Tameside Council

Strategic Housing and Economic Land Availability Assessment

2026 - 2041

April 2026



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Executive Summary

Tameside's 2026 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 2026 to 31 March 2041. The assessment has been prepared in accordance with national planning policy and guidance and will be used to inform the preparation of the emerging local plan - Homes, Spaces, Places.

This assessment provides a review of existing sites identified in the 2024 - 2025 version of the SHELAA and takes account of completions for all sites up until the 31 March 2026. 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. Where new sites have been submitted to the Council or become known to the Council, these have also been considered where appropriate.

Of the 1,243 sites assessed, 296 have been deemed to possess residential development potential and the capacity to deliver a combined total of 8,452 gross additional dwellings. Considering projected gross losses of 116 dwellings and the annual small sites windfall allowance of 538 net additional dwellings, the potential supply equates to **8,874 net additional dwellings** for the 15-year period covered by this SHELAA. This provides an adequate supply for delivery of the borough's adopted housing requirement of 8,022 net additional dwellings for the years 2026 to 2041 as set out within Places for Everyone.

The SHELAA also sets out Tameside's five-year supply of deliverable housing sites against the target set in Places for Everyone and concludes that Tameside has a housing land supply equivalent to **5.7 years** for the five-year period 1 April 2026 to 31 March 2031.

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

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

Development yields on non-permitted sites within the assessment are arrived at through applying a high-level policy appraisal. However, yields may differ following detailed assessment of future planning applications made in the normal way, including consultation with residents as appropriate.

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

For **office** development, three sites have been identified with a potential to yield a gross supply of **5,478 square metres of floor space**. For **industry and warehousing** development, 35 sites have been identified with the potential to yield a gross supply of **258,413 square metres of floor space**. This is derived from a combination of allocated sites, extant planning permissions and vacant employment land identified through the Council's annual monitoring.

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1. Introduction

1.1. Paragraph 61 of the National Planning Policy Framework 2024[1] (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 72 of the NPPF advises they prepare a strategic housing land availability assessment (SHLAA) to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 69 also states that "Planning policies should identify a supply of:

a) specific, deliverable sites for five years following the intended day of adoption, and
b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period."

1.3. Paragraph 85 of the NPPF states that "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development." Paragraph 86 of the NPPF explains that planning policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, set criteria, and identify strategic sites to meet anticipated needs over the plan period and seek to address potential barriers to investment. In addition, paragraph 87 of the NPPF advises that "Planning policies and decisions should recognise and address the specific locational requirements of different sectors."

[1] The December 2024 iteration of the National Planning Policy Framework informs the 2026 SHELAA methodology.

1.4. Planning Practice Guidance[2] advises that "Plan-making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate." In line with this guidance, and to provide a comprehensive picture of the land supply in Tameside, the Strategic Housing and Economic Land Availability Assessment (SHELAA) combines residential, industry, warehousing and office land availability for the 15-year period 1 April 2026 to 31 March 2041.

1.5. The purpose of the SHELAA is to:

- Identify sites and broad locations with potential for housing and economic development.
- Assess their development potential.
- Assess their suitability for development and the likelihood of development coming forward (i.e. their 'availability' and 'achievability').
- Identify the five-year housing land supply position, which also informs decision-taking on planning applications.
- Inform and utilise sites identified in the Tameside Brownfield Land Register[3].
- Provide the land supply information required to monitor the effectiveness of policy within Places for Everyone (PfE)[4].
- Inform Tameside's emerging Local Plan - Homes, Spaces, Places.

1.6. The assessment provides the evidence base used to either monitor or inform policies in these development plans and to support the delivery of land to meet identified needs. However, this assessment is not Council policy and does not allocate land for development; its purpose is to identify a future supply of land, which is suitable, available and achievable for housing and economic development uses over a 15-year

[2] DLUHC and MHCLG (November 2025). Planning Practice Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722

[3] https://www.tameside.gov.uk/planning/brownfieldregister

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

period[5]. The allocation of land has been adopted through PfE and will be further considered through the Homes, Spaces, Places local plan process.

1.7. 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, development management and democratic process of the Council. The assessment also does not preclude land from being developed for uses other than that identified in this assessment. Nor does it preclude the possibility of development being granted on discounted, or other sites, that have not been included in this assessment.

[5] DLUHC and MHCLG (November 2025) Planning Practice Guidance, Housing and economic land availability assessment, paragraph 001 Reference ID: 3-001-20190722

2. Scope of the Assessment

2.1. This report builds on previous iterations of the Tameside SHELAA and the Council's collection of annual housing and employment land monitoring data.

2.2. The SHELAA considers the potential development of sites for housing and economic uses including offices, industry 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 2026. It identifies sites for inclusion within:

- the short-term five-year land supply covering the period 1 April 2026 and 31 March 2031.
- the medium-term 1 April 2031 and 31 March 2036.
- the longer-term supply between 1 April 2036 and 31 March 2041.

