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H-DUKINF-001	Woodmet Globe Lane Dukinfield	DIS	Employment site, located within an established employment area.
H-DUKINF-002	Chartrange Wharf St	DIS	Waste transfer station located within an established employment area.
H-DUKINF-003	Land adjoining 252 Astley St	DISSML	Small area of greenspace off Astley St
H-DUKINF-004	Garage Site Adj. 39-49 Church St Highfield St Junction	DISSML	Garage site with hardstanding used for informal parking.
H-DUKINF-005	Astley St Chapelfield Works	DISSML	Grass verge with mature trees adj to works buildings & houses.
H-DUKINF-006	Rear of 1-3 Hall Green Rd	DIS	Vacant green space.
H-DUKINF-007	Land & Buildings Including Works, Garage & Tame Valley Hotel PH. Park Rd	DIS	Existing established employment area.
H-DUKINF-008	Land to Side of 58 Old Rd	DISSML	Enclosed electricity sub-station.
H-DUKINF-009	Land Adj. to 2-6 Smith St	DISSML	Grass verge with mature trees adj to houses.
H-DUKINF-010	Junction of Astley St & Smith St adjacent Astley Arms	DISSML	Private garden.
H-DUKINF-011	Garage site tower St opposite Bates St including grassed area	DISSML	Garage site adj road junction.
H-DUKINF-012	town Lane Junction Parking Close	DISSML	Grass verge adj to junction.
H-DUKINF-013	Garage Site at junction of Price St and Pickford Lane	DISSML	Garage site with electricity sub-station.
H-DUKINF-014	Victoria St Junction Jeffreys Drive	DISSML	Grass verge with tree adj to junction & houses.
H-DUKINF-015	325-327 Birch Lane	DIS	Gardens belonging to a pair of houses.
H-DUKINF-016	Works Unit Lower Alma St	DIS	Employment site containing industrial units & yard.
H-DUKINF-021	2-4 King St	DISSML	End terraced property.
H-DUKINF-026	Albert Works Crescent Rd	DISSML	Late 19th century office building associated with the Grade II Crescent Rd Mills.
H-DUKINF-028	252 Astley St Dukinfield	DISSML	Existing detached house with garden, with Peak Forest Canal to rear of property.
H-DUKINF-031	Land at Former Snipe Inn Birch Lane Dukinfield	DISSML	Enclosed land to rear of houses associated with former public house.
H-DUKINF-039	Land at Ralphs Lane	DIS	Land with group TPO & individual TPOs at Ralphs Lane including site of No.1 Ralphs Lane
H-DUKINF-041	1-3 Wharf St, Dukinfield, SK16 4JF	DISSML	Existing house
H-DUKINF-049	Globe Lane, Dukinfield	DISBLR	Industrial estate
H-DUKSTB-001	Industrial Unit & Land at Park Rd Stalybridge	DIS	Site located an established employment area partly in the Flood Zone.
H-DUKSTB-003	Site Opposite 2 Water Grove Rd	DISGS	Amenity space adj to houses.
H-DUKSTB-004	Broadbent Fold Farm, Range Rd	DIS	Working Farm.
H-DUKSTB-005	Land Adj. to 50 Tennyson Ave	DIS	Open space with several footpaths within residential area.
H-DUKSTB-006	Land to Side of 38 Mayfair Close	DISSML	Private garden.
H-DUKSTB-007	Garage Site Between 42-44 Lord St	DISSML	Access & informal parking area associated with Stalybridge & Dukinfield Bowling Club.
H-DUKSTB-008	Land to The Side of 3 Liston St	DISSML	Narrow parking area/ gardens to rear of houses.
H-DUKSTB-009	The Vicarage, Cheetham Hill Rd	DISSML	Private garden.
H-DUKSTB-010	23 Cheetham Hill Rd	DISSML	Grass verge on junction adj to houses.
H-DUKSTB-011	Land to The Side of 80 Robinson St	DISSML	Part naturalised vacant land part area of hardstanding used for informal parking adj to houses & employment site.
H-DUKSTB-012	Land to The Side of 92 Robinson St	DISSML	Garage site between terrace houses & adj to employment site.
H-DUKSTB-014	Garage Site to Side of 15 Pine Rd	DISSML	Garage site adj to houses.
H-DUKSTB-015	Garage Site to Side of 17 Lime Grove	DISSML	Garage site adj to houses.
H-DUKSTB-016	Holy Trinity School High St	DIS	Private school & grounds.
H-DUKSTB-017	Labour Club & Car Park, Acres Lane	DIS	Club currently in use & would be likely to require replacement club building.
H-DUKSTB-019	Bower Motors Acres Lane	DIS	Car sales showroom.
H-DUKSTB-021	Land Adj. to The Old Hunters Tavern PH., 51-53 Acres Lane	DISSML	Ancillary car park to public house.
H-DUKSTB-026	Land Between 6-7 Dain Close	DISSML	Vacant land with steep gradient adj to houses.
H-DUKSTB-028	Side Garden Adj. 228 Yew Tree Lane	DISSML	Private side garden
H-DUKSTB-046	Land at Unitarian Church Richmond Close Stalybridge	DISSML	Sloping green site with trees adj to house.
H-DUKSTB-049	44 Grosvenor St	DISSML	Commercial unit located within Stalybridge town centre.
H-DUKSTB-068	Cheethams Mill and Cheetham Park, Park St, Stalybridge	DIS	Mill complex & northern section of Cheetham Park.
H-DUKSTB-070	1 Trinity St	DISSML	Car park at Stalybridge Library
H-DUKSTB-071	Brit Stop PH, 26 Melbourne St, Stalybridge	DISSML	Pub at junction between Melbourne St & Corporation St
H-HURST-001	Land to The Side of 74 Bristol Ave	DISSML	Private side garden adj to houses & green corridor.
H-HURST-003	Gardens at the end of Worcester Close.	DISSML	Private front & side gardens.
H-HURST-004	Land Rear of Oak Grove/Connery Crescent	DIS	Site tightly enclosed by housing with no vehicular access.

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H-HURST-005	Land Between 200 & 202 Smallshaw Lane	DISSML	Hardstanding used as informal parking area for adj amenity space.
H-HURST-006	Land Between 22 & 24 Sycamore Crescent	DISSML	Enclosed vacant land/ hardstanding between houses with footpath adj to northern boundary.
H-HURST-007	Plot to The Side of 133 Kings Rd	DISSML	Vacant land between houses providing access to rear gardens.
H-HURST-008	Plot Between 151 & 153 Kings Rd	DISSML	Small overgrown area of green space adj to house. Potential issues with privacy distances.
H-HURST-009	Land to the rear of Hampson Rd and Crossley Close	DIS	Area of overgrown land tightly enclosed by housing with no vehicular access.
H-HURST-010	Front Gardens of 439 Kings Rd to 15 Gorse Lane	DISSML	Private garden.
H-HURST-013	Land to Rear of Ashbourne Drive/North Side of High Peak	DISSML	Vacant land tightly enclosed by rear of houses with no vehicular access.
H-HURST-014	Land to Rear 56 to 72 Hazelhurst Rd	DISGS	Area providing play equipment.
H-HURST-016	Garage Court On Hillside Crescent	DISSML	Enclosed storage garages.
H-HURST-017	Land On Marne Ave	DISSML	Grass verge & informal resident parking area adj to houses.
H-HURST-018	Garage Plot at The End of Marne Ave	DISSML	Lock up garages & surrounding land adj to houses.
H-HURST-020	Land at The End of/Adj. to 12 Kingsley Close	DISSML	Elevated grass verge with footpath linking Kingsley Close & Mossley Rd.
H-HURST-022	Former Hartshead High School Green Belt	DISGB	Green Belt site used as golf course located to north west of former Hartshead School.
H-HURST-023	Garden Land at Rear of 376 Kings Rd	DISSML	Private rear garden.
H-HURST-026	Garden Adj. to 13 Norman Rd	DISSML	Private side garden.
H-HURST-027	Site of Hurst Methodist Junior School Lees Rd Ashton	DIS	Former school site with extant permission for D1 & D2 uses.
H-HURST-030	Garden Adj. to The Cottage Old Rd	DISSML	Private garden.
H-HURST-035	Land to North of St Albans Ave	DISGB	Green Belt site comprising open area of land bound by Holden Clough SBI located to north of St Albans Ave.
H-HURST-036	Land to East of Lees Rd & to The North of Lily Lanes	DISGB	Green belt site comprising fields & hedgerows to the east of Lees Rd & north of St. Damien's Science College.
H-HURST-040	146 Old Rd, Ashton-under-Lyne, OL6 9DA	DISSML	Garage site within garden of 146 Old Rd.
H-HURST-042	Hartshead Green Boarding Kennels, Lily Lanes, Ashton-under-Lyne, OL6 9AE	DISSML	Site located to rear of Hartshead Green Farm incorporating kennels buildings.
H-HURST-046	70 Green Lane, Ashton-under-Lyne, OL6 8TE	DISSML	Garage within garden of residential dwelling
H-HYDGOD-001	Godley Reservoir, Hyde, SK14 3BX	DISGS	Protected green space to north east of cricket ground.
H-HYDGOD-002	Godley Reservoir, Hyde, SK14 3SA	DISGS	Grassed amenity space between reservoir & A57.
H-HYDGOD-003	Godley Reservoir, Hyde, SK14 3BU	DISGS	Large, open area of protected green space adj to reservoir
H-HYDGOD-004	Land On North Side of Mottram Rd Between Longlands House & Westwood	DISGB	Site with TPO's partially located within the Green Belt & SBI. Poor access, with steep drop from Mottram Rd.
H-HYDGOD-005	Land at Green Lane Hyde	DISGB	Green Belt site bound by former rail track/cycle path & protected green space, group TPO & Werneth Brook SBI.
H-HYDGOD-006	Land Junction Calland Ave & Leech St	DISSML	Sloping land with trees/TPO areas adjoining Godley Brook with northern end of site within flood zone.
H-HYDGOD-007	Land to the north of Longlands House and Westwood/ South of M60	DIS	Designated as E2(13) in UDP, in a wood with poor access.
H-HYDGOD-008	Amenity Space Adj. to 20 Fountain St	DISGS	Grass amenity space with perimeter trees & planting adj to houses.
H-HYDGOD-009	Church Car Park at Junction of Peel St & Stockport Rd	DISSML	Informal car park for adj church.
H-HYDGOD-010	Strip of land rear of houses on Grange Rd and adjacent to Cemetery	DISGS	Allotment site between the cemetery & residential dwellings.
H-HYDGOD-011	Land Adj. to 2 The Grange	DISSML	Grass verge with mature trees on road junction adj houses.
H-HYDGOD-012	Land Adj. to 121 Grange Rd South	DISSML	Grass verge with mature trees on road junction adj houses.
H-HYDGOD-013	Garage Court at Grange Close Turning Head	DISSML	Garages & parking area adj to houses & area of natural space/ countryside.
H-HYDGOD-014	Wasteland off Allen Ave & Shaw Ave	DISSML	Flat area of hardstanding between houses.
H-HYDGOD-015	Wasteland to The Side of 81 Mottram Old Rd	DISSML	Part of green corridor adj to Alder Community High School linking Mottram Old Rd to Shaw Ave.
H-HYDGOD-016	Land and building on Mansfield Rd	DISSML	Area of enclosed hardstanding with works building & electric sub-station.
H-HYDGOD-017	Vacant Land on Amelia St	DISSML	Former garage site used for informal resident parking between terraced houses.
H-HYDGOD-018	Land On Junction of Ridling Lane/ Nelson St	DISSML	Grass amenity space within residential area.
H-HYDGOD-020	Land off Villiers St	DISSML	Vacant land with mature trees enclosed by houses.
H-HYDGOD-023	Highbank Works Halton St	DIS	Industrial/ office premises
H-HYDGOD-032	Oaklands House and bungalow	DIS	Greenspace surrounded by TPO trees to rear of Woodlands Park
H-HYDGOD-037	31 Water St	DISSML	Commercial premises
H-HYDGOD-038	Crook St, Hyde	DIS	Former site of Unitarian Methodist Church, now car park & car showroom & garage.
H-HYDGOD-059	Hyde Sports, 31 Clarendon Place, Hyde, SK14 2ND	DISSML	Two three-storey terraced properties in town centre. GF of properties in commercial use. Storage on 1st & 2nd floors.
H-HYDGOD-066	Rainbow Corner Nursery Lumn Rd	DISSML	Single storey building last used as a nursery
H-HYDGOD-073	51 Market St, Hyde, SK14 2AB	DISSML	Property located in Hyde town Centre with commercial use on ground floor & office use above.
H-HYDGOD-075	33-35 Market St, Hyde	DISSML	Existing first & second floor office within Hyde town centre
H-HYDGOD-079	17-19 Market St, Hyde, SK14 2AD	DISSML	Property located in Hyde town centre & adj to Hyde bus station.

