

Tameside Council

Industrial and Commercial Land Supply 2022/2023

March 2023



Prepared by:

Planning Policy

Tameside Metropolitan Borough Council

Main contributors:

Simon Pateman

Patrick Rushton

Issued By

Graham Holland – Planning Policy Team Manager

Status

Final Version

Document Management

No.	Details	Date
1.0	First Draft	04 September 2023
2.0	Final Draft	12 December 2023
3.0	Final Version	08 January 2024

Table of Contents

1.0	Introduction	1
2.0	2022-2023 Summary	4
	Supply	4
	Completions	5
	Under Construction	6
	New Permissions	7
	Lapsed Permissions and Changes to the Supply	8
3.0	Distribution	8
	Distribution of Employment Land Supply by Township	8
	Distribution of Sites by Size	9
4.0	Vacant Land.....	12
5.0	Conclusion	13
	Appendix 1: Schedule of Employment Sites 31 March 2023	15
	Appendix 2: Distribution of Employment Sites 31 March 2023	21

List of Tables and Figures

Figure 1: Employment land supply 1 April 2013 – 31 March 2023 4

Table 1: Overall employment land supply 31 March 2023..... 5

Table 2: Employment land completions 1 April 2022 – 31 March 2023..... 6

Table 3: Employment sites under construction 31 March 2023..... 7

Table 4: Overview of sites removed from the employment land supply..... 8

Table 5: The area of land previously used for employment which was developed for other uses (UDP Indicator 3) 8

Figure 2: Distribution of Employment Land Supply (hectares) by Township 9

Figure 3: Distribution of sites by size (hectares) 31 March 2023 10

Figure 4: Amount of employment land by site size (hectares) 31 March 2023..... 11

Table 6: Vacant employment land available 31 March 2023 12

1.0 Introduction

1.1 This report contains Tameside Council's detailed monitoring information in relation to the commercial land supply and completions for the period 1 April 2022 to 31 March 2023. Some of the information contained in this report is used for city-region and local level plan making and decision-making, and it helps to inform the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA). It includes all employment sites, regardless of size, whereas the aforementioned SHELAA applies the following thresholds in line with national planning guidance¹:

- A standard threshold of ≥ 0.25 hectares; and
- A lower threshold of ≥ 0.1 hectares for sites within identified town centre boundaries defined by the 2004 Tameside (UDP) proposals map.

1.2 In order to measure the performance of local plan policies the report includes a number of indicators set out in the adopted Tameside Unitary Development Plan (2004)² (the UDP). Those relevant to employment land are as follows:

1. Area of land developed for employment purposes, and floorspace provided (UDP Indicator 1);
2. Remaining supply of land for employment development (UDP Indicator 2; and
3. Area of land previously used for employment which was developed for other uses (UDP Indicator 3).

1.3 Data for each indicator is presented and highlighted where it occurs in this report.

¹ Planning Practice Guidance - Housing and economic land availability assessment – Para 9:
<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations>

² Page 127 - Adopted Tameside UDP (2004) - <https://www.tameside.gov.uk/udp>

1.4 For the purposes of this report, employment uses are categorised in accordance with Policy E3 of the adopted UDP to include:

- light industry, research and development, and offices (Use Class E(g)(i)(ii)(iii));
- general industry (Use Class B2);
- storage and distribution (Use Class B8); and
- *sui generis* commercial uses which have similar characteristics to industry or storage.

1.5 It is important to note that inclusion of a site in the supply does not indicate the intention of the owner(s) to sell the site or otherwise offer it for employment development. Much of the supply consists of sites unlikely to be brought forward in the short to medium term, or sites where owners intend to develop them for their own business purposes. Therefore, many of the sites consist of new buildings/extensions at existing premises and are not realistically available to alternative end users.

1.6 **Total supply available for employment development (Industry, warehousing and office) purposes in Tameside on 31 March 2023 was 38.01 hectares or 146,776 sq.m** (see Appendix 1 for the full listing). This is an increase of 0.26 hectares and of 1,033 sq.m from the total supply at 31 March 2023.

1.7 The supply figure consists of:

- Vacant sites that are allocated or designated for employment use in the UDP, or that have permission for employment generating development; and
- Non-vacant sites that have permission for redevelopment or for extensions to existing premises for employment purposes.