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:

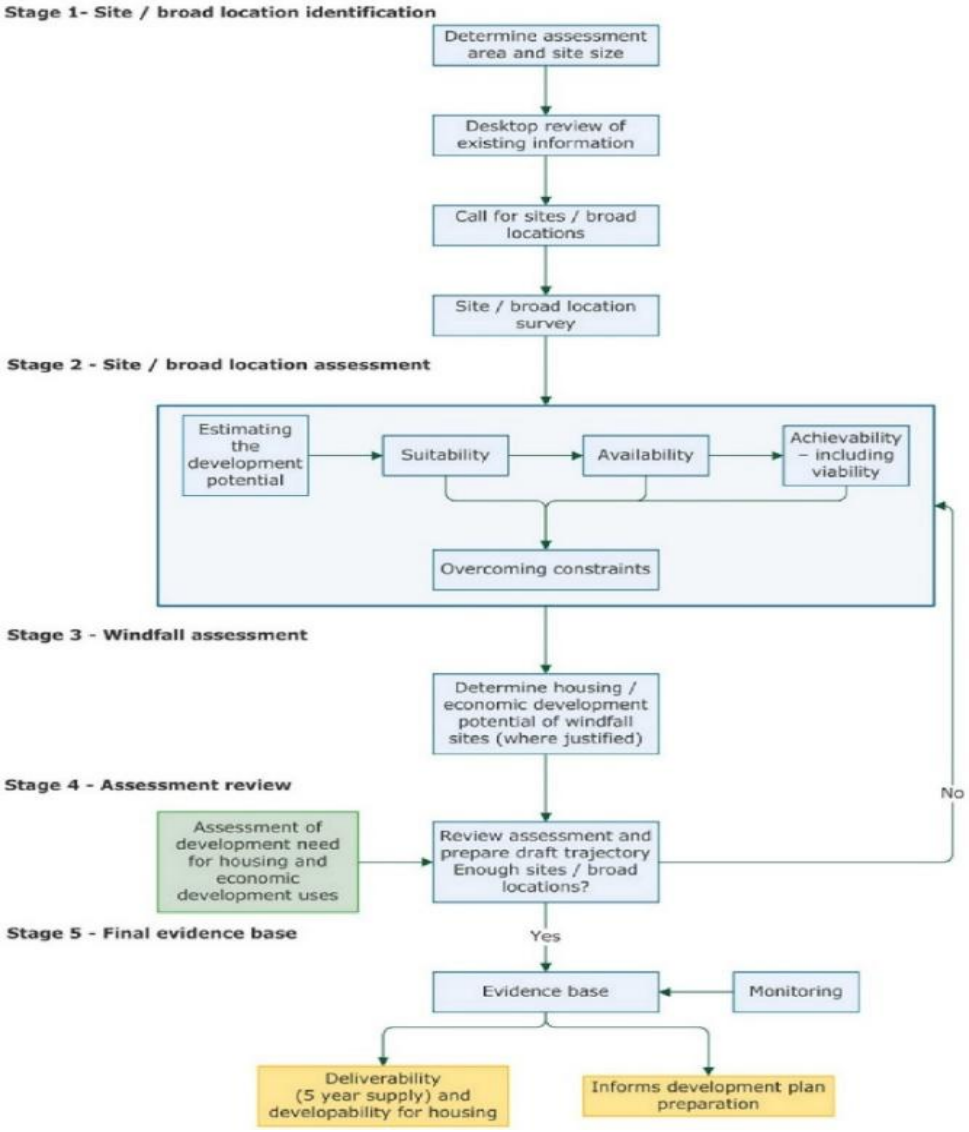


Figure 1: Planning Practice Guidance methodology[6]

3.2. The relationship between the Council's SHELAA methodology and Government Planning Practice Guidance[7] (PPG) is set out in the following sections.

[6] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 005 Reference ID: 3-005-20190722.
[7] 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 ground[8]. 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[9]."

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 strategy[10]. At a Greater Manchester level there is agreement that each of the nine PfE GM local planning authorities[11] should review their land availability assessments regularly in line with the NPPF and the national methodology set out in the PPG. These assessments will be used to monitor and inform local authority development plans; with district data also collected by the Greater Manchester Combined Authority used to monitor PfE. For clarification this assessment only covers the land supply within 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:

[8] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and Economic Land Availability Assessment, paragraph: 007 Reference ID: 3-007-20190722.
[9] GMCA (April 2021). Greater Manchester Strategic Housing Market Assessment, page 14.
[10] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 006 Reference ID: 3-006-20190722.
[11] PfE LPAs: Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Trafford, Tameside and Wigan.

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

Should the assessment be constrained by the need for development?

3.6. The PPG advises that the 'assessment should identify all sites and broad locations (regardless of the amount of development needed) in order to provide an audit of available land[12]'. Given this broad scope the assessment seeks to identify all land opportunities that exist within the borough that may be suitable for the scale of development identified in Places for Everyone.

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

3.7. The PPG states that plan makers will need to assess a range of different site sizes[13] from infill opportunities within existing settlements to opportunities for large-scale developments such as urban extensions.