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-HYDGOD-080	7 Steeles Ave, Hyde, SK14 2NU	DISSML	Vacant site adj to terraced housing & vacant employment site.
H-HYDGOD-082	Land on the west side of Paignton Ave, Hyde	DISSML	Garden behind residential property
H-HYDGOD-086	137-141 Market St, Hyde	DISSML	Commercial building next to church
H-HYDGOD-105	Land southwest of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	DISSML	Area of greenspace southwest of junction with Hattersley Rd West & of Sandy Bank Ave
H-HYDGOD-109	Land southeast of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	DISSML	Area of greenspace southeast of junction with Hattersley Rd West & of Sandy Bank Ave
H-HYDNEW-002	Plot to Southeast of Woodside Farm, North of M60	DISGB	Green Belt site comprising fields bound by a b& of trees with narrow vehicular access.
H-HYDNEW-005	Newton Business Park Talbot Rd	DIS	Established Employment Area
H-HYDNEW-009	Works Site on Johnsonbrook Rd	DIS	Occupied employment site including large works building & car park.
H-HYDNEW-010	Land On the Junction of Nicholson St/ Plain Pit Lane/ Dukinfield Rd	DIS	Amenity space with limited access arrangements.
H-HYDNEW-011	Garden of 12-30 Lindale, Dukinfield Rd	DISSML	Enclosed garden area associated with apartments with no access from Dukinfield Rd.
H-HYDNEW-013	Car Park Adj. 88 Newton Hall Rd	DISSML	Informal resident parking area adj to houses.
H-HYDNEW-014	Land on junction of land on Milton St and Old Rd	DIS	School car parking & green space.
H-HYDNEW-015	Amenity Space to The Rear of Cunliffe St/ Dukinfield Rd	DIS	Area of open space adj to housing.
H-HYDNEW-016	Plot Between 37 & 39 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-017	Plot Between 71 & 73 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-018	Plot Between 91 & 93 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-019	Rear Gardens of Houses at 106-112 Lodge Lane	DISSML	Private rear gardens with no vehicular access.
H-HYDNEW-021	Vacant land adjacent to Victoria St Railway Bridge	DISSML	Vacant land used as informal parking area.
H-HYDNEW-022	Narrow Strip of Land Between Commercial St & Newman St	DIS	Steep well treed embankment adj to residential dwellings.
H-HYDNEW-023	Church Car Park On St Pauls St	DIS	Unmarked rectangular area of hardstanding used as Church car park. Adj to houses.
H-HYDNEW-024	Pavilion & Car Park Adj. 125 Victoria St	DISGS	Area of outdoor sports & recreation includes site of pavilion & unmade car park.
H-HYDNEW-026	Corner Plot Adj. to 16 Charlton Ave	DISSML	Grass verge with mature trees.
H-HYDNEW-027	Open Amenity Space Adj. to 9 Everest Rd	DISSML	Grass verge with mature trees on road junction adj to houses.
H-HYDNEW-028	Land Between Barnfield Rd & Ash Tree Rd	DISSML	Grass verge with mature trees & footpath with steep gradient adj to houses.
H-HYDNEW-029	Garage Plot Adj. 64 Ash Tree Rd	DISSML	Lock up garages adj to houses.
H-HYDNEW-030	Bay House PH & Car Park Junction of Talbot Rd & Victoria St	DIS	Site redeveloped for commercial use.
H-HYDNEW-031	Vacant Land Between 290-292 Victoria St & Watkin St	DISSML	Vacant land between terraced houses with unmade path.
H-HYDNEW-032	Public Amenity Space to Rear of 1-25 Glyden Close	DISGS	Grass amenity space with play area & footpaths adj to houses.
H-HYDNEW-033	Strip of Public Amenity Space Between Darwin St & Greenside View	DISGS	Grass amenity space with b& of trees adj to houses.
H-HYDNEW-035	Land adjacent 20 Leigh Fold	DIS	Small area of green space containing trees.
H-HYDNEW-036	Garage Plot on Sunningdale Court	DISSML	Lock up garages adj to houses.
H-HYDNEW-037	Garage Site Adj. 2 Hall Bottom St	DISSML	Garages & rear gardens.
H-HYDNEW-038	Garage Court on Junction of Dow St & Pimlott Grove	DISSML	Garages & parking on corner plot.
H-HYDNEW-039	Land off Matley Lane Hyde	DISGB	Green Belt site containing field located to south of Matley Lane.
H-HYDNEW-041	Garden Land Adjoining 166 Victoria St	DISSML	Private side garden.
H-HYDNEW-042	Car Park On Thorpe Hall Grove	DISSML	Part informal parking area & part private rear garden.
H-HYDNEW-044	Land at Talbot Rd to Rear of 305 Victoria St	DISSML	Narrow vacant green site with trees to rear of 305 Victoria St.
H-HYDNEW-048	Land Adj. 148 Bennett St	DISSML	Private side garden.
H-HYDNEW-049	Land Bounded By 3 Ash Tree Rd & Barnfield Rd	DISSML	Private side garden.
H-HYDNEW-051	294 Victoria St	DISSML	Mid terraced house.
H-HYDNEW-064	Dunkirk Farm Dunkirk Lane	DISSML	Vacant cottages & outbuildings
H-HYDNEW-085	Land at Throstle Bank St	DISSML	Grass verge with trees.
H-HYDNEW-092	Land Adj. 16 Field St, Hyde	DISSML	Housing with surrounding garden
H-HYDNEW-098	43 Clarence St, Hyde	DISSML	House with garden
H-HYDNEW-101	Land off Bennett St, Hyde	DISGS	Field/park behind residential area
H-HYDNEW-102	Yew Tree Lane, Hyde	DISGS	Area of greenspace south of Yew Tree Lane
H-HYDNEW-107	Land north Victoria St	DISGS	Area of greenspace north of Victoria St.
H-HYDNEW-108	Land on corner of Talbot Rd and Victoria St	DIS	Employment site on corner of Talbot Rd & Victoria St
H-HYDWER-001	Providence Mill Alexandra St Hyde	DIS	Providence mill & adj works located within an established employment area adj to Peak Forest Canal.
H-HYDWER-005	Grassed Land Between Railway St/ Rutherford Rd	DIS	Open space in built up residential area.