- 1.8 Sites are removed from the supply when development is completed or additional information comes forward relating to their future prospects for employment use.
- 1.9 For the purpose of this report both land area in hectares and floorspace in square metres are included and no lower size threshold is applied. The floorspace figures have been derived in two ways:
- Where available floorspace figures are taken from the most up-to-date planning application relevant to the site; or
 - Where there is no planning permission then floorspace figures are derived using a 35% plot ratio to estimate the site's yield (i.e. a one hectare site will yield 3,500 sq.m of floorspace)³.
- 1.10 Please note that the figures throughout this report may not sum due to rounding.

³ 4NW and Roger Tym and Partners – Setting Employment Land Targets for the North West – Final Report April 2010

2.0 2022-2023 Summary

Supply

2.1 Total employment land supply available for development for employment purposes on 31 March 2023 consisted of 63 sites totalling 38.01 hectares or 146,776 sq.m of floorspace. This is an increase of 0.26 hectares, or 1,033 sq.m, from the previous monitoring year (37.75 hectares or 145,734 sq.m).

2.2 Figure 1 below shows the annual employment land supply in hectares over the last 10 years. This shows a decline in employment land available since the recent high point of 2013/14 from 78.79 hectares down to the current level of 38.01 hectares, a decrease of 52%. Prior to this period the employment land supply reached a high point in the mid-1990s of 190 hectares, but this was largely due to the allocation of new employment land at Ashton Moss, most of which has now been developed.

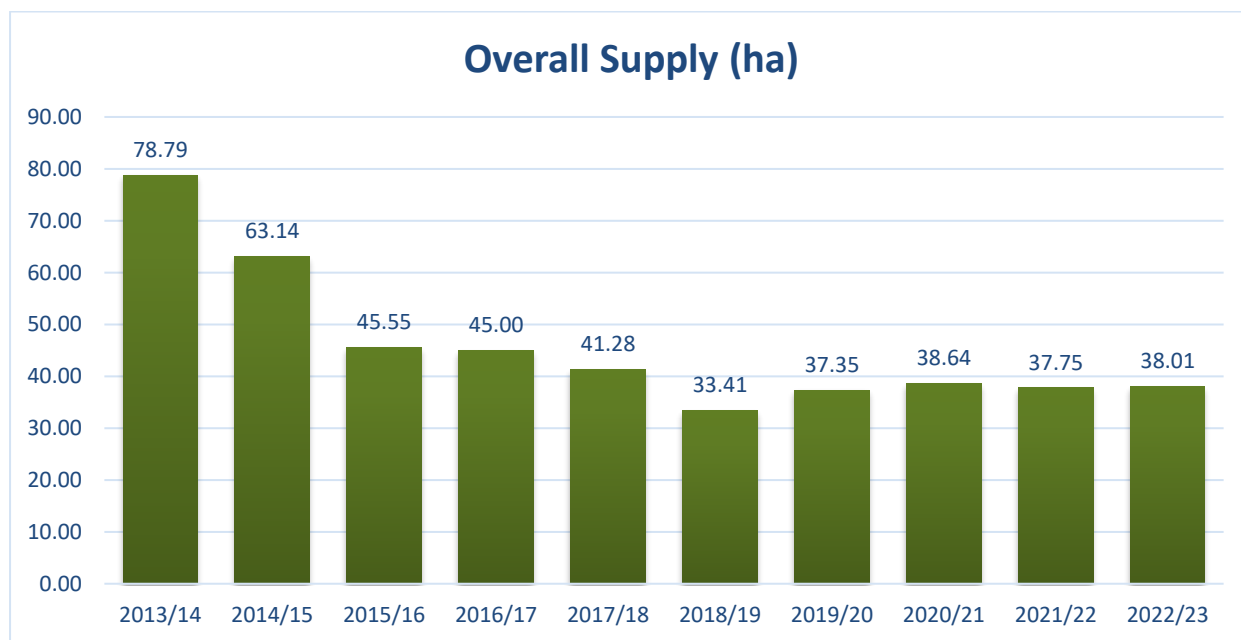


Figure 1: Employment land supply 1 April 2013 – 31 March 2023⁴

⁴ Figure 1: presents the data required by Tameside UDP Indicator 2 “Remaining supply of land for employment development”.

2.3 It should be noted that in addition to recorded completions other sites have been removed from the supply, either due to expiry of their associated planning permission or further information leading to an officer judgement on their continued inclusion in the supply.