3.8. The PPG[14] also suggests the consideration of all sites and broad locations capable of delivering a minimum of:

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

[12] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 008 Reference ID: 3-008-20190722.
[13] DLUHC and MHCLG, Planning Practise Guidance: Housing and economic land availability assessment, Paragraph: 009 Reference ID: 3-009-20190722
[14] DLUHC and MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 009 Reference ID: 3-009-20190722

3.9. However, the PPG allows plan makers, where appropriate, to consider alternative site size thresholds[15]. For the purposes of this assessment, the Council has applied a two-tier approach, consistent with the definition of 'deliverable' and 'developable' set out in Annex 2 Glossary of the NPPF; to identify housing sites for inclusion in the supply. Therefore, this assessment uses the following approach to thresholds shown below:

Deliverable in the short term (0-5 years):

- No minimum yield threshold will be applied to sites with extant full planning permission or that are consented and under construction.
- A minimum yield threshold of nine dwellings (minor residential development) will be applied to sites with extant outline planning permission.
- Sites allocated in an adopted development plan, sites identified on the Brownfield Land Register, and major sites (comprising 10 dwellings or more dwellings) with extant outline planning permission will be considered deliverable where there is clear evidence that housing completions will begin within five years, in accordance with the NPPF definition of deliverable.
- Council-owned sites included on the Council's approved site disposal programme will be considered deliverable where there is clear evidence that housing completions will begin within five years, supported by market intelligence, active developer interest, or progress in the site's disposal and development.

Developable in the medium to long term (6-15 years):

- Major sites with 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 will be applied to sites without extant planning permission. Such sites will only be considered developable where there is a

[15] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 009 Reference ID: 3-009-20190722.

reasonable prospect that they will be available and could be viably developed within the period envisaged.

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

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

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

3.12. For office, industry and warehousing development the following thresholds have been applied:

- A lower threshold of >= 0.1 hectares and above for office, industry 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.
- Outside of town centres, a standard threshold of >= 500 sq.m of gross floor space will be applied.

3.13. The 500 square metres (gross floor space) threshold used to determine which office, industry and warehousing sites are included for assessment takes into account both the advice in the PPG[16] and the use of gross square metres for office and industry and warehousing in the adopted Places for Everyone Joint Plan.

[16] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 009 Reference ID: 3-009-20190722

Identification of sites and broad locations

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

Types of sites and sources of data used

3.15. In line with the PPG[17] the SHELAA includes an assessment of all relevant available data sources and determines whether a site is deliverable and developable as part of a desktop review. To be considered deliverable in the short term, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. This is consistent with the criteria set out in the NPPF Glossary definition of when a site is considered to be 'Deliverable'[18]. For a site to be considered developable in the medium (6-10 years) and long term (11-15+ years), sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged, as defined in the NPPF Glossary[19].

Type of site and data sources reviewed

3.16. Desktop review of existing information consisted of assessing the following:

- Sites with extant planning permission or consented and under construction on 31 March 2026 for the uses covered by this assessment.
- Sites allocated in the UDP for housing and economic development (or mixed-use allocation).

[17] DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 011 Reference ID: 3-011-20190722
[18] MHCLG (Dec 2024). National Planning Policy Framework, Annex 2: Glossary - Deliverable
[19] DLUHC and MHCLG (Dec 2023). National Planning Policy Framework, Annex 2: Glossary – Developable

- Sites allocated in the Places for Everyone Joint Development Plan.
- Sites with a planning application that is pending determination.
- Sites with expired permission for residential and / or employment uses, but where it is considered that there is still development potential and are not excluded due to their size or yield being below the thresholds set out in paragraphs 3.10 and 3.12.
- Vacant and derelict previously developed land (brownfield) and buildings identified through the Council's historic National Land Use Database (NLUD) records.
- Other underused land and buildings.
- Land in Council ownership and other surplus public sector land.
- Ordnance Survey maps.
- Aerial photography.
- Greenfield land.
- Land in existing housing areas where there is potential for redevelopment and redesign.

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

- Previous iterations of the Strategic Housing Land Availability Assessment (SHLAA) and SHELAA.
- The Council's Brownfield Land Register.
- The Council's 2025 Open Space Review.
- The Council's 2026 Tameside Employment Land Study (TELS).
- The Council's annual housing and employment monitoring data.
- Information from site visits, where considered necessary.
- The Council's approved asset disposal list.
- Council Development Briefs.

3.18. All information submitted or attained through the above data sources and processes has been utilised in the production of this SHELAA. All sites covered by the assessment have been mapped on the Council's Geographical Information System (GIS) and these are published on the Council's on-line SHELAA map[20].

Call for Sites and broad locations

3.19. The SHELAA is updated on an annual basis and presents an ongoing opportunity for stakeholder engagement. Therefore, stakeholders are encouraged to contact the Council's Planning Policy Team[21] 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 included[22]. Information submitted will be used to inform the subsequent annual update of the SHELAA.

Site and broad location surveys

3.20. The PPG suggests that site surveys should be proportionate in their detail to the level required for a robust appraisal with more detail required where sites are realistic candidates for development[23].