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H-HYDWER-007	Public Car Park Adj. to 22 Chapel St/ 20 Oldham St	DISSML	Edge of town centre car park within high density residential area reliant on road parking.
H-HYDWER-008	Public Car Park Adj. to 7 Chapel St/ Junction Oldham St	DIS	Edge of town centre car park.
H-HYDWER-009	Childrens Nursery on Junction of Perrin St & Henry St	DISSML	Corner plot with modular nursery building & yard adj to terraced housing.
H-HYDWER-010	Land On Junction of Edna St & Oldham St	DISSML	Yard providing private parking/ storage.
H-HYDWER-013	Open Amenity Space Adj. to Dale View	DISGS	Grass amenity space in high density residential area.
H-HYDWER-014	Garage Plot North of 44 New Ridd Rise	DISSML	Garages & informal residential parking area adj to houses.
H-HYDWER-015	Industrial Works on Wych Fold	DIS	Occupied industrial buildings & car park.
H-HYDWER-016	Garden Land Between 42 Slateacre Rd & 52 Highcroft	DISSML	Private side garden.
H-HYDWER-017	Garden to The Side of 31 Slateacre Rd	DISSML	Private side garden with row of mature trees along boundary with Slateacre Rd.
H-HYDWER-018	Land On Corner of Rowbotham St & Stockport Rd	DISSML	Private garden with mature tree.
H-HYDWER-019	Site of Former Scout Hut Nether St	DIS	New Scout Hut. Located over two terraced flat levels. Some mature trees/ overgrown grassed areas.
H-HYDWER-020	Garage Court Between 10 & 28 King Edward Rd	DISSML	Garage court & area of hardstanding adj to houses & area of natural space/ countryside.
H-HYDWER-021	Garden to the side of 130 Mottram Old Rd	DIS	Garden with steep levels including trees & hedges.
H-HYDWER-022	Garden to The Side of 35 Rock St	DISSML	Private side garden with detached garage.
H-HYDWER-023	Car Park Adj. to Chapel St & Oldham St	DISSML	Informal car parking area.
H-HYDWER-025	Apethorn Fold, 89-91 Apethorn Lane, Hyde, SK14 5DL	DISSML	Grade II* listed farmhouse & barn located within green belt.
H-HYDWER-028	Garden land adjacent 17 Church Ave	DISSML	Large garden area side & rear of no. 17 Church Ave
H-HYDWER-036	Royal Bank of Scotland, 1 Corporation St, Hyde	DISSML	First & second floor for large commercial building in Hyde town Centre.
H-HYDWER-038	Lumn Farm Apple St	DISSML	House & garden located within the Green Belt.
H-HYDWER-043	89 Stockport Rd, Gee Cross	DISSML	Workshop to rear 85 Stockport Rd.
H-HYDWER-044	The Coach House, Chapel St, Hyde, SK14 1DN	DISSML	Vacant coach house & land formally attached to Charlotte House
H-HYDWER-045	Land Adj. to 147 Stockport Rd Hyde	DISSML	Vacant site adj to No.147 Stockport Rd/Treacle Brow.
H-HYDWER-061	Land at End of Chapel St	DISSML	Parking area with TPO trees.
H-HYDWER-063	8 Perrin St, Hyde, SK14 1LE	DISSML	Garage attached to house
H-HYDWER-065	Dowson Rd, Hyde	DIS	Existing barber shop with first floor storage area
H-HYDWER-067	Land to the east of Stockport Rd	DIS	Area of green space
H-HYDWER-069	Holy Trinity Church Hall, 16A Higham Lane, Hyde, SK14 5LX	DISSML	Land within curtilage of church & church hall.
H-HYDWER-079	Grosvenor Rd, Hyde	DISBLR	Area of green space
H-LONGDE-001	Land to The North of Hyde Rd M67 Site	DISGB	Green Belt site containing fields located to the north of the M67.
H-LONGDE-002	Land at Marl Villa Mottram Rd Hyde	DISGB	Green Belt site containing fields & house located between Mottram Rd & M67.
H-LONGDE-003	Land Adj. to Cricket Ground, North side of Spring St, Hollingworth	DISGB	Green Belt site comprising field to the east of Spring Lane north of Ingledene.
H-LONGDE-004	Lymefield Works off Lower Market St Broadbottom	DIS	19th century mill building adj to River.
H-LONGDE-005	Land Next to 7 Roe Cross Green Mottram	DISSML	Enclosed grass apace & garages at end of residential cul-de-sac.
H-LONGDE-006	Land to The Side of 19 Wedneshough Green, Hollingworth	DISSML	Private garden with mature trees.
H-LONGDE-007	Land to The Side of 21 Wedneshough Green, Hollingworth	DISSML	Private garden.
H-LONGDE-009	Gunn Inn ph., 2 Market St, Hollingworth	DISSML	Listed PH & ancillary car park.
H-LONGDE-010	Land at the top of Cannon St, Hollingworth	DISSML	Private garden.
H-LONGDE-011	Hollingworth Primary School, Market St, Hollingworth	DIS	Occupied school.
H-LONGDE-012	22 Market St, Hollingworth	DISSML	Building in commercial use.
H-LONGDE-015	Land Between 22-34 Market St, Hollingworth	DISSML	Grass amenity space with trees & seating adj Market St.
H-LONGDE-016	Next to Evergreen, Spring St, Hollingworth	DIS	Grassed site with aqueduct.
H-LONGDE-017	9 Spring St, Hollingworth	DISSML	Private side garden.
H-LONGDE-018	End of Abbey Grove, Mottram	DISGS	Grassed amenity space within 'Radburn style' housing layout.
H-LONGDE-019	Land to The Side & Rear of 1 Abbey Grove, Mottram	DISSML	Parking area & grass verges tightly enclosed to rear of houses.
H-LONGDE-020	Land Adj. to John Kennedy Garden/ John Kennedy Rd	DISSML	Grassed area within 'Radburn style' housing layout.
H-LONGDE-021	Corner of Ford Grove/ Atherton Ave, Mottram	DISSML	Grassed area with trees within 'Radburn style' housing layout.
H-LONGDE-024	Next to Sub-station Atherton Grove Mottram	DISSML	Area of hardstanding within 'Radburn style' housing layout.
H-LONGDE-025	Land to The Side & Rear of 10-24 Longdale Drive, Mottram	DIS	Narrow site adj to houses. Partly used to provide rear access & part rear gardens.
H-LONGDE-026	Land to The Rear of 61-71 Longdale Drive, Mottram	DISSML	Vacant land tightly enclosed by houses.
H-LONGDE-028	Adj. 18 Wood St Hollingworth	DISSML	Land with trees above Longendale aqueduct.

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H-LONGDE-029	Corner of Land Adj. to 11 Broadbent Grove, Mottram	DISSML	Grass verge adj to houses.
H-LONGDE-030	Land In Front of 12-26 Clough End Rd, Mottram	DISSML	Grass amenity space adj to houses.
H-LONGDE-031	Corner of Houses Adj. 38 Clough End Rd, Mottram	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.
H-LONGDE-032	Adj. 6 Ball Walk, Mottram	DISSML	Area of hardstanding beneath power lines within 'Radburn style' housing layout.
H-LONGDE-034	Corner of Ball Walk and opposite 40 Clough End Rd, Mottram	DISSML	Former housing site now grass amenity space within 'Radburn style' housing layout.
H-LONGDE-036	Triangular Piece of Land Adj. to 1 Webb Grove, Mottram	DISSML	Grass verge adj to houses.
H-LONGDE-037	Webb Grove Mottram	DISSML	Grass verges with trees within 'Radburn style' housing layout.
H-LONGDE-038	Land Adj. to 58 Clough End Rd, Mottram	DISSML	Grass verge with pylon.
H-LONGDE-039	Land to the northeast of 19 Wood St, Hollingworth	DIS	Green space within residential area.
H-LONGDE-040	Corner of Clough End Rd & Bunkers Hill Rd, Mottram	DISSML	Grass verge adj to road junction within 'Radburn style' housing layout.
H-LONGDE-041	Grassed Area Adj. to 3-10 Bretland Gardens, Mottram	DISGS	Grass amenity space adj to houses.
H-LONGDE-044	Site Rear of 1 & 3 Bowden Close, Mottram	DISSML	Former garage site now area of hardstanding to rear of houses in 'Radburn style' housing layout.
H-LONGDE-045	Corner of Clough End Rd & Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout adj to road junction.
H-LONGDE-046	Land Adj. to 114-126 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-047	Land Adj. to 104-112 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-048	Land Adj. to 73-77 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-049	Land In Front of Florence Way, off Market St, Hollingworth	DISSML	Car park & narrow strip of grass associated with adj apartments.
H-LONGDE-050	Land Adj. & to The Rear of 88 Valley Rd, Mottram	DIS	Narrow green strip with TPOs in close proximity to houses.
H-LONGDE-051	Adj. 30 Valley Rd, Mottram	DISSML	Grass amenity space within 'Radburn style' housing layout.
H-LONGDE-052	Adj. 35 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-053	Former Chapman Arms PH, Stockport Rd, Mottram	DIS	Nursery, car park & surrounding land.
H-LONGDE-054	Land & Garages to The Rear of Colliers Close, Hattersley	DISSML	Hard surface parking & rear gardens tightly enclosed by housing.
H-LONGDE-055	Garage Site Between & to The Rear of 9-11 Awburn Rd, Mottram	DISSML	Garage site to rear of houses & depot.
H-LONGDE-056	Garage Site Between & to The Rear of 27-29 Awburn Rd, Mottram	DISSML	Garage site to rear of houses.
H-LONGDE-057	Land to The Side & Rear of 22-27 Springwell Gardens	DIS	Multiple parcels including green space adj to houses, area of hardstanding used for parking to the rear of houses & rear gardens.
H-LONGDE-058	Garage Site to The Rear of 22-32 Awburn Rd, Mottram	DISSML	Garage site to rear of houses.
H-LONGDE-059	Land to The Rear of Health Clinic, Market St, Hollingworth	DISSML	Grass space with mature trees to rear of clinic.
H-LONGDE-061	Land Adj. to 21-24 Phillip Way, Mottram	DISSML	Informal resident parking to rear of houses.
H-LONGDE-062	Land to The Rear of 23-39 Beaufort Close, Mottram	DISSML	Informal resident parking in front of houses.
H-LONGDE-063	Land to The Rear of 18-24 Sylvester Close, Mottram	DISSML	Formal resident parking in front of houses.
H-LONGDE-064	Land Adj. to 59-69 Sylvester Close, Mottram	DISSML	Informal resident parking in front of houses.
H-LONGDE-065	Land Adj. to 9 Worthington Close, Mottram	DISSML	Informal resident parking adj to houses.
H-LONGDE-066	St Barnabas Church, Halls & Vicarage, Hattersley Rd East	DIS	Site occupied by church, vicarage & hall.
H-LONGDE-067	Land In Front of Health Clinic, Market St, Hollingworth	DISSML	Ancillary car park to clinic with belt of TPO trees associated with clinic.
H-LONGDE-068	Opposite Kingstone Arcade Day Nursery, Kenworthy Close	DIS	Occupied by children's centre.
H-LONGDE-070	Land to The Rear of 6-64 Melandra Crescent, Mottram	DIS	Hard surfaced parking area to rear of houses.
H-LONGDE-071	Baptist Church, Melandra Crescent	DISSML	Church & enclosed green space.
H-LONGDE-072	Allotment Gardens to The Rear of 10-26 Colburne Grove, Mottram	DISSML	Allotment gardens tightly enclosed by houses.
H-LONGDE-073	Land Between 47-49 Colburne Grove, Mottram	DISSML	Enclosed vacant land adj to houses.
H-LONGDE-074	Land In Front of 63-83 Camborne Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-075	Land to The West of Norclough Mottram Rd	DISSML	Area of natural space between Mottram Rd & houses.
H-LONGDE-076	Adj. 28 Green Lane Hollingworth	DISSML	Vacant land between houses.
H-LONGDE-077	Land to The Rear of 15-19 Dawlish Close, Mottram	DISSML	Informal parking to rear of houses.
H-LONGDE-078	Land to The Rear of 9 Gorse Intakes, Broadbottom	DISSML	Grass verge with mature tree adj houses.
H-LONGDE-079	Land Between 5-6 Gorse Intakes, Broadbottom	DISSML	Narrow side garden in close proximity to houses, may have issues with privacy distances
H-LONGDE-080	Land Between 7-8 Gorse Intakes, Broadbottom	DISSML	Private side garden.
H-LONGDE-081	Land Between 6-7 Gorse Intakes, Broadbottom	DIS	Garden with TPO trees.
H-LONGDE-082	Land to The East of 8 Gorse Intakes, Broadbottom	DISSML	Private garden with trees.
H-LONGDE-083	Next to 15 Bank St Broadbottom	DISSML	Garages between houses.
H-LONGDE-084	Next to 2 Bank St Broadbottom	DISSML	Private enclosed side garden with mature trees.