2.4 Of the total supply available at the 31 March 2023, 8.75 hectares were classed as ‘immediately available’.

2.5 Sites in the immediately available supply are categorised as such because they are considered to be actively marketed for sale during the monitoring year. Sites in the immediately available supply are denoted by the letter I in the Dev Stat column of the Schedule of Employment Sites included at Appendix 1.

2.6 The overall land supply, split into broad Use Classes, is shown in Table 1 below:

	Land (ha)	Floorspace (sq.m)
Office	1.96	22,483
Industry & Warehousing	36.05	124,293
Total	38.01	146,776

Table 1: Overall employment land supply 31 March 2023⁵

Completions

2.7 Gross completions during the year to 31 March 2023 totalled 3,315 sq.m floorspace on approximately 1.9 hectares of land, as detailed in Table 2 below.

⁵ Table 1: presents details of Tameside UDP Indicator 2 “Remaining supply of land for employment development” split between the broad use classes of Office; and Industry and Warehousing.

2.8 The area of land developed for employment purposes⁶ was:

- Office development (Use Class: E(g)(i)) totalling 1,496 sq.m on 1.67 hectares; and
- Industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 1,819 sq.m on 0.23 hectares.

ID	Site Name	Location	Result	Site Area (ha)	Floorspace (sq.m)	Category	Use Class
DU570	Special Piping Materials Ltd	Broadway, Dukinfield	Development complete	0.05	416	I&W	B8
HY635	Redfern Industrial Estate	Dawson Street, Hyde	Development complete.	0.17	1342	I&W	B8
LO511	Former British Gas Call Centre	Stockport Road, Mottram, Longdendale	Change of use complete	1.67	1496	Office	Egi
MO546	Unit 115E	Warmco Ind Estate, Manchester Road, Mossley	Development complete	0.00	61	I&W	Egiii
				1.90	3315		

Table 2: Employment land completions 1 April 2022 – 31 March 2023

Under Construction

2.9 There was 2,415 sq.m gross of employment generating floorspace under construction at 31 March 2023 on 0.297 hectares as detailed in Table 3 below.

2.10 Under construction office development (Use Class: E(g)(i)) totalled 657 sq.m on 0.1053 hectares with industry and warehousing (Use Classes: E(g)(ii), E(g)(iii), B2 and B8) totalling 1,758 sq.m on 0.19 hectares.

⁶ Paragraph 2.7 – 2.8 and Table 2: presents details of Tameside UDP indicator 1: “Area of land developed for employment purposes, and floorspace provided”.

ID	Site Name	Location	Category	Description	Site Area (ha)	Floorspace (sq.m)
AS609	Player Bar	21-27 Old St, Ashton-under-Lyne	Office	Change of use of ground floors of public houses (use class A5) to offices (use class B1).	0.054	371
AS627	Offices at 1 Winton Street	Winton Street, Ashton-under-Lyne	I&W	4 No. steel framed commercial units on vacant part of existing site	0.0513	478
AS687	Time Zone	11 St Michaels Square, Ashton-under-Lyne	Office	Mixed use of Class B1 (Offices) and a 13-bedroom House in Multiple Occupation.	0.0263	32
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Office	Change of use from non-residential institution [use class D1] to a D1 or business use [use class B1] at first floor.	0.019	185
DU563	GCP Applied Technologies	Gate St, Dukinfield	I&W	Proposed refurbishment of existing building.	0.099	960
HY631	Redfern Industrial Estate	Dawson Street, Hyde	I&W	Construction of a single storey industrial unit.	0.04	320
LO513	Manor House	2 Market Place, Mottram, Longdendale	I&W	Change of use from storage (B8) to ancillary office (B1), including changes to elevations.	0.007	69
					0.297	2,415

Table 3: Employment sites under construction 31 March 2023

New Permissions

2.11 Planning permission granted during 1 April 2022 – 31 March 2023 included seven schemes covering 7,767 sq.m of gross floorspace on 4.07 hectares of land.