3.21. In line with the PPG, a range of characteristics have been recorded during the site survey. This information is included on the summary for each site on the SHELAA online map[24].

[20] SHELAA Online map: https://tmbc.maps.arcgis.com/apps/instant/basic/index.html?appid=779f9ed93310471897c9af09e1fd6a67
[21] planpolicy@tameside.gov.uk
[22] https://www.tameside.gov.uk/planning/ldf/evidence/shlaa
[23] DLUHC and MHCLG (November 2025) Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 014 Reference ID: 3-014-20190722.
[24] SHELAA Online map: https://tmbc.maps.arcgis.com/apps/instant/basic/index.html?appid=779f9ed93310471897c9af09e1fd6a67

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

Calculating the development potential

3.22. The development potential (or '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 NPPF[25]. To estimate the potential housing yield of sites without planning permission, Places for Everyone Policy JP-H4: Density of New Housing, has been applied as a starting point to determine a site's minimum yield.

3.23. Locations judged accessible by non-car modes of transport have been considered for higher density development. The methodology considers the frequency of services at railway stations, proximity to Metrolink stops and locations within town centres where bus provision is greater.

3.24. Transport for Greater Manchester's 'Greater Manchester Accessibility Levels' (GMAL) dataset[26], used in Table 1 below, represents the accessibility from locations to the public transport network, taking into account walk access time and service availability.

3.25. Additional mapping is included in Appendix 1 setting out the density zones described in Table 1 below.

[25] MHCLG (Dec 2024), National Planning Policy Framework Section 11. Making effective use of land.
[26] TfGM GMAL Dataset: https://www.data.gov.uk/dataset/d9dfbf0a-3cd7-4b12-a39f-0ec717423ee4/gm-accessibility-levels

Location Type (use highest density that applies when a site falls within more than one location)	Minimum net residential density (dwellings per hectare): Within the location	Minimum net residential density (dwellings per hectare): Within 400 metres	Minimum net residential density (dwellings per hectare): Within 800 metres
Designated Centres:			
Designated Town Centres	120	70	50
Other Designated Centres	70	50	35
Public transport stops:			
Other rail stations and Metrolink stops in large, designated centres	N/A	120	70
Other rail stations with a frequent service and all other Metrolink stops	N/A	70	50
Areas within GMAL 6 and above or its equivalent	50	35	35
All other locations: minimum net residential density of 35 dwellings per hectare	35		

Table 1: Places for Everyone – Policy JP-H4: Density of New Housing[27]

3.26. Whilst the SHELAA has identified higher density development sites in the most sustainable locations, future development will still be required to comply with nationally described space standards[28] and 'accessible and adaptable' standard in Part M4(2) of the Building Regulations[29], where practicable, in line with PfE Policy JP-H3 Type, Size and Design of New Housing.

3.27. 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

[27] Table 1 is based on the applicable categories defined by PfE Policy JP-H4: Density of New Housing
[28] https://www.gov.uk/government/news/permitted-development-homes-to-meet-space-standards
[29] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

Tables 1 are a minimum and act as a guide to applying professional judgment and not a rule for estimating the yield of sites that fall within the identified location types.

3.28. The estimated development potential (yield) of all residential sites within the assessment is given as a net figure. Should a site include the loss or demolition of any existing dwelling/s, either because of planning permission or were considered necessary to make the site developable, this loss will be factored into the site's estimated net development figure.

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

- National policy in respect of the sequential approach[30] to main town centre uses.
- Extant planning permissions.
- Emerging development proposals.
- Site size and location having regard to similar schemes in the locality.
- A standard plot ratio of 40% as used to inform the Tameside Employment Land Study (2026)[31].
- 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

3.30. For a housing site to be considered 'deliverable' in the short term (0-5 years) [32] 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 years[33]. A site can be considered to be available for development when there is confidence there are no legal or ownership problems, for example land

[30] MHCLG (December 2024), National Planning Policy Framework, paragraph 91.
[31] BE Group, Tameside Employment Land Study 2026, page 189.
[32] MHCLG (Dec 2024), National Planning Policy Framework, paragraph 72.
[33] MHCLG (Dec 2024), National Planning Policy Framework, Appendix 2 - Glossary.

controlled by a developer/ landowner who has expressed an intention to develop maybe considered available[34]. In assessing the availability of sites for development the Council has examined land ownership constraints that may be associated with bringing forward sites. This is based on:

- Sites with an extant planning permission, unless there is clear evidence that schemes will not be implemented within five years.
- Examining whether a site is in active use and how likely it is for that use to cease and the site to be redeveloped.
- The likely disposal date of any Council land and other public sector land.
- Ownership information from planning application forms, with the assumption that if a site is within the ownership of the applicant at the time of submission there is a reasonable probability that there are no ownership issues to prevent the site being developed.
- Knowledge of whether a site is owned by a developer, has known developer interest, or is advertised for sale.
- Sites put forward for development by site owners through call for sites exercises or consultation on potential site allocations as part of the plan-making process.
- The delivery record of developers / landowners for bringing sites forward.
- Whether the planning background of a site has a history of unimplemented permissions.
- Identification of site in the Brownfield Land Register[35].