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H-LONGDE-085	Land at The Junction of Temperance St/ Bostock Rd/ Old St, Broadbottom	DISSML	Grass verge with trees adj to terrace houses.
H-LONGDE-086	Land Between The Vicarage & Brockwood House, Green Lane, Hollingworth	DISSML	Private gardens.
H-LONGDE-087	Land Between 13A & 15 Green Lane, Hollingworth	DISSML	Narrow grass verge enclosed by stone boundary walls adj to houses.
H-LONGDE-088	Land to The East of 1 Old St/ Rear of 1-29 Old St, Broadbottom	DIS	Garage site to rear of houses.
H-LONGDE-089	Land Between Olive Terrace & 17-31 Well Row, Broadbottom	DIS	Allotment type gardens in use & well maintained provide high amenity value
H-LONGDE-090	Car Park off Mill Brow, Broadbottom	DIS	Car park.
H-LONGDE-091	Land to The Rear of 12-32 New St, Broadbottom	DIS	Narrow grass site with steep gradient adj to houses & community centre.
H-LONGDE-092	Land at the top of Mill Brow (East Side), Broadbottom	DISSML	Grass embankment in close proximity to railway bridge.
H-LONGDE-093	Garage Site Adj. to 12 Etherow Brow	DISSML	Garage site adj to terraced houses.
H-LONGDE-094	Community Centre, Lower Market St, Broadbottom	DIS	Community Centre.
H-LONGDE-095	Land to The East of The Etherow Centre, Mottram Rd, Broadbottom	DIS	Riding centre manege.
H-LONGDE-096	Car Park Adj. to Broadbottom Train Station, off Mottram Rd, Broadbottom	DIS	Car park adj to Broadbottom train station.
H-LONGDE-097	Etherow Centre, Mottram Rd, Broadbottom	DIS	Building used by local community
H-LONGDE-098	Side of 80 Green Lane Hollingworth	DISSML	Private side garden
H-LONGDE-099	Gardens Adj. to 4-22 Moss Lane, Broadbottom	DIS	Gassed space with TPO trees enclosed by stone wall.
H-LONGDE-100	Corner of Coombes View/ Moss Lane, Broadbottom	DISSML	Grass verge with trees & private communal garden area on the junction of Moss Lane & Coombes View.
H-LONGDE-101	End of Coombes View rear of houses on Moss Lane, Broadbottom	DISGS	Area of natural space/ countryside & vacant land to west of Moss Lane.
H-LONGDE-102	Land Between Woodlands & Copper Beaches, Moss Lane, Broadbottom	DIS	Side garden with TPO trees within a Site of Biological Importance.
H-LONGDE-103	Land to The Rear of Etherow House & Briarfield, Moss Lane, Broadbottom	DIS	Rear gardens with no vehicular access from Moss Lane.
H-LONGDE-105	Land to The West of St Mary Magdalene Church, Mottram Rd, Broadbottom	DIS	Part of school site.
H-LONGDE-106	Garages Next to 35 Fields Crescent, Hollingworth	DISSML	Garage site between houses.
H-LONGDE-107	Land to The Rear of 34-64 Mottram Rd, Broadbottom	DIS	Numerous rear gardens with limited vehicular access.
H-LONGDE-108	Land to The Rear of 1 Crescent Fold, Broadbottom	DIS	Rear garden with limited access.
H-LONGDE-110	Front of 2-16 West End, Broadbottom	DIS	Gardens to properties at West End with limited access.
H-LONGDE-113	Land next to 10 Moorfield St, Hollingworth	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-114	Long, Narrow Strip of Land Between 9 Moorfield St & 9 Buxton Terrace	DIS	Narrow strip of land with trees close to existing houses.
H-LONGDE-115	Land Between 156 & 174 Market St, Hollingworth	DISSML	Grass verge with TPOs adj to houses.
H-LONGDE-116	Land On The Corner of Market St/ Printers Fold, Hollingworth	DISSML	Grass verge with mature trees.
H-LONGDE-117	Land Opposite 7-9 Rose Bank Close, Hollingworth	DISSML	Narrow grass verge with footpath adj to houses.
H-LONGDE-118	Land Adj. to Four Seasons, Printers Fold, Hollingworth	DISSML	Private garden with TPOs.
H-LONGDE-119	Land Between 9 & 11 Printers Fold, Hollingworth	DISSML	Private gardens & sub-station on land between houses.
H-LONGDE-120	End of Printers Park	DISGB	Green Belt site off Printers Fold forms part of the Etherow Country Park.
H-LONGDE-121	End of Ellison Close, Hollingworth	DIS	Grassed area with trees adj to residential properties.
H-LONGDE-122	Garden at Grove House Water Lane	DISSML	Site drops down to lower level – no access via Holly Bank – need to check from Water Lane.
H-LONGDE-123	Next to 8 King St Hollingworth	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-124	Next to 5 King St, Hollingworth	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-125	End of Precinct off Moorfield Terrace, Hollingworth	DISSML	Garage site adj to terraced houses.
H-LONGDE-126	Shops 96-106 Market St Hollingworth	DISSML	Building in commercial use with ancillary parking area.
H-LONGDE-127	End of Gas St, Hollingworth	DISSML	Long, narrow driveway/ garden. Long driveway/garden/garage
H-LONGDE-129	5 Highfield Gardens, Hollingworth	DISSML	Private side garden.
H-LONGDE-130	Land Behind 58-84 Taylor St, Hollingworth	DIS	Narrow parcel of land with trees & water course with limited vehicular access adj to residential properties.
H-LONGDE-131	Garage Site & Land Next to 1 Arrowscroft Way/ 5 The Boulevard, Hollingworth	DISSML	Garage site tightly enclosed by houses.
H-LONGDE-132	Garage Site Adj. to 56 The Boulevard, Hollingworth	DISSML	Garage site adj to houses.
H-LONGDE-133	Garage Site Next to 11 Wooley Close, Hollingworth	DISSML	Garage site with mature trees along boundary adj terraced houses.
H-LONGDE-134	Garage Site Next to 53 Church Rd, Hollingworth	DISSML	Garage site enclosed by houses.
H-LONGDE-135	Corner of Cross St/ Taylor St, Hollingworth	DISSML	Grass verge with TPO trees.
H-LONGDE-136	Glenbrook Back Moor, Mottram	DISSML	Large house & garden.
H-LONGDE-137	Land Behind 15-21 Back Moor, Mottram	DISSML	Private rear gardens with limited vehicular access.
H-LONGDE-138	Mottram Old Hall & Garden, Old Hall Lane, Mottram	DIS	Listed building & grounds with TPO trees
H-LONGDE-139	Land In Front of 21 & 23 Hall Drive, Mottram	DISSML	Private gardens with TPO trees.

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H-LONGDE-140	Land Between 5 & 6 Hall Close, Mottram	DISSML	Narrow private side garden with garage.
H-LONGDE-141	Land Between 9 & 11 Hall Drive, Mottram	DISSML	Private adjoining gardens with TPO trees.
H-LONGDE-142	Land Next to 8C Old Rd, Mottram	DISSML	Triangular garden with mature trees.
H-LONGDE-143	Cobblestone Farm Higher Matley, off Matley Lane	DISSML	Farm building.
H-LONGDE-144	Ashley Court 6 Cannon St, Hollingworth	DISSML	Office block adj to Hollingworth Primary School.
H-LONGDE-146	Garden at 19 Sproutgreen, Mottram	DISSML	Private garden with TPO tree.
H-LONGDE-148	Land near Grove House, Water Lane, Hollingworth	DIS	Vacant land with trees
H-LONGDE-151	Nursing Home, 29 Old Rd, Mottram	DIS	Large house in own grounds with TPO trees, currently nursing home
H-LONGDE-157	Land Behind 37 Roe Cross Green, Mottram	DISSML	Private rear garden.
H-LONGDE-158	31 Old Rd, Mottram	DIS	House in own grounds with numerous TPO trees
H-LONGDE-161	Telephone Exchange off Shaw St, Mottram	DIS	Building & car park adj to houses.
H-LONGDE-162	Land to east side of Prospect House Mottram Moor, Mottram	DISSML	Private garden on east side of large house.
H-LONGDE-163	Land to west side of Prospect House Mottram Moor, Mottram	DISSML	Private garden to south west of large house.
H-LONGDE-164	Land to The Rear of 2 Hyde Rd off The Croft, Mottram	DISSML	Vacant land between houses.
H-LONGDE-165	Land Opposite 3 Rushycroft, Mottram	DISSML	Grass verge with air shaft adj to houses.
H-LONGDE-166	Land Between 41 & 51 Stalybridge Rd, Mottram	DISSML	Private garden with TPO trees.
H-LONGDE-167	57 Stalybridge Rd, Mottram	DISSML	Private garden.
H-LONGDE-168	Narrow, Linear Strip of Land On West Side of Woodlands Close, Mottram	DISGS	Area of natural space open countryside.
H-LONGDE-169	Land to The Rear of 20-31 Woodlands Close, Mottram	DISSML	Private rear gardens with no vehicular access.
H-LONGDE-170	Land In Front of 26-38 Woodlands Close, Mottram	DISSML	Triangular grass verge adj to houses.
H-LONGDE-171	Land In Front of 15-25 Woodlands Close, Mottram	DISSML	Triangular grass verge adj to houses.
H-LONGDE-172	Land & Garages Adj. to 6-8 Woodlands Close, Mottram	DISSML	Parking area & garages adj to houses.
H-LONGDE-173	Land to The Rear of 1-14 Home Farm Ave, Mottram	DIS	Narrow site used for rear gardens enclosed by houses with limited vehicular access.
H-LONGDE-174	Garage Site Adj. to 22 Home Farm Ave, Mottram	DISSML	Garages adj to houses.
H-LONGDE-175	Land In Front of 230-262 Woodlands Grove, off Broadbottom Rd, Mottram	DIS	Long, narrow strip of land adj to houses used for parking.
H-LONGDE-176	Land Between 235 & Lodge, Broadbottom Rd, Mottram	DISSML	Private garden with TPO trees.
H-LONGDE-177	Land to The West of 19 Bucklow Close, Mottram	DISSML	Private sloping garden.
H-LONGDE-178	Land to The East of 22 Bucklow Close, Mottram	DISSML	Private garden.
H-LONGDE-179	Side Gardens & Parking Area Between 9 & 10 Bucklow Close, Mottram	DISSML	Area of hardstanding used for informal parking between houses with private garden to west.
H-LONGDE-182	Land Adj. to 48 Winslow Ave, Mottram	DISSML	Part of much larger area of natural space/ countryside adj to houses.
H-LONGDE-183	Next to 173 Broadbottom Rd, Mottram	DISSML	Private side garden.
H-LONGDE-184	Next to 105 Broadbottom Rd, Mottram	DISSML	Private side garden.
H-LONGDE-186	Next to 26 Ashworth Lane, Mottram	DISSML	Grass amenity space within 'Radburn style' housing layout.
H-LONGDE-187	Day Grove, Mottram	DISSML	Turning head with informal resident parking & grass verge in 'Radburn style' housing layout.
H-LONGDE-188	Land Adj. to 28-32 Gray Close, Mottram	DISSML	Grassed verge within 'Radburn style' housing layout.
H-LONGDE-189	Site rear of 4 and 6 Gray Close, Mottram	DISSML	Area of hardstanding used for informal resident parking to rear of houses.
H-LONGDE-190	In Front of 63-79 Ashworth Lane, Mottram	DISSML	Grass verge between houses & highway.
H-LONGDE-191	Rear of 8-20 Stringer Close, Mottram	DISSML	Parking area & grass verges to rear of houses.
H-LONGDE-192	Land Opposite 8-12 Chain Bar Way, Mottram	DISSML	Grassed area within 'Radburn style' housing layout.
H-LONGDE-193	Behind 12-26 Stringer Ave, Mottram	DIS	Parking area for local residents to rear of houses.
H-LONGDE-194	Land In Front of 1-8 Ford Way, off Hyde Rd, Mottram	DISSML	Grass verge between houses & the highway.
H-LONGDE-195	Hyde Rd & John Kennedy Rd Junction Mottram	DISSML	Grass amenity space adj to highway & terraced houses.
H-LONGDE-196	Petrol Station South of Hyde Rd Mottram	DIS	Petrol filling station & forecourt.
H-LONGDE-197	Petrol Station North of Hyde Rd Mottram	DIS	Petrol filling station & forecourt.
H-LONGDE-198	Car Park In Front of 1-6 Costobadie Way	DISSML	Parking area & grass verges within 'Radburn style' housing layout.
H-LONGDE-199	98-104 John Kennedy Rd, Mottram, Hyde, SK14 6PE	DIS	Shops & land to rear
H-LONGDE-200	Lowry Grove, Mottram	DIS	Grassed area adj to houses.
H-LONGDE-201	Land Between 7 & 9 Arundale Grove, Mottram	DISSML	Private gardens.
H-LONGDE-202	Front of Arundale Grove, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-203	Rear of 2-12 Arundale Close Mottram	DISSML	Grass verge & strip of hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.