Lapsed Permissions and Changes to the Supply

3.0 Distribution

Distribution of Employment Land Supply by Township

3.1 Figure 2 below shows the spatial distribution of the borough's employment land supply by town, and split into office and industry and warehousing. It is clear that the towns of Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge contain the majority of the employment land in the supply at a combined 32.32 hectares (85%). This is unsurprising given the presence of the following large employment sites (sites of 1 hectare or more) in these locations:

- AS526 – Ashton Moss Plot 3000, 8.75 ha;
- AS645 – Oxford Street Mills Site, 1.43 ha;
- AU500 – Shepley Industrial Estate Extension, 2.12 ha;
- AU506 – Moss Way/Audenshaw Road, E2(3) DOA, 4.87 ha;
- HY502 – The Thorns, Godley Hill, 3.62 ha; and
- ST560 – Former Total Petrochemicals, Bayley Street, 3.8 ha.

3.2 The six sites listed above combined total 24.58 hectares or 76% of the land supply in Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge. This is consistent with the size and distribution of employment sites across the borough, i.e. a few large sites make up the majority of the land available. Furthermore, it is worth noting that 88% of the borough's office supply is concentrated in Ashton-under-Lyne, primarily in the plots that are available for development at St Petersfield.

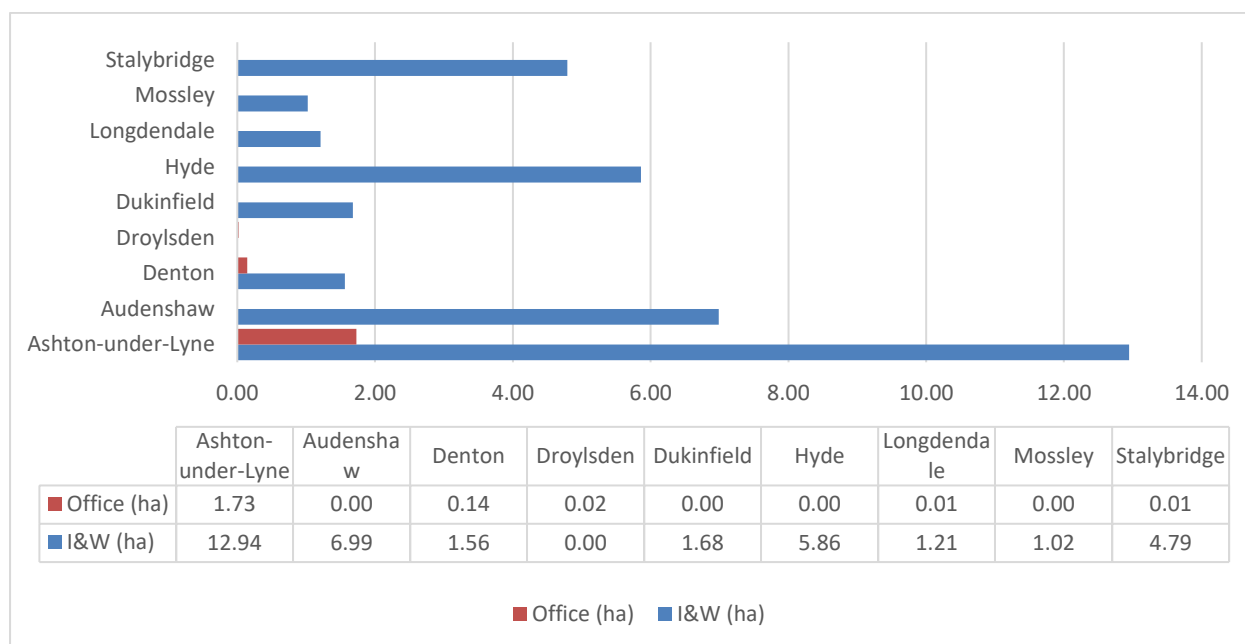


Figure 2: Distribution of Employment Land Supply (hectares) by Township

Distribution of Sites by Size

3.3 Figures 3 and 4 below demonstrate that of the 63 sites that comprise the current employment land supply, seven are of more than one hectare in size accounting for around 68% (25.7 hectares) of the total supply. The remaining 56 small sites (89% of the total number of sites) are less than one hectare and account for around 32% (12.28 hectares) of the total employment land supply. This means that the average size of site at the smaller end (sites of less than one hectare) of the supply is a little over 0.2 hectares (12.28 hectares/56 sites).

3.4 This characteristic of small site area limits the nature and size of any potential employment development. Many of these sites are included in the supply due to having extant permission for an extension or other addition to existing employment premises.

3.5 Whilst these small sites are valuable to the economic development of the borough only six have an extant planning permission in place for development

of new 'standalone' units, which will be available for lease or sale on the open market. Therefore, the opportunity to attract large-scale inward investment in to the borough is constrained by this characteristic of the supply.