Assessing the achievability of sites for development

3.31. The PPG advises[36] that a site is achievable for development where there is a reasonable prospect that the particular type of development will be developed on that

[34] MHCLG (November 2025), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 019 Reference ID: 3-019-20190722.
[35] DLUHC and MHCLG (November 2025), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 001 Reference ID: 3-001-20190722
[36] DLUHC and MHCLG (November 2025), Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 020 Reference ID: 3-020-20190722.

site at a particular point in time. This is essentially a judgement around the economic viability of a site, and the capacity of the developer to complete, let or sell the development, over a certain period.

3.32. 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 Ministry of Housing, Communities and Local Government and One Public Estate's Brownfield Land Release Fund and/ or the Greater Manchester Good Growth Fund).
- The known intentions of a developer/landowner relating to bringing a site forward.
- 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).

3.33. 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 56 of the revised 2024 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 Levy[37].

3.34. Developers may be asked to provide contributions towards infrastructure and/or green space 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 condition[38].

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

Assessing the suitability of sites for development

3.36. 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

37 DLUHC and MHCLG (2019), Planning Practice Guidance: Planning Obligations, Paragraph: 001 Reference ID: 23b-001-20190315.
38 DLUHC and MHCLG (2019), Planning Practice Guidance: Planning Obligations, Paragraph: 003 Reference ID: 23b-003-20190901.

potential to be mitigated. In assessing the suitability of a site for housing and economic development, each site has been assessed against[39]:

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

3.37. 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).

3.38. All sites that have extant planning permission or that are allocated (in the saved UDP or Places for Everyone) for housing and employment uses are considered to be suitable[40], given that an assessment of suitability informed part of the decision to grant planning permission or allocate the site.

3.39. There are no known sites with extant planning permission in the 2026 SHELAA where circumstances have changed, which would alter their suitability for the development approved.

39 DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 018 Reference ID: 3-018-20190722.
40 DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment; Paragraph: 018 Reference ID: 3-018-20190722.

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

3.41. 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.
- That all sites within the adopted Green Belt are not considered suitable for development given the very strong protection afforded to them in national policy, this is with the exception of sites with extant planning permission.

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

Constraints that impact on the suitability, availability and achievability

3.43. Where constraints have been identified, the assessment should consider what action would be needed to overcome them[41]. The PPG is clear that actions might include the following:

- Policies in the NPPF and the adopted / emerging development plan;
- Dealing with fragmented land ownership and ransom strip tenancies; or
- Operational requirements of landowners.

3.44. 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.

3.45. Planning policy has been updated through the adoption of Places for Everyone and further updates to policy are being considered through the Council's emerging Local Plan (Homes, Spaces, Places), to remove some constraints to the delivery of new housing, for example through providing more up-to-date evidence or the allocation of new residential and employment sites.

Timescales and rate of development

3.46. 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 assumed that sites with extant residential planning permission, sites allocated for residential development and sites included on the Brownfield Land Register are deliverable within the 0–5-year period, as they are considered to satisfy the NPPF definition of deliverable. However, major development

41 DLUHC and MHCLG (November 2025). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 021 Reference ID: 3-021-20190722.

sites with high yields of 100+ dwellings may take a number of years to complete, and delivery may extend well beyond the 0–5-year period (See Appendix 2: Estimated Build Out Rates). Where there is clear 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 2026 onwards where a landowner/developer has given a clear indication that development will commence in the next five years.

3.47. 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.

3.48. The Council has reviewed all residential sites with extant full permission and has only identified sites in the short term that are considered to be deliverable. Therefore, yields remain as permitted through development management decisions, however, a small number of sites have been moved to a later period of the housing supply based on up-to-date information e.g. where development has stalled on site.

3.49. 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.
- Market conditions.

3.50. With regard to the above considerations each site included within the residential supply has subsequently been placed into one of the following three timescales, based on officer judgement as to when a site is likely to be developed using the evidence available at the time of the study and in line with the definitions of 'deliverable' and 'developable' in the NPPF:

- Within the 0–5-year period - 1 April 2026 to 31 March 2031; or
- Within the 6–10-year period – 1 April 2031 to 31 March 2036; or
- Within the 11–15-year period – 1 April 2036 to 31 March 2041.

3.51. This document represents the land supply position on 1 April 2026, and it is set by the circumstances existing at that time. However, the Council recognises that events may occur that lead to the development of a site occurring either sooner, or later, than predicted.

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

3.52. Places for Everyone allocates two sites for residential development and one for economic development within Tameside. This 2026 update to the SHELAA is therefore crucial to promote the most efficient use of land to meet the need for homes and other land uses in line with Section 11 of the NPPF. The SHELAA supports the strategy set out in PfE, which states that: 'There is a strong focus in this Plan on directing new housing towards previously developed sites within the existing urban area. This will help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development[42]'.