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H-LONGDE-204	Rear of 8-12 Abbey Grove Mottram	DISSML	Grass verge & hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.
H-LONGDE-212	62 Ashworth Lane Mottram	DISSML	Private rear garden.
H-LONGDE-224	Manley Grove, Mottram, Hyde, SK14	DISGS	Disused playing pitch to rear of Longdendale Recreational Centre
H-LONGDE-225	The Old Court House Market Place, Mottram,	DISSML	Grade II listed former office building within conservation area
H-LONGDE-233	Chain Bar Lane, Hattersley, Hyde	DISBLR	Area of green space
H-MOSSLE-003	Stableford & Andrew St Mossley	DISGB	Green Belt site at end of &Andrew St/Stablefold comprising fields on a steep gradient, stables & ponds.
H-MOSSLE-004	Brown Edge Service Reservoir, off Lane Head Rd	DISGB	Green Belt site containing covered reservoir adj waste transfer station.
H-MOSSLE-005	Allotment Gardens Brunswick St Mossley	DISGS	Allotment gardens in residential area.
H-MOSSLE-006	New Scout Mill Manchester Rd Mossley	DIS	Established Employment Site adj to Manchester Rd & railway line.
H-MOSSLE-008	Land to the west of Barngate Drive	DISGS	Part natural space/ countryside with steep gradient & part private stables & Manège surrounded by trees.
H-MOSSLE-009	Weir Mill, Manchester Rd	DIS	Former mill in mixed use located within the greenbelt.
H-MOSSLE-010	Bank Mill & Old Fire Station, Manchester Rd (Roaches)	DIS	Employment site adj to Manchester Rd & the Huddersfield Narrow Canal.
H-MOSSLE-013	11 Woodend View, Roughtown Rd, Mossley	DISSML	Grass embankment between Woodend View & the railway line.
H-MOSSLE-014	Garage Site to The Rear of 18-28 Princess Close	DISSML	Garages enclosed by rear of houses.
H-MOSSLE-018	Rear of 57-65 Staley Rd	DISSML	Rear garages/ parking & gardens.
H-MOSSLE-022	Two Mills Lane, Mossley	DISSML	Vacant mill building & land adjoining River Tame.
H-MOSSLE-024	Pocket of land adjacent to Riverview Court and Shires View, Manchester Rd	DIS	Vacant site to the east of Manchester Rd forming part of the Mossley Mills Development Opportunity Area.
H-MOSSLE-026	Garage Site Junction of Brunswick St Derby St Mossley	DISSML	Corner garage site & private garden adj to terraced houses.
H-MOSSLE-027	Micklehurst Dam, Micklehurst Rd	DISGS	Naturalised amenity space adj to reservoir & terraced houses, partially in Flood Zones.
H-MOSSLE-028	Garage Site Between 25 & 25A Denbigh St	DISSML	Lock up garages to the rear of & enclosed by houses.
H-MOSSLE-029	Amenity Open Space, Between Stockport Rd & Carrhill Rd	DISGS	Formal park/garden with mature trees includes footpath linking Stockport Rd & Carrhill Rd.
H-MOSSLE-030	Westholme Masonic Lodge Stockport Rd	DIS	Large detached property set in grounds with TPOs
H-MOSSLE-031	Land to The Rear of George Hotel/Stamford Rd	DISSML	Grass embankment with steep gradient. Footpath crosses site connecting Stamford Rd to George St.
H-MOSSLE-032	Land Between 69-71 Stamford Rd	DISSML	Grass verge with steep gradient between houses.
H-MOSSLE-033	Land Between 76 & 80 Stamford Rd Mossley	DISSML	Area of enclosed hardstanding used for informal resident parking.
H-MOSSLE-034	Land adjacent to Hanover St	DIS	Site with steep gradient between Hanover St & Stamford St.
H-MOSSLE-035	Land Adj. to 38 Denbigh St	DISSML	Private side garden & outbuilding between terraced houses.
H-MOSSLE-036	Corner of Market St/ Chapel St	DISSML	Grass verge with tree on junction adj to electricity sub-station.
H-MOSSLE-037	Car Park to Rear of George Lawton Hall	DIS	Public car park used by visitors to library & public hall.
H-MOSSLE-038	Rear Garden 3 Walkers Fold Barkwell Lane	DISSML	Private rear garden.
H-MOSSLE-039	Adj. to 22 Barkwell Lane	DISSML	Private garden.
H-MOSSLE-040	Heathcliffe, Hanover St	DIS	Detached property with linear garden.
H-MOSSLE-046	2-4 Barkwell Lane	DISSML	19th century stone cottages located on the junction of Stamford St & Barkwell Lane.
H-MOSSLE-047	Rear of 2-8 The Knoll	DIS	Private rear gardens.
H-MOSSLE-048	Land Between Fox Platt Terrace & Back St Andrew St	DIS	Private garden on a steep gradient adj to houses.
H-MOSSLE-049	Opposite 23-37 Vale Side	DIS	Narrow plot used as gardens.
H-MOSSLE-051	Land Adj. to 23A Denbigh St	DISSML	Private side garden.
H-MOSSLE-052	Land With Garages at Rear of 43-79 Old Brow	DIS	Land with garages with limited vehicular access to rear of houses.
H-MOSSLE-053	End of Andrew St	DISGS	Area of natural space / countryside with footpath at end of &Andrew St.
H-MOSSLE-054	Adj. to 2 Andrew St	DISSML	Grass space adj to gable of 2 &Andrew St & footpath providing access rear gardens.
H-MOSSLE-055	Rear of 2-50 Andrew St	DIS	Numerous private rear gardens with no vehicular access.
H-MOSSLE-056	Land adjacent to 24 Stablefold	DISSML	Land at the end of residential cul-de-sac.
H-MOSSLE-057	Rear of 15-87 Andrew St	DIS	Numerous private rear gardens with no vehicular access.
H-MOSSLE-058	Rear of 1 to 25 Cecil St	DIS	Private garden to the rear of houses on Cecil St & Barngate Drive.
H-MOSSLE-059	Land Adj. to 12 Park St	DISSML	Site of demolished workshop now vacant green site corner of Park St & Cecil St.
H-MOSSLE-060	Land to The Front of 1-9 Round Hey	DISSML	Grass verge adj to terraced houses.
H-MOSSLE-061	Land off Staley Rd/Richmond Crescent/Huddersfield Rd	DIS	Steep sided site with dense tree coverage including TPOs & brook.
H-MOSSLE-062	Land Adj. to 9 Park St	DISSML	Private side garden surrounded by high hedge & fence.
H-MOSSLE-063	Adj. to 13 Old Brow	DISSML	Area of hardstanding used as informal resident car parking.
H-MOSSLE-064	Land at Back Cecil St	DIS	Numerous private rear gardens with limited vehicular access.

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H-MOSSLE-065	Corner of Quickedge Rd/ Lees Rd	DISSML	Grass verge with tree & bench on road junction adj to houses.
H-MOSSLE-066	Land Between & to The Rear of 10-12 Greaves St	DIS	Private rear gardens with steep gradient.
H-MOSSLE-067	Land on south side of Greaves St	DIS	Grassed terraced embankment with steep gradient.
H-MOSSLE-068	Adj. to 11 Webster St	DISSML	Vacant green space enclosed by terraced housing.
H-MOSSLE-069	Rear of 22-32 Greaves St	DIS	Rear gardens.
H-MOSSLE-071	South Side of Saxon St	DISSML	Gardens enclosed by housing on steep gradient with no vehicular access.
H-MOSSLE-072	Narrow Strip of Land On Roman St	DISSML	Gardens on steep gradient with no vehicular access.
H-MOSSLE-073	Narrow Strip of Land On Dane St	DISSML	Gardens on steep gradient with no vehicular access.
H-MOSSLE-074	Land Adj. to Huddersfield Narrow Canal	DIS	Offices & workshop adj to Huddersfield Narrow Canal.
H-MOSSLE-075	New Bridge PH, Micklehurst Rd	DIS	Public house with ancillary car park
H-MOSSLE-076	Victoria House & Adjoining Land Micklehurst Rd	DIS	Detached house converted to flats with small industrial units to side & motor repair garage to rear.
H-MOSSLE-078	Land Alongside King St & Station Rd	DIS	Tree covered embankment adj to highway.
H-MOSSLE-079	Garage Site Adj. to 9 Station Rd Mossley	DISSML	Lock up garage site & adjoining land.
H-MOSSLE-080	Land Between 4 & 6 Alphin Square	DISGS	Allotment site tightly enclosed by houses & limited access.
H-MOSSLE-081	Land On Moorlands Crescent	DIS	Oval landscaped space adj to houses.
H-MOSSLE-082	Land at the end of Pennine View	DISGS	Grass amenity space with steep gradient adj to houses.
H-MOSSLE-083	Land on junction of Winterford Rd and Mansfield Rd	DISSML	Enclosed grass amenity space adj to houses.
H-MOSSLE-084	Mansfield Rd lock up garages	DISSML	Enclosed lock up garages to rear of houses.
H-MOSSLE-085	Land to the rear of 10-28 The Rowans	DISGS	Grass amenity space adj to houses.
H-MOSSLE-087	Corner of Dalesfield Crescent & Moorside Rd	DISSML	Grass verge on junction adj to houses.
H-MOSSLE-088	Land Between 16-18 The Larches	DISSML	Enclosed grass space between houses.
H-MOSSLE-089	Garage Site Adj. 9 Micklehurst Rd	DISSML	Lock up garages adj to terraced houses.
H-MOSSLE-090	Land south of Mossley Youth Base, Hollins Lane	DIS	Sloping area of land attached to Youth Base.
H-MOSSLE-091	Land Rear of 32-56 Micklehurst Rd/ off Hollins Lane	DIS	Rear gardens with poor vehicular access & steep gradient.
H-MOSSLE-092	Squire Mill & Vale Mill Micklehurst Rd	DIS	Employment site containing multi storey mill & single storey laundry.
H-MOSSLE-093	Richmond House, off Richmond Close	DIS	Large detached villa converted into apartments set in private grounds.
H-MOSSLE-094	Adj. 27 The Sycamores	DISSML	Grass verge on junction adj to houses.
H-MOSSLE-095	Land opposite 1-7 the Limes	DISGS	Sloping grass amenity space with trees between The Limes & Huddersfield Rd.
H-MOSSLE-097	Land to The Rear of 7-21 Winterford Rd	DIS	Vacant land tightly enclosed by housing with no vehicular access.
H-MOSSLE-098	Adj. 120 Micklehurst Rd	DISSML	Grass verge on junction adj to houses.
H-MOSSLE-099	Lower Hey Farm Kennels, Huddersfield Rd	DIS	Boarding kennels & area of enclosed land.
H-MOSSLE-102	End of Alphin Close	DISGS	Natural space/ countryside with steep gradient, trees & footpath.
H-MOSSLE-109	48 Manchester Rd, Mossley, OL5 0AA	DISSML	Vacant shop within local parade of shops & terraced houses
H-MOSSLE-112	Land at Northern End of Bury St	DIS	Employment land & allotment gardens adj to River Tame with limited vehicular access from Bury St.
H-MOSSLE-114	3 Hawthorn Terrace Mill Lane	DISSML	End terrace property.
H-MOSSLE-115	Garage Site Adj. to 10 Mill St	DISSML	Lock up garage & area used for informal resident parking.
H-MOSSLE-116	Land & Buildings South of Brown Edge Farm	DISGB	Site in employment use/ recycling facility located in the Green Belt to the south of Brown Edge Farm
H-MOSSLE-118	149 Stockport Rd, Mossley, OL5 0RB	DISSML	Side garden elevated above road with stone retaining wall.
H-MOSSLE-119	Land adjacent 25 Luzley Rd	DISGB	Green Belt site used as garden located between Nos. 23 & 25 Luzley Rd.
H-MOSSLE-120	Car Park, Mill St	DIS	Public car park.
H-MOSSLE-121	111A Manchester Rd	DISSML	19th century stone house & garden.
H-MOSSLE-122	17-19 New Earth St	DISSML	Two terraced house, converted into one.
H-MOSSLE-123	Garden at 61 Lees Rd	DISSML	Private side garden.
H-MOSSLE-125	Triangular Area at Junction of Waggon Rd & Bury St Mossley	DISSML	Triangular grass verge with trees, footpath & steps.
H-MOSSLE-128	Land With Garages Opposite 9-13 Sun St	DISSML	Very small informal car parking area.
H-MOSSLE-129	50 Manchester Rd	DISSML	Vacant terraced property with railway line to rear.
H-MOSSLE-133	Brookfields, land to the rear of houses on Stamford Rd and Carrhill Rd	DISGS	Natural space with steep gradient & public footpath linking Stamford St to Three Counties Rd.
H-MOSSLE-134	Bus Stop On Manchester Rd, Opposite Three Counties Rd	DISSML	Grass verge with steep gradient between railway line & Manchester Rd.
H-MOSSLE-135	St. Anthonys Drive	DIS	Vehicle hire company adj to Manchester Rd & railway line.
H-MOSSLE-136	Park Mill Industrial Estate, Manchester Rd	DIS	Existing established employment location.