3.6 25 of the 56 small sites (45% of small sites) are below 0.1 hectares (i.e. below 1,000 sq.m) in area. Further analysis indicates the following breakdown:

- 7 of the permissions were for new or replacement buildings;
- 6 of the permissions were for extensions to existing premises;
- 6 of the permissions were for change of use; and
- 6 were vacant or had no current proposal.

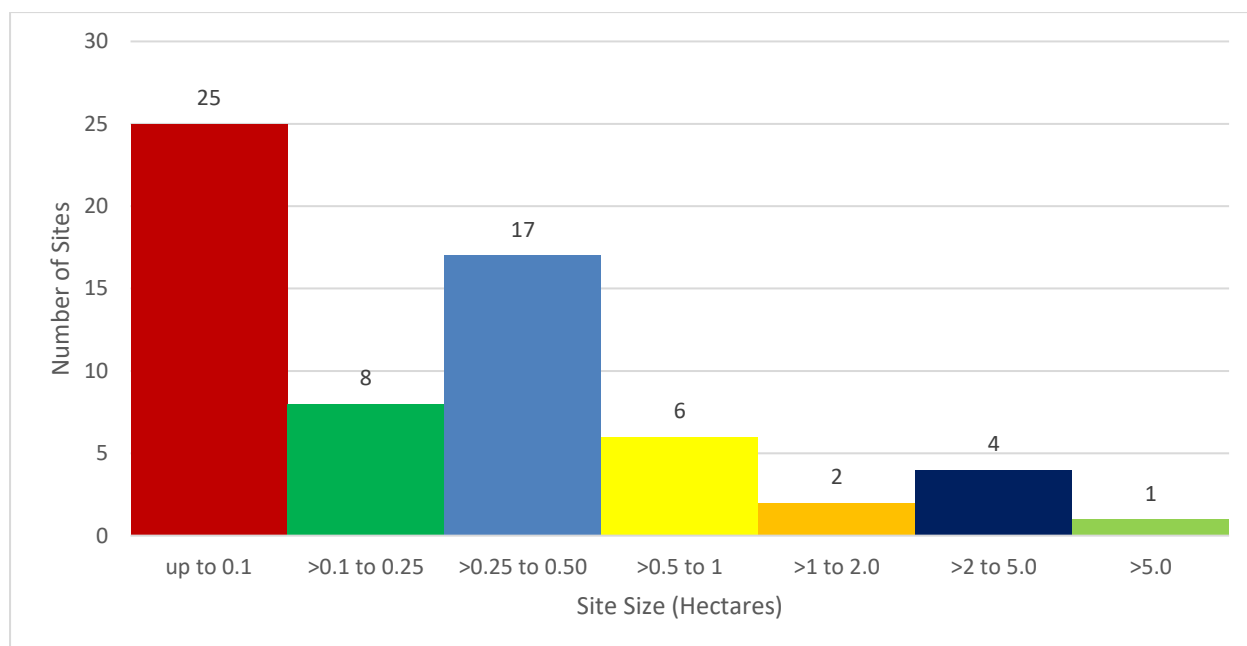


Figure 3: Distribution of sites by size (hectares) 31 March 2023

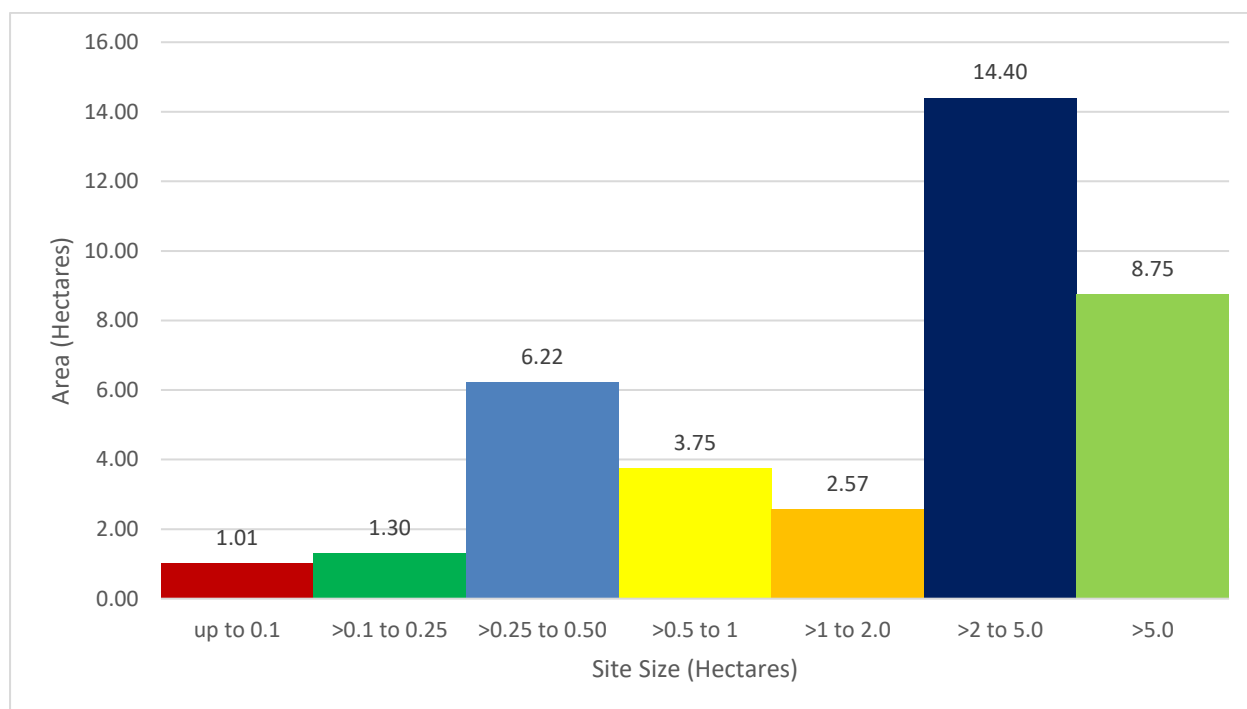


Figure 4: Amount of employment land by site size (hectares) 31 March 2023

3.7 This indicates some key characteristics of the borough’s employment land supply:

- There is a lack of development opportunities available to allow indigenous companies to expand when they have outgrown either their existing premises or site;
- A small number of large sites dominate the overall amount of employment land available - seven sites contribute over almost 68% of the land supply; and
- The supply includes a large number of small sites – 56 sites are less than one hectare, and of this, almost half are 0.1 hectare or smaller.

4.0 **Vacant Land**

4.1 Further analysis of the land supply has been undertaken to determine the quantity of vacant land available for development as shown in Table 6 below:

	Number of sites	Area (ha)	Floorspace (sq.m)
Office	7	1.29	19,710
Industry & Warehousing	34	29.83	100,968
Total	41	31.12	120,678

Table 6: Vacant employment land available 31 March 2023