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

Discounted Residential Sites

3.53. The 2026 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:

- Where a proposal constitutes a departure from the adopted Local Plan and a significant change in planning policy would be required to achieve planning permission for development. This includes sites in recreation uses (such as parks and playing fields), those located in the Green Belt, and those that are physically unsuitable for development, for example due to contamination, historic landfill, topography, flooding or location.
- Those unlikely to come forward during the assessment period due to existing use, such as a current employment site.
- Those without an extant planning permission and that fall below the site yield threshold of five dwellings or more.

3.54. In this iteration of the SHELAA, a total of 947 sites have been discounted for residential development. The total area covered by these discounted sites amounts to 807.21 hectares. A complete list of these sites, including the reason for their exclusion, is available in Appendix 5.

3.55. 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

3.56. Windfall development is defined in the NPPF Annex 2: Glossary as: "*sites not specifically identified in the development plan*."

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

3.58. Paragraph 75 of the NPPF states that:

> "*Where an allowance is to be 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*"

3.59. It is worth noting that the last sentence of paragraph 75 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.

3.60. 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 2031 to 31 March 2041. The allowance has been calculated using historic windfall delivery rates and is set out in Table 2 below.

	2021/22	2022/23	2023/24	2024/25	2025/26	Total	5 Year Average
A Gross	63	58	58	64	77	320	64
B Losses	12	8	8	11	9	48	10
C Net (A-B)	51	50	50	53	68	272	54

Table 2: Small Sites Delivery 2021 – 2026 (sites of 1 to 4 dwellings, including garden development)

Average Windfall Allowance

3.61. Analysis of windfall completions for the last five years period 1 April 2021 – 31 March 2026 indicates that the average allowance is 54 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 (2 dwellings total). Therefore, the SHELAA includes an allowance for the years 6 – 15 (1 April 2031 - 31 March 2041) totalling 538 dwellings (10 x 54 - 2 = 538). 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

3.62. 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."*

3.63. 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 net residential completions of 4,548 dwellings in Tameside over the 10-year period 1 April 2016 – 31 March 2026. The cyclical nature of the completion rate over this period can be explained in part by the time taken between granting permission, completion of first dwelling and completion of last dwelling on an individual site. This is explained in further detail within paragraph 4.20 below and reflected within Table 6 - Estimated Residential Build out Rates and Figure 5 Housing Trajectory.