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H-MOSSLE-138	Roaches Lock PH, Manchester Rd	DIS	Public house with ancillary car park & beer garden adj to the Huddersfield Narrow Canal & River Tame.
H-MOSSLE-140	Rough town Green, off New Earth St	DISGS	Amenity space with play area to rear of terraced houses.
H-MOSSLE-141	Adj. to 1 Higher Newtons off Roughtown Rd	DISSML	Enclosed land with steep gradient adj to terraced houses.
H-MOSSLE-142	tollemache PH Car Park Manchester Rd	DISSML	Public house car park with mature trees adj to houses.
H-MOSSLE-144	Jacobs Ladder	DIS	Steep sided site with footpath linking Hanover St & Stamford Rd.
H-MOSSLE-145	Plot 2 Woodmeadow Court off Carrhill Rd & Mill Lane	DISSML	Vacant naturalised land with steep gradient between houses.
H-MOSSLE-147	D & G Motors 43 Carrhill Rd	DISSML	House.
H-MOSSLE-148	D C Joinery 42 Carrhill Rd	DISSML	Family business with single storey offices on road frontage & large workshop at rear.
H-MOSSLE-149	Adj. to 2 St Johns Gardens Roughtown Rd	DISSML	Vacant naturalised land with steep gradient between St Johns Gardens & the sub-station on Carrhill Rd.
H-MOSSLE-150	Sheldon's View, Carrhill Rd	DIS	Detached house & garden.
H-MOSSLE-151	Stockport Rd Car Wash	DISSML	Former petrol filling station & end terraced house used as car wash.
H-MOSSLE-152	Car Park/ Allotments, Stockport Rd	DISSML	Formal resident car park on Stockport Rd.
H-MOSSLE-153	Benchmark Building Suppliers Ltd, Manchester Rd	DIS	Builder's merchant adj Warmco Industrial Estate.
H-MOSSLE-154	Garage Site off Roughtown Rd Mossley	DISSML	Garage site & land to rear of houses off Roughtown Rd.
H-MOSSLE-155	Former George Hotel Stamford St Mossley	DISSML	Former public house, with ground floor in use as a bar & first & second floors in residential use.
H-MOSSLE-156	Land Adj. to 28 Woodbank Terrace Milton View Mossley	DISSML	Vacant green site adj to Milton View with railway line to south.
H-MOSSLE-160	Barn at Little Haigh Farm Quickedge Rd Mossley	DISSML	Barn attached to farmhouse, located within the Green Belt.
H-MOSSLE-166	Bank Chambers Old Brow	DISSML	Vacant former bank with offices above.
H-MOSSLE-176	3 Arundel St	DISSML	Mid terrace property with retail shop on the ground floor & living accommodation above
H-MOSSLE-179	Land at Greaves St	DIS	Rocky outcrop with steep gradient enclosed by housing
H-MOSSLE-180	Billy Goat ph. & Rear Car Park, 71 Stamford St	DIS	Occupied public house & rear car park located within the Green Belt
H-MOSSLE-182	Land at Foxwood Drive	DISGB	Vacant land to the north of 1 Foxwood Drive
H-MOSSLE-186	Midgehill Farm, Midge Hill, Mossley	DISSML	Green belt site as part of farm
H-MOSSLE-189	Waggon Rd, Mossley, Ashton-under-Lyne	DISBLR	Former works site
H-MOSSLE-190	73 Micklehurst Rd	DISSML	Vacant land between residential dwellings
H-MOSSLE-193	6 Lees Rd	DISSML	Residential dwelling
H-MOSSLE-200	Land Between MDR Autos & Heron Lane Manchester Rd	DISSML	Vacant land north of Manchester Rd
H-STANTH-001	Land to The Front of Moorfield Terrace off Huddersfield Rd Carrbrook	DISSML	Triangular grass verge with trees & area of hardstanding used for informal residential car parking.
H-STANTH-002	Stamford Arms PH 815 Huddersfield Rd	DISSML	Grade II listed public house with ancillary car park to the south.
H-STANTH-003	Boundary Cottages, off Staley Rd	DISSML	Private gardens, allotments & out buildings & lock up garages.
H-STANTH-005	Adj. to 61 Moorgate Rd, Carrbrook	DISSML	Grass amenity space enclosed by housing.
H-STANTH-006	Carr Rise and Thorn Bank, Carrbrook	DIS	Communal drying area/car parking to the rear of Carr Rise & Thorn Bank.
H-STANTH-007	Rear of Beaconsfield Terrace & Oak Villas, Carrbrook	DISSML	Informal residential parking area to rear of houses & adj to area of natural space.
H-STANTH-008	Rear of Spring Bank, off Carr Lane, Carrbrook	DISSML	Communal grass space to rear of houses
H-STANTH-009	Carrbrook Bowling Green, Carr Rise, Carrbrook	DISGS	Bowling green & club house located at centre of Carrbrook Conservation Area.
H-STANTH-010	Drying Ground, Rear of Long Row, Carrbrook	DISSML	Narrow communal grass space to rear of houses.
H-STANTH-011	Carrbrook Car Park, Carr Rise, Carrbrook	DISGB	Green Belt site off Carr Rise used as informal car park.
H-STANTH-012	Hey tor, 670 Huddersfield Rd, Carrbrook	DIS	Detached house & garden.
H-STANTH-015	Baptist Church Hall, Ambleside	DIS	Church/ community centre & car park.
H-STANTH-016	Side of Community Centre John St Heyrod	DISSML	Community Centre car park & adj area of natural space with mature trees.
H-STANTH-017	Small Garage Site Next to Community Centre John St Heyrod	DISSML	Small garage site between to houses.
H-STANTH-018	Rear of Holland Ave/ Cambridge St	DIS	Garages & informal green space with limited vehicular access.
H-STANTH-019	Adj. to Gordon Terrace	DIS	Informal triangular green space bound by houses on all sides with no vehicular access.
H-STANTH-020	Land to The Rear of 17-29 St Georges St	DISGS	Park/ formal garden enclosed by houses.
H-STANTH-021	Land & Garages to The Rear of 45-51 West St	DIS	Narrow garage site & informal green space surrounded by houses with limited access.
H-STANTH-022	Land to The North East of Arlies Primary School, Broadhill Rd	DIS	Mature, steep woodland area.
H-STANTH-023	Land Adj. to 4 Borrowdale Terrace, off Springs Lane	DISSML	Informal green space enclosed by housing with no access.
H-STANTH-024	Land at The End of Grasmere Close/ Langdale Terrace/ Wasdale Terrace	DISSML	Enclosed vacant green space adj to houses.
H-STANTH-025	Land Adj. to 10 Lapwing Close	DISSML	Private front garden.
H-STANTH-026	Land Between Pennine View & Wakefield Rd, Heyrod	DISGS	Natural space/ countryside with steep gradient & footpaths connecting Pennine View & Wakefield Rd.