4.2 Vacant land is categorised as such where a site is cleared of structures. This gives a more accurate measure of the available employment land supply in the borough by removing land or floorspace which is linked to an extension or internal alteration of existing premises, such as a mezzanine floor. As Table 6 shows, the vacant land supply is 31.12 hectares of which 29.83 hectares is for industry and warehousing and 1.29 hectares is for office.

4.3 The figures in Table 6 indicate an increase of 0.3 hectares in the supply of vacant employment land compared to that recorded 31 March 2022 (30.82 ha).

5.0 Conclusion

5.1 The employment land supply at 31 March 2023 is 38.01 hectares, or 146,776 sq.m of floorspace. The split is:

- Industry and Warehousing – 36.053 ha (124,293 sq.m)
- Office – 1.96 ha (22,483 sq.m)

5.3 The 8.75 hectare strategic employment site at Ashton Moss Plot 3000 remains the largest employment site within the borough and is available and suitable for a variety of industrial uses. The site benefits from public transport accessibility from the nearby Metrolink service to Ashton-under-Lyne, including the stop at Ashton West.

5.4 In addition there are a number of other large sites that may be suitable for potential employment development:

- AU506 – Moss Way/Audenshaw Road, E2(3) DOA – 4.87 ha
- ST551 – Former Total Petrochemicals Site – 3.8 ha; and
- HY502 – Remaining land at the Thorns/Godley E2(5) DOA – 3.22 ha.

5.5 As noted in section 3, paragraphs 3.3 to 3.7, the supply of land is principally made up of seven sites that are of one hectare or more. However, the inclusion of these sites in the supply does not take into account their development challenges. Issues range from ground conditions and topography, through to current land use and the unknown intentions of existing landowners.