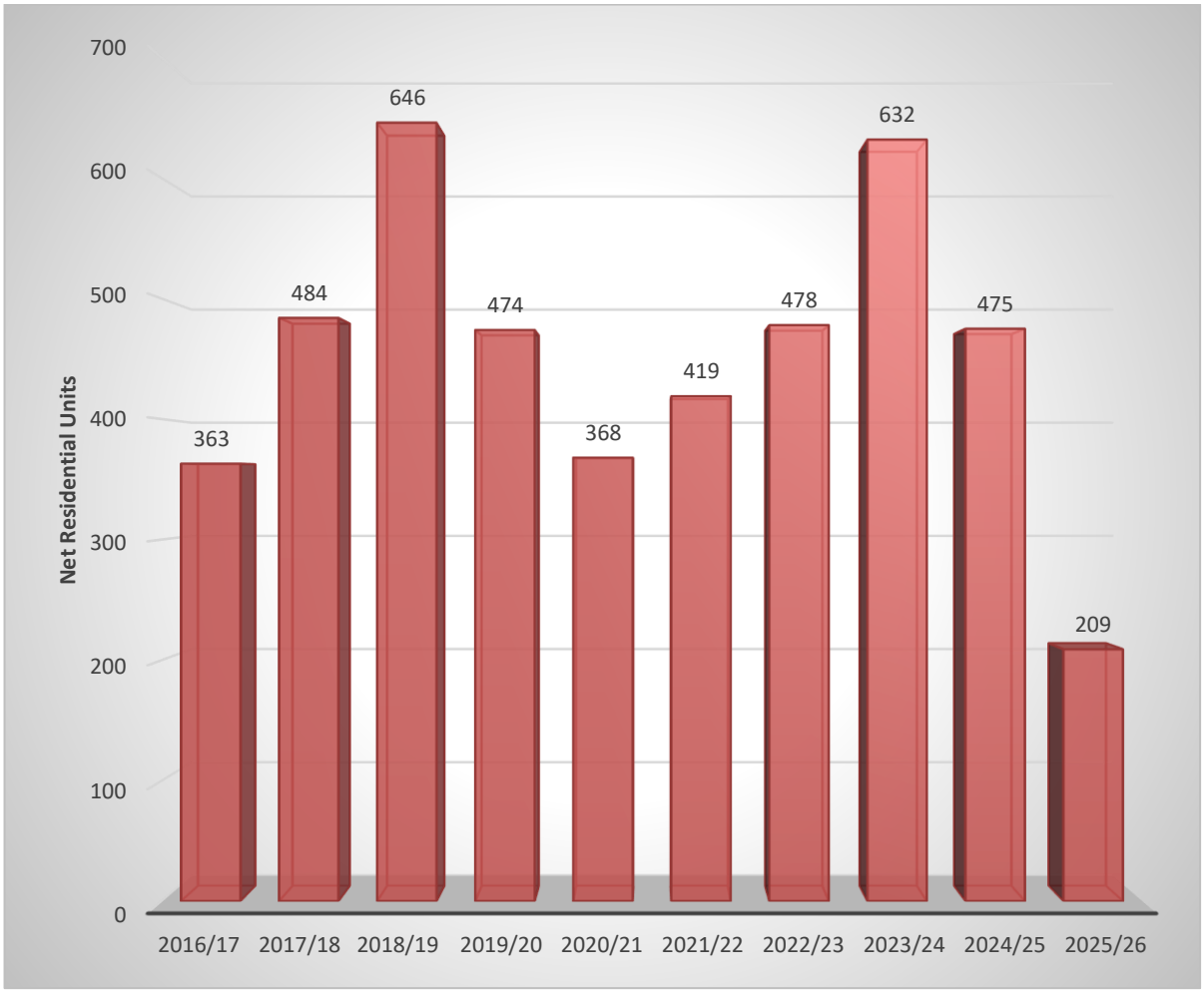


Figure 2: Tameside Residential Completions 1 April 2016 – 31 March 2026

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 floorspace.
- Gross industry and warehousing floor space.

4.3. Table 3 below summarises the supply for the period 1 April 2026 to 31 March 2041 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	8,452	5,478	258,413
(B) Gross Losses	116	0	0
(A-B) Net Change	8,336	5,478	258,413

Table 3: Summary of supply 1 April 2026 – 31 March 2041

4.4. The list of SHELAA sites that make up the total supply of net dwellings and gross floor space for employment are listed in Appendices 3 and 4.

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 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 296 sites within the current housing land supply. 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 2026 and 31 March 2041 is identified as 8,452 gross dwellings and is shown in Table 4 below. When the potential loss of 116 dwellings is taken into account, through either demolition or change of use, then it is estimated that there is the potential to deliver 8,336 net additional dwellings.

	Phasing of Delivery 1 April 2026-31 March 2041				Dwelling Types	
	2026-2031	2031-2036	2036-2041	Total	Houses	Apartments
Gross Additions	3,134	3,060	2,258	8,452	3,905	4,547
Gross Losses	116	0	0	116	55	61
Net Change	3,018	3,060	2,258	8,336	3,850	4,486

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

4.9. Sites within the 2026 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.
- Permitted schemes that are Under Construction.

4.10. There are 185 ‘permitted’ sites with a potential yield of 3,622 net dwellings (comprising 2,202 houses and 1,420 apartments) in the 2026 land supply.

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

- An allocation in the development plan.
- Desk top analysis.
- Site assessments.
- Development briefs.
- Call for Sites exercises.
- Local Plan Consultations.
- 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 111 sites that are ‘not permitted’ with a potential yield of 4,714 net dwellings (comprising 1,648 houses and 3,066 apartments) in the 2026 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 3 below.

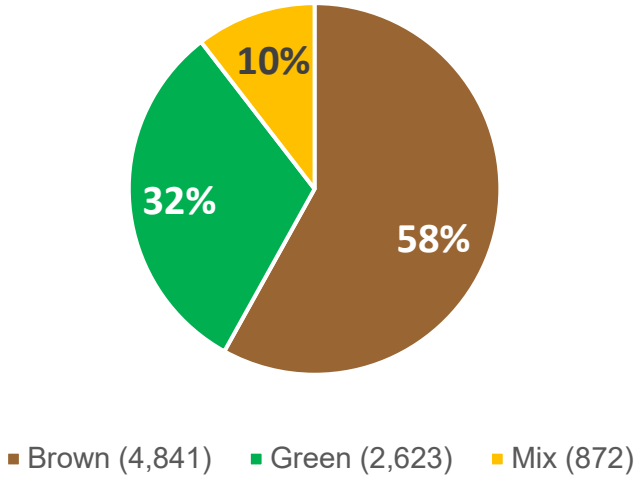


Figure 3: Borough percentage of total dwelling supply split between brownfield, greenfield and mixed site types (Number of dwellings in brackets).

Windfall allowance for small housing sites

4.14. Paragraphs 3.56 to 3.61 of this SHELAA set out the Council's approach to assessing small sites windfall delivery based on trend analysis. This assessment concluded that a small site windfall allowance of 54 net dwellings per annum is justified, based on average annual delivery over the five-year period 2021/22 to 2025/26. To avoid double counting, a deduction is required for 2 dwellings already projected to come forward on small sites within the 6 to 10-year housing land supply period.

4.15. The Council will therefore apply an overall small sites windfall allowance of 538 net dwellings for the 10-year period 2031 to 2041 (54 dwellings x 10 years = 540 dwellings, less 2 dwellings to avoid double counting). This allowance is apportioned as follows:

- **2031 to 2036:** 268 net dwellings (54 dwellings × 5 years = 270 dwellings, less 2 dwellings already accounted for within the 6 to 10-year supply period);
- **2036 to 2041:** 270 net dwellings (54 dwellings × 5 years = 270 dwellings).