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H-STANTH-028	Adj. 10-16 Newton St	DISSML	Informal parking area.
H-STANTH-030	Land Between Milton Ave/ Huddersfield Rd, Millbrook	DISGS	Formal amenity space with ball court & footpath linking Huddersfield Rd to Milton Ave.
H-STANTH-031	Millbrook Sidings	DISGB	Green Belt site. Location of disused railway line adj to Huddersfield Narrow Canal.
H-STANTH-035	Former Coach House Rear of Portland Chambers/Higher Tame St	DISSML	Vacant land used for informal residential parking to rear of Portland Place.
H-STANTH-036	13-15 Stamford St	DISSML	Existing building in residential use.
H-STANTH-037	Vacant land adjoining 13-15 Stamford St	DISSML	Vacant land/garden enclosed by stone wall & railings.
H-STANTH-044	54 Stamford St	DISSML	Terrace house with informal parking area to rear.
H-STANTH-048	Land Adj. to Staveleigh Wakefield Rd Stalybridge	DISGB	Green Belt site comprising fields & stables adj to Staveleigh/listed toll Bar Cottage Wakefield Rd.
H-STANTH-049	Site Adj. Heroes of Waterloo PH 3 Mossley Rd Ashton	DISGB	Green Belt site located to the southwest of public house, Mossley Rd.
H-STANTH-050	Land to West of Arlies Lane/North of Broadhill Rd	DISGB	Green Belt site comprising fields located to west of Arlies Lane & north of Broadhill Rd.
H-STANTH-051	Site to The East of Wakefield Rd, Heyrod	DISGB	Green Belt site comprising fields, footpaths & pylon with overhead power cables.
H-STANTH-052	91 Market St, Stalybridge	DISSML	Three storey mid terrace located within Stalybridge town Centre/Conservation Area, backing onto the River Tame.
H-STANTH-065	Lancashire Ward Liberal Club Hamilton St	DISSML	Vacant former club located on junction of Hamilton St & Stamford St
H-STANTH-070	Printworks Rd/Northend Rd, Stalybridge	DISBLR	Overgrown land between factories
H-STANTH-071	Clarence St, Stalybridge	DISBLR	Site of former mill
H-STANTH-073	120 Wakefield Rd	DISSML	Garden area next to residential dwelling
H-STASTH-001	Land Between 20 & 22 Crantock Drive	DISSML	Raised grassed area with trees adj to houses.
H-STASTH-002	Land to The Rear of Elms Rd/ Tudor Ave/ Poplars Rd	DISGS	Play area with secure multi use games area tightly enclosed by housing
H-STASTH-003	Land Rear of 2-32 Flaxfield Ave	DIS	Triangular grassed site with steep gradient with no vehicular access adj to houses.
H-STASTH-005	Land Adj. to Copley High School/ 2 Walkerwood Drive, Copley	DIS	Part of Leisure Centre/School car park & garden area.
H-STASTH-006	Land Next to Copley Mill, off Huddersfield Rd, Copley	DIS	Informal car park associated with adj Mill.
H-STASTH-007	Land In Front of 6-18 Copley Ave	DISSML	Grass amenity space with footpaths & steep gradient in front of houses.
H-STASTH-008	Garage Site Between & to The Rear of 28-30 Copley Ave	DISSML	Garages to the rear of houses with limited vehicular access.
H-STASTH-009	Land Between 175-177 Demesne Drive	DISSML	Part of school playing fields off Demesne Drive.
H-STASTH-010	Land at The End of Demesne Crescent	DISSML	Steep, grass verge adj to houses.
H-STASTH-011	Opposite 25-41 Oxford St	DISSML	Amenity space with trees, foot paths & benches.
H-STASTH-012	Land Between 38 & 60 Mottram Old Rd	DISSML	Private side garden with mature trees.
H-STASTH-013	Land Opposite Stalyhill Infants School, Stalyhill Drive	DIS	Site forms part of the playing fields & car park for the adj schools.
H-STASTH-014	Side of 39/50 Bardsley Gate Ave	DISSML	Private garden containing mature trees & a watercourse on steep gradient.
H-STASTH-015	Land of Shutts Lane/ Rear of Heather Brow	DISGB	Green Belt site comprising strip of green space adj to Lukes House, Shutts Lane.
H-STASTH-016	Land at The Junction of Stalyhill Drive/ Mottram Old Rd	DIS	Heavily wooded site containing group TPO.
H-STASTH-034	Land to The East of Mottram Old Rd	DISGB	Green Belt containing fields & hedgerows.
H-STASTH-035	Land off Matley Lane Stalybridge	DISGB	Green Belt site containing Acres Brook & SBI, bounded by residential on Matley Lane, Blundering Lane & Woodend Lane.
H-STASTH-037	Land Adj. to 240 Mottram Rd Stalybridge	DIS	Rear garden with steep gradient containing group tree preservation order & watercourses.
H-STASTH-038	Land off Bardsley Gate Ave Stalybridge	DISSML	Private garden with water course & group tree preservation order.
H-STASTH-040	Matley Moor Cottage Early Bank Rd, Matley Lane	DISSML	Terraced houses & gardens located within the Green Belt.
H-STASTH-043	Croft House Howard St Millbrook Stalybridge	DISSML	19th century house with garden situated within the Millbrook Conservation Area.
H-STASTH-063	Huddersfield Rd, Stalybridge	DISBLR	River embankment leading to industrial site
H-STMICH-002	19A Corkland St & Adjoining Land	DISSML	Commercial vehicle storage adj to terraced house.
H-STMICH-003	79 Stamford St East	DISSML	Large 19th century residential property & garden.
H-STMICH-005	174 Whiteacre Rd	DISSML	Commercial business located within terraced block in high density residential area.
H-STMICH-006	Land Adj. to 17 Bowman Crescent	DISSML	Vacant land & grass verge adj to houses.
H-STMICH-008	Site of Former Pointsmans Inn PH Clarence St Stalybridge	DISSML	Site of former public house currently used for car sales.
H-STMICH-011	112 Queens Rd	DISSML	End terrace property in retail use adj to self-storage site.
H-STMICH-017	Land Adj. to 255 Whiteacre Rd	DISSML	Grass verge with tree adj to houses.
H-STMICH-018	Land Adj. to 5 Arlies St	DISSML	Triangular area of enclosed hardstanding adj to terraced houses.
H-STMICH-020	Lock Up Garage Plot On Board St	DISSML	Lock up garages on corner plot adj to houses.
H-STMICH-022	Land to the rear of 13-16 Pavilion Drive	DIS	Area of overgrown land with no vehicular access.
H-STMICH-023	Plot of Amenity Space Adj. to 72 Leech Ave	DISSML	Triangular grass verge with mature trees adj to road junction & houses.
H-STMICH-024	Land Between 56 & 58 Leech Ave	DISSML	Private adjoining side gardens.

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-STMICH-025	Land Between 44 & 46 Leech Ave	DISSML	Enclosed grassed area with trees between houses.
H-STMICH-026	Land at Junction Between Leech Ave & Palace Rd	DISSML	Triangular grass verge with mature tree adj to road junction & houses.
H-STMICH-027	Land to the rear of 145-169 Rose Hill Crescent	DIS	Strip of vacant land between houses.
H-STMICH-028	Land Between 24 & 26 Hadfield Crescent	DISSML	Grass verge with public footpath connecting Hadfield Crescent & cemetery.
H-STMICH-029	Fortress Self Storage, Queens Rd	DISSML	Secure shipping containers used for storage business.
H-STMICH-030	Land at Junction of Gordon St/Wigmore St	DISSML	Car park to rear of commercial business & adj to houses.
H-STMICH-031	Garages On Curzon Rd Stanhope St	DISSML	Triangular lock up garage plot adj to terraced houses.
H-STMICH-032	Garage Plot On Stanhope St to Rear of 2-14 Dixon St	DISSML	Lock up garages & area of hardstanding adj to terraced houses..
H-STMICH-034	Land Adj. to 8 Pot Hill Square	DISSML	Area of hardstanding adj to houses.
H-STMICH-035	Land Adj. to 66 Smithy Grove	DISSML	Area of hardstanding adj to houses.
H-STMICH-036	Land Adj. to 34 Smithy Grove	DISSML	Area of hardstanding between houses.
H-STMICH-037	Land around Hurst Brook/ Cottingham Drive/ Holden St	DIS	Open grassed areas between houses.
H-STMICH-038	Land Between 39 & 49 Neal Ave	DIS	Enclosed vacant green space with TPO trees between 39 & 49 Neal Ave.
H-STMICH-039	Land to The Side of 30 Hutton Ave/ Argyll St	DISSML	Garages enclosed by rear gardens, with enclosed sub-station to west.
H-STMICH-040	Sycamore Inn, 4 Stamford Square	DIS	Public house with ancillary car park to the rear.
H-STMICH-042	Land to The Side of 4 Corkland St	DISSML	Private side garden.
H-STMICH-043	Electricity Substation to The Side of 17 Hall St	DISSML	Electricity sub-station site.
H-STMICH-044	Amenity Area On Rutland St/ to Rear of Marshall Court	DISGS	Play area including sports court in high density residential area.
H-STMICH-045	Rutland St, Ashton-under-Lyne, OL6 6TX	DIS	Large works building & yard area.
H-STMICH-046	Holly Bank, Currier Lane	DIS	House with private walled garden with TPO.
H-STMICH-047	Rear Gardens of Larkhill & The Nook, Grafton St	DIS	Rear gardens.
H-STMICH-048	Garden to Side of 76 Currier Lane	DIS	Side & rear garden with TPO.
H-STMICH-049	225 & 227 Mossley Rd	DIS	Community & commercial premises.
H-STMICH-050	The Churches off Currier Lane, Ashton-under-Lyne	DISSML	Large plot with house & garden to rear of houses on Currier Lane.
H-STMICH-051	Land Between 13 & 19 Leech Ave	DISSML	Garage & informal resident parking area between houses.
H-STMICH-052	Land On Corner of Hadfield Crescent & Chippendale Place	DISSML	Grass verge with footpath adj road junction & houses.
H-STMICH-053	Gardens to The Side of 15 & 17 Palace Rd	DISSML	Private adjoining side garden.
H-STMICH-055	Works at Carr St	DISSML	Works with garages to the south.
H-STMICH-057	Band Club, 2 Evans St Ashton	DIS	Children's nurse.
H-STMICH-058	Halfway House 123 Whiteacre Rd Ashton	DISSML	Public house located on junction adj to terraced properties.
H-STMICH-062	Site of 61 Mount Pleasant St	DISSML	Former site of end terraced house.
H-STMICH-074	80 Currier Lane, Ashton-under-Lyne	DISSML	Area of greenspace north of residential gardens
H-STMICH-076	Former Sites of 242 to 248 Kings Rd, Ashton-under-Lyne	DISSML	Car park south of Kings Rd
H-STMICH-078	140 Whiteacre Rd, Ashton-under-Lyne, OL6 9PS	DISSML	Vacant land at end of terrace
H-STMICH-086	Green space south Holden St	DISGS	Green space south of Holden St
H-STMICH-087	Rear 61-83 Palace Rd	DISGS	Green space south of Palace Rd
H-STPETE-004	9-15 Wellington St and 6-10 Wood St	DISSML	Cleared vacant site within town centre.
H-STPETE-012	Land at St Peters St, St Petersfield	DIS	Site forms part of St. Petersfield redevelopment area.
H-STPETE-014	Henry Square DOA Land Bounded By Stamford St West & Welbeck St South	DIS	Former fire station site forms part of the St Petersfield master plan area.
H-STPETE-023	Vacant Land On The Junction of Hardwick St & Moss Lane West	DISSML	Vacant land to rear of terraced houses
H-STPETE-026	142 Stamford St Central	DISSML	Early 19th century building in town centre with ground floor in retail use.
H-STPETE-033	25-27 Wellington St	DISSML	Early 19th century three storey former loom shop in town centre with retail uses on ground floor.
H-STPETE-036	173 Union St, Ashton-under-Lyne, OL6 8NL	DIS	Vehicle repair garage.
H-STPETE-040	Henrietta St	DIS	Employment site containing storage units, yard & garages located adj to housing.
H-STPETE-041	Cleared Land Adj. to 11 Melbourne St South	DIS	Previously cleared site adj to houses.
H-STPETE-042	Junction of Romney St/Penny Meadow	DIS	Car park.
H-STPETE-043	Side of 88 South St & 103 Pelham St	DISSML	Private side gardens of two end terraces.
H-STPETE-044	Land to The Side 14 Sharon Close	DISSML	Flat grass amenity space adj to houses.
H-STPETE-045	Land to The Side of 62 Crowthorn Rd	DISSML	Private side garden.
H-STPETE-046	Land to The Side of 30 Mansfield St	DISSML	Vacant land adj to house & works.