5.6 In overall terms, supply has fallen by 52% from 78.79 hectares in 2013/14 to the current level of 38.01 hectares, and small sites form a significant number, 89% of the total number of sites, within the supply. This constrains the availability of grow on space for existing businesses or investment opportunities from outside of the borough.

5.7 Further analysis of the employment land supply is published as part of the borough's Strategic Housing and Economic Land Availability Assessment (SHELAA)⁷. However, it should be noted that this document, in order to provide UDP monitoring data, does not apply a threshold.

⁷ Tameside Strategic Housing and Economic Land Availability Assessment - <https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment>

Appendix 1: Schedule of Employment Sites 31 March 2023

Key to abbreviations for Development Status (Dev Stat): A = Available, I = Immediately Available and U = Under Construction

Office

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS538	Goldgem Site	Katherine Street, Ashton-under-Lyne	Mixed-use development	0.441	1900	A
AS607	Town Construction Ltd	239 Mossley Road, Ashton-under-Lyne	Former builders yard and offices.	0.081	30	A
AS609	Player Bar	21-27 Old Street, Ashton-under-Lyne	Proposed Office	0.054	371	U
AS665	Unit 11	Whitelands Road Industrial Estate, Countess Street, Ashton-under-Lyne	Existing employment premises.	0.030	93	A
AS680	St. Petersfield - Plots 6 & 7 Stamford St West	Stamford Street West, St. Petersfield, Ashton-under-Lyne	5,455 sq.m office development.	0.318	5,455	A
AS682	St. Petersfield - Plot 3 Chester Square	Stamford Street West, St. Petersfield, Ashton-under-Lyne	3,488 sq.m office development.	0.250	3,488	A
AS684	St. Petersfield - Plot 5 Old Street	Old Street, St. Petersfield, Ashton-under-Lyne	960 sq.m office development.	0.103	960	A
AS685	St. Petersfield - Plot 9 Eastern Gateway	Bentinck Street, St. Petersfield, Ashton-under-Lyne	4,514 sq.m office development	0.253	4,514	A
AS686	St. Petersfield - Plot 2 St Peters Street	St Peters Street, Ashton-under-Lyne	3,793 sq.m office development	0.173	3,793	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS687	Time Zone	11 St Michaels Square, Ashton-under-Lyne	Former A4 drinking establishment.	0.026	32	U
DE569	Land surrounding 1 The Winnows	1 The Winnows, Denton	Vacant land	0.142	570	A
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Vacant premises with Class B1a use	0.019	185	U
HY636		1 William Street, Hyde	Existing employment premises	0.010	38	A
LO513	Manor House	2 Market Place, Mottram, Longdendale	Existing employment building	0.007	69	U
MO549		177 Manchester Road, Mossley	Existing commercial building	0.006	55	A
ST538	Vacant land	15 Shepley Street, Stalybridge	4 storey building, upper 3 floors B1 office	0.047	930	A
				1.958	22,483	

Industry and Warehousing

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS526	Ashton Moss Plot 3000	Lord Sheldon Way, Ashton-under-Lyne	305,000 sq ft Egiii, B2 & B8	8.75	28,335	I
AS532	Industrial Site	Kershaw Street, Ashton-under-Lyne	6 no. industrial starter units	0.12	522	A
AS559	Unit 2	Former Waterside Works, Clarence Street, Ashton-under-Lyne	Existing industrial site	0.51	1,799	A
AS561	Remaining Land at Berkeley Business Park	Turner Street, Charlestown, Ashton-under-Lyne	Undeveloped part of site	0.54	1,161	A
AS563	Former Sawmill	14 Bentinck Street, Ashton-under-Lyne	Site of former Old Beaver PH	0.03	145	A
AS603	Whitecroft Electrical Ltd	Burlington Street, Ashton-under-Lyne	Existing industrial premises	0.01	100	A
AS627	Offices at 1 Winton Street	Ashton-under-Lyne		0.05	478	U
AS645	Oxford Street Mills	Oxford Street East, Ashton-under-Lyne	Cleared site of former mill complex	1.43	5,064	A
AS651	Former Gasworks	Hertford Street, Ashton-under-Lyne	Former gas holder site	0.71	2,484	A
AS663	Vacant land	Britannia Street, Ashton-under-Lyne	Vacant plot of land	0.10	342	A
AS668	Land off Lord Sheldon Way	Lord Sheldon Way, Ashton-under-Lyne	Vacant employment site.	0.16	581	A
AS674	39 to 41 and Former Works	Hill Street, Ashton-under-Lyne	Cleared site	0.09	320	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
AS692	Kayley Industrial Estate	Richmond Street, Ashton-under-Lyne		0.45	1,804	A
AU500	Shepley Industrial Estate Extension	Shepley Road, Audenshaw	Extension of existing industrial estate	2.12	5,816	A
AU506	Moss Way / Audenshaw Road DOA	Grobby Road North / Hanover Street North, Audenshaw DOA	Part of DOA E2(3)	4.87	17,058	A
DE506F	Lofting Services Site (third and final unit)	Denton Hall Farm Road, Windmill Lane, Denton	1 no. industrial unit (B2)	0.30	960	A
DE549	Alpha Court	Gorton Crescent, Denton	Small industrial units	0.03	283	A
DE565	Former Gas Works	Oldham Street, Denton	Vacant land	0.48	1,692	A
DE572	Land at Malbern Industrial Estate	Holland Street West, Denton		0.37	988	A
DE573	Northern part of Gas Holder Site	Oldham Street, Denton	Land in use for open storage	0.08	308	A
DE578	JD Packaging	Unit 1, Denton Hall Farm Road, Denton	Existing employment premises.	0.04	394	A
DE581	Land to the East of Oldham Street	Denton	Site of former gas holders.	0.25	1,067	A
DU510	Cleared land	Ashton Street / Gate Street, Dukinfield	Cleared brownfield site.	1.13	3,967	A
DU557	Vacant Land	Land off Holden Way, Dukinfield	Vacant site adjacent Arnold Brothers	0.43	1,521	A
DU563	GCP Applied Technologies	Gate Street, Dukinfield		0.10	960	A
DU569		Wharf Street, Dukinfield	Vacant yard area.	0.01	94	A
HY502	The Thorns	Off Hattersley Road West, Hattersley, Hyde		3.62	12,655	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
HY506	Hyde Wharf	Canal Street, Hyde	Industrial / commercial development	0.30	1,035	A
HY508	Plot B	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.78	3,607	A
HY509	Plot A	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.42	1,096	A
HY522	Tract of vacant land	Talbot Road / Victoria Street, Hyde	Light industrial development	0.49	1,716	A
HY532	Proposed Industrial Workshop Site	Castle Street, Newton, Hyde	Vacant land.	0.03	170	A
HY578	Newton Railway Arches	Sheffield Road, Hyde		0.46	1,617	A
HY603	The Works (Phase 3)	Edward Street, Hyde	Existing industrial premises	0.03	287	A
HY610	Site of Caxton Mill	Dukinfield Road, Hyde	Former mill site	0.15	524	A
HY613	Land at junction of Sheffield Rd & Bottoms St	Sheffield Road, Hyde	Cleared site with 6no. Shipping containers	0.07	253	A
HY622	Kerry Foods	Mottram Road, Hyde	New unit within existing complex.	0.33	680	A
HY625	Phoenix Works	Raglan Street, Hyde	Existing industrial premises	0.33	1,591	A
HY630	Cedar Mill	Alexandra Street, Hyde		0.01	86	A
HY631	Redfern Industrial Estate	Dawson Street, Hyde	Existing industrial site	0.04	320	U
MO506	Waste Ground/ Vacant Land	Bury Street, Mossley		0.23	811	A
MO528	Metal Brite Ltd	Unit 31, Audley Street Works, Mossley		0.55	1,935	A
MO550	Land at Egmont Street	Egmont Street, Mossley	Vacant employment land.	0.23	791	A

ID	Site Name	Address	Description	Net Size (ha)	Proposed Floorspace (sq.m)	Dev Stat
MO553	Benchmark Building Supplies Ltd	Riverside Works, Manchester Road, Mossley	Existing builders merchants	0.01	100	A
ST560	Former Total Petrochemicals	Globe House, Bayley Street, Stalybridge	Former chemical plant	3.80	13,283	A
ST567	Site of Former Ray Mill	Clarence Street, Stalybridge	Former cotton mill	0.66	2,299	A
ST569	Former Norwest Gas Board Depot	Winton Street, Stalybridge		0.34	1,194	A
				36.05	124,293	

.....
Appendix 2: Distribution of Employment Sites 31 March 2023

Employment Land Supply 2023