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-STPETE-047	Rear Garden of 55 Pelham St	DISSML	Private rear gardens.
H-STPETE-048	Land to The Side of 89 Mansfield St	DISSML	Grass verge adj to houses.
H-STPETE-049	Land to The Side of 25 & 27 Marlborough Close	DISSML	Private side garden.
H-STPETE-058	Car Park Rear 6-12 Oldham Rd	DIS	Scrapyard, car park & commercial frontage.
H-STPETE-059	Garages Works & 39-41 Hill St Portland St	DIS	Occupied works & yard.
H-STPETE-060	Portland St/ Bentick St/ Works Building/ Portland St South	DIS	Occupied works & yard.
H-STPETE-062	Works Building to South of Berkley St/Cavendish St	DIS	Employment site containing works & offices.
H-STPETE-066	Grassed Area to Rear of 2-10 Ashworth Ave	DIS	Rectangular green space adj to houses.
H-STPETE-067	Land to Rear of 53-57 Guide Lane	DISSML	Resident parking area & grass verge adj to houses.
H-STPETE-070	Car Park Adj. to Hooley Hill PH, 125-127 Guide Lane	DIS	Ancillary car park to public house.
H-STPETE-071	Hooley Hill PH Guide Lane	DISSML	Public house.
H-STPETE-072	Car Park Associated With Shopping Parade, Guide Lane	DISSML	Formal car park.
H-STPETE-073	Shopping Parade Guide Lane off Chapel St	DIS	Two & three storey properties with commercial to ground floor & residential above.
H-STPETE-074	Land Between 33 & 35 East St	DISSML	Private rear gardens.
H-STPETE-075	Garage & Forecourt Adj. to 7 Enville St	DISSML	Garages & hardstanding enclosed by houses.
H-STPETE-076	Queens Arms PH, Guide Lane	DIS	Public house with ancillary car park.
H-STPETE-077	The Woodlands, Shepley Rd	DIS	Large detached building in own grounds.
H-STPETE-078	Grassed Area to East of Sun Inn, Guide Lane	DISSML	Grass verge with mature trees.
H-STPETE-079	Site of Sun Inn & office Block to North, 200 & 2010 Edge Lane	DISSML	Public house & ancillary car park located on a prominent site adj to main junction.
H-STPETE-080	Garage Plot at Southern End of Garden St	DISSML	Enclosed garages adj to houses.
H-STPETE-081	Garage Plot at Southern End of Mount Pleasant St & Land to Rear of Cartwright St	DISSML	Area adj to terraced houses & allotments with mature trees & hardstanding used for informal car parking.
H-STPETE-082	Open Land at Junction of Guide Lane & Scott Gate	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-STPETE-084	Garden to Side & Rear of 14 Churchfields	DISSML	Private side garden.
H-STPETE-085	Land at Corner of Manor St/Shepley St	DIS	Vehicular garage adj to industrial premises.
H-STPETE-086	Portland Works Hill St	DIS	Industrial unit located within Portland Basin Conservation Area.
H-STPETE-087	Plot 3000, Ashton Moss, off Rayner Lane	DIS	Site is designated as a Regional Investment Site/ Strategic Regional Site for high quality employment development.
H-STPETE-088	Land Between Groby Rd Hanover St North Audenshaw	DIS	Open storage with warehousing/industrial units bound by Ashton Canal (SBI), railway line & M60 motorway.
H-STPETE-089	Works Unit, Junction of Margaret St/Hertford St, Ashton	DIS	Industrial units & ancillary car parking bounded by employment uses, residential & Manchester - Ashton Canal SBI to south.
H-STPETE-096	1 Dean St	DISSML	Social club located in Ashton town Centre.
H-STPETE-104	15 Churchfields Audenshaw	DISSML	House & private garden.
H-STPETE-108	Clyde House, Clyde St	DIS	Office building.
H-STPETE-113	TMBC Car Park Burlington St	DIS	town centre car park with ground contamination.
H-STPETE-126	135-137 Stamford St Central, Ashton-under-Lyne, OL6 6XJ	DISSML	Properties with shops on ground floor & living accommodation on upper floors
H-STPETE-129	Grosvenor Mill Business Centre Junction Oxford St East/Grosvenor St	DIS	Existing employment site with occupied works
H-STPETE-130	Guide Mills & Adjoining Land, Oxford St West	DIS	Works buildings & land at Guide Mills within employment areas
H-STPETE-137	John St East, Ashton-under-Lyne	DISSML	Small area of green space adj to houses.
H-STPETE-145	129-133 Stamford St Central, Ashton-under-Lyne, OL6 6XJ	DIS	Building backing onto car park
H-STPETE-147	Richmond St, Ashton-under-Lyne	DISBLR	Industrial estate
H-STPETE-148	145 Old St	DISSML	Vacant retail property
H-STPETE-162	202 - 204 Stamford St	DISSML	Vacant building north of Stamford St
H-WATERL-002	1-3 Leicester St	DISSML	Vacant warehouse & attached dwelling.
H-WATERL-003	Land With Stables to Rear of 244 Newmarket Rd	DISSML	Site of stables to rear of Newmarket Rd.
H-WATERL-005	130 Taunton Rd	DISSML	Former works located at the end of a terrace block now in retail use.
H-WATERL-006	Garage Site at Wilshaw Place	DISSML	Garage site.
H-WATERL-016	Land On Corner Adj. to 93 Newmarket Rd	DISSML	Grass verge with mature trees adj road junction & terraced houses.
H-WATERL-017	Land to The Side of 2 Keswick Ave	DISSML	Part grass verge & part formal resident parking area adj to bungalows.
H-WATERL-018	Dog & Partridge, 275 Oldham Rd	DISSML	Public house & ancillary car park shared with adj surgery.
H-WATERL-019	239 Oldham Rd	DISSML	Former workshop.
H-WATERL-020	Land In Middle of Borrowdale Crescent	DISSML	Oval grass amenity space adj to houses.
H-WATERL-021	Land to Side of 19 Borrowdale Crescent	DISSML	Grass verge within 'Radburn style' housing layout with no vehicular access.

SHELAA Ref	Site Address	Supply Status 22/23	Description
H-WATERL-022	Land to The Rear of 14 & 17 Rydal Grove	DISSML	Area of vacant land to the rear of houses with limited access.
H-WATERL-023	Land to Side of 69 Taunton Rd	DISSML	Side garden with TPO trees.
H-WATERL-024	Rear gardens of Brampton the Hurst Hadden and the Nest	DIS	Rear gardens with TPO associated with 4 houses.
H-WATERL-025	Garden to The Side of 6 Knowle Ave	DISSML	Private side garden with trees/ bushes along boundary.
H-WATERL-026	Land to Side of 3 Knowle Ave	DISSML	Enclosed grass verge with adj TPO.
H-WATERL-027	Garage Court Adj. to 20 Glenthorne Drive	DISSML	Lock up garages adj to houses with TPOs on eastern boundary.
H-WATERL-028	Land Between 17 & 19 Camberwell Drive	DIS	Pylon & electricity cables running through the centre of the site.
H-WATERL-029	Land to Rear of Derwent Ave/ Buttermere Rd	DIS	Vacant land enclosed by houses with no vehicular access.
H-WATERL-030	Land to Rear of Grasmere Grove/ Windermere Crescent	DIS	Vacant site enclosed by housing with no vehicular access
H-WATERL-032	Land Between 55 & 57 Thirlmere Ave	DISSML	Vacant land enclosed by rear of houses with no vehicular access.
H-WATERL-033	Land on junction of Back Lane and Richmond St	DIS	Grassed space.
H-WATERL-034	Land at the end of Marsden Close/Rothbury Ave/Morpeth Close	DIS	Strip of overgrown land to the rear of houses.
H-WATERL-035	Land between 28 Lindisfarne Rd and 15 Grove St	DISGS	Grassed amenity area with trees.
H-WATERL-036	Land to The Rear of 61 to 63 Penrith Ave	DISSML	Former garage plot enclosed at rear of housing with limited vehicular access.
H-WATERL-037	Garages at The End of Taunton Hall Close	DISSML	Garage site adj to houses & gardens.
H-WATERL-038	Land Between 109 & 111 Camberwell Drive	DISSML	Entrance to amenity space with footpath located between houses.
H-WATERL-039	Land to The Side of 118 Cranbourne Rd	DISSML	Private side garden.
H-WATERL-040	Works Unit On Minto St & Surrounding Land On Elgin St	DISSML	Works unit & adj yard/ garage plot within residential area.
H-WATERL-041	Land to Rear of Downshaw Rd/ Beech Mount/ Reins Lee Rd	DIS	Site tightly enclosed by housing with no vehicular access.
H-WATERL-042	Land to Rear of Downshaw Rd/ Southway/ Wilshaw Grove	DISSML	Rear gardens & vacant land tightly enclosed by houses with no vehicular access.
H-WATERL-043	Land at The top of Turner Lane	DISGS	Grass amenity space forming green gateway to Ashton-Park Bridge railway path.
H-WATERL-044	Former Ashton Sewage Works, off Taunton Brook Lane	DISGB	Green Belt site adj to Taunton Brook containing UU facilities.
H-WATERL-045	Dale Grove School Wilshaw Lane	DIS	Former school site with permission for non-residential use
H-WATERL-046	Limehurst Farm, Oldham Rd Ashton	DISGB	Green Belt site comprising fields, farmhouse & ancillary buildings located adj to steep river valley to north with SBI.
H-WATERL-047	Land forming part of Hope Farm, Littlemoss	DISGB	Green Belt site comprising field/open space to north of Back Lane
H-WATERL-048	Howbro House, 5 Howbro Drive Ashton	DISGB	Green Belt site including No. 5 Howard Drive house & garden.
H-WATERL-049	Land to South of Lumb Lane & East of M60	DISGB	Green Belt site including Morningside Farm located to the south of Lumb Lane & east of the M60.
H-WATERL-055	Wilshaw Dale Cottage, Wilshaw Lane	DISSML	Land to north of listed buildings
H-WATERL-058	Site of 323 Oldham Rd	DISSML	Former site of end terraced property
H-WATERL-059	Daisy Nook and Oakhill Riding School, Newmarket Rd, Ashton-under-Lyne, OL7 9JS	DISSML	Equestrian centre with ancillary stables & manege.
H-WATERL-065	Former Taunton Sunday School	DISGS	Area of natural greenspace

Appendix 6 – SHELAA Glossary of Terms

AL	Allocation site in the (2004) adopted Tameside Unitary Development Plan
Brownfield (previously developed land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure ⁴⁸
CFS	Site identified through Tameside call for sites exercise
DIS	Discounted site
DISGB	Discounted Green Belt site
DISGS	Discounted green space
DISSML	Discounted small site
EXP	Expired planning permission
FUL	Full planning permission
GMSF	Greater Manchester Spatial Framework
GMSF CFS	Site identified via the Greater Manchester Spatial Framework call for sites exercise
Greenfield	Undeveloped land in a city or rural area
NLUD	Site identified via the National Land Use Database
Not permissioned	Site without planning permission
NPPF	(2021) National Planning Policy Framework
OUT	Outline planning permission
PEN	Planning application pending determination
Permissioned	Site with an extant planning permission

⁴⁸ National Planning Policy Framework, 2021, Annex 2 Glossary

PfE	Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan
PPG	Planning Practice Guidance
P3N	Permitted development
REM	Reserved Matters
SHELAA	Strategic Housing and Economic Land Availability Assessment
UC	Under construction
UDP	(2004) adopted Tameside Unitary Development Plan
WRIT	Planning permission that has been written off