Total housing supply 1 April 2026 to 31 March 2041

4.16. The above analysis of potential housing sites and windfall allowance for Tameside is summarised in Table 5 below and presents the potential housing supply for the period 1 April 2026 to 31 March 2041. The small site windfall allowance has also been apportioned between houses and apartments. This split has been calculated using the proportion of houses and apartments within the overall 2026 housing land supply, namely 46% houses and 54% apartments.

	Total Supply 1 April 2026 - 31 March 2041				Dwelling Type	
	2026-2031 (0-5 years)	2031-2036 (6-10 years)	2036-2041 (11-15 years)	Total (0-15 years)	Houses	Apartments
A - Gross Additions	3,134	3,060	2,258	8,452	3,905	4,547
B - Gross Losses	116	0	0	116	55	61
C - Net Change	3,018	3,060	2,258	8,336	3,850	4,486
D - Net Small sites windfall allowance	0	268	270	538	247	291
C + D = Total Net Change	3,018	3,328	2,528	8,874	4,097	4,777

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

4.17. Figure 4 below presents the data in Table 5 in graph form, illustrating the estimated housing supply across different stages of the supply period from 2026 – 2041.

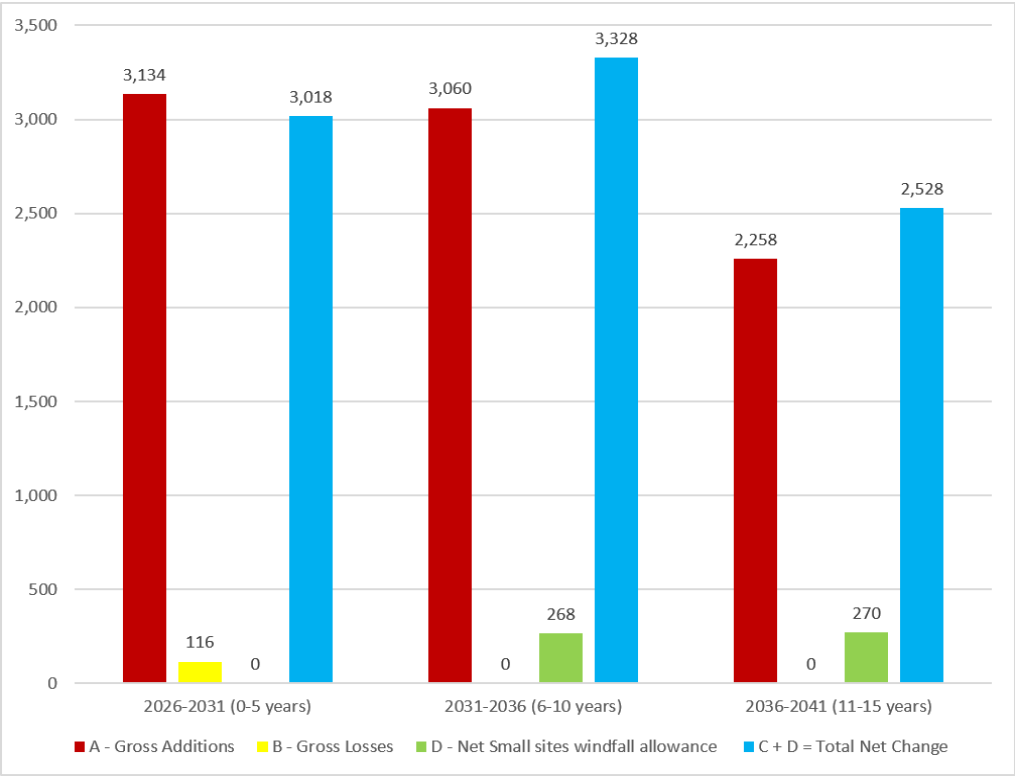


Figure 4: Estimated change in net dwellings (1 April 2026 to 31 March 2041)

4.18. In relation to the short-term period 1 April 2026 to 31 March 2031, Table 5 identifies a potential gross housing supply of 3,134 dwellings. However, once the anticipated loss of 116 dwellings (through demolitions and change of use/conversion) are deducted, the net supply for this period reduces to 3,018 dwellings. No windfall allowance has been applied to the 0–5-year period. However, consideration may be given to including a small sites windfall allowance in this part of the supply should compelling evidence emerge in the future.

4.19. For the remainder of the supply period 1 April 2031 to 31 March 2041, Table 5 identifies a potential gross supply of 5,318 dwellings. Following the addition of a small sites windfall allowance of 538 dwellings, the total net supply for the period is estimated at 5,856 dwellings.

4.20. Taking the above information into account, the **total net housing supply** for the period 1 April 2026 to 31 March 2041 is **estimated to be 8,874 dwellings**.

4.21. As set out in the Planning Practice Guidance[43] 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 2012/13 and 2025/26 (1 April 2013 to 31 March 2026). These are listed within the table at Appendix 2.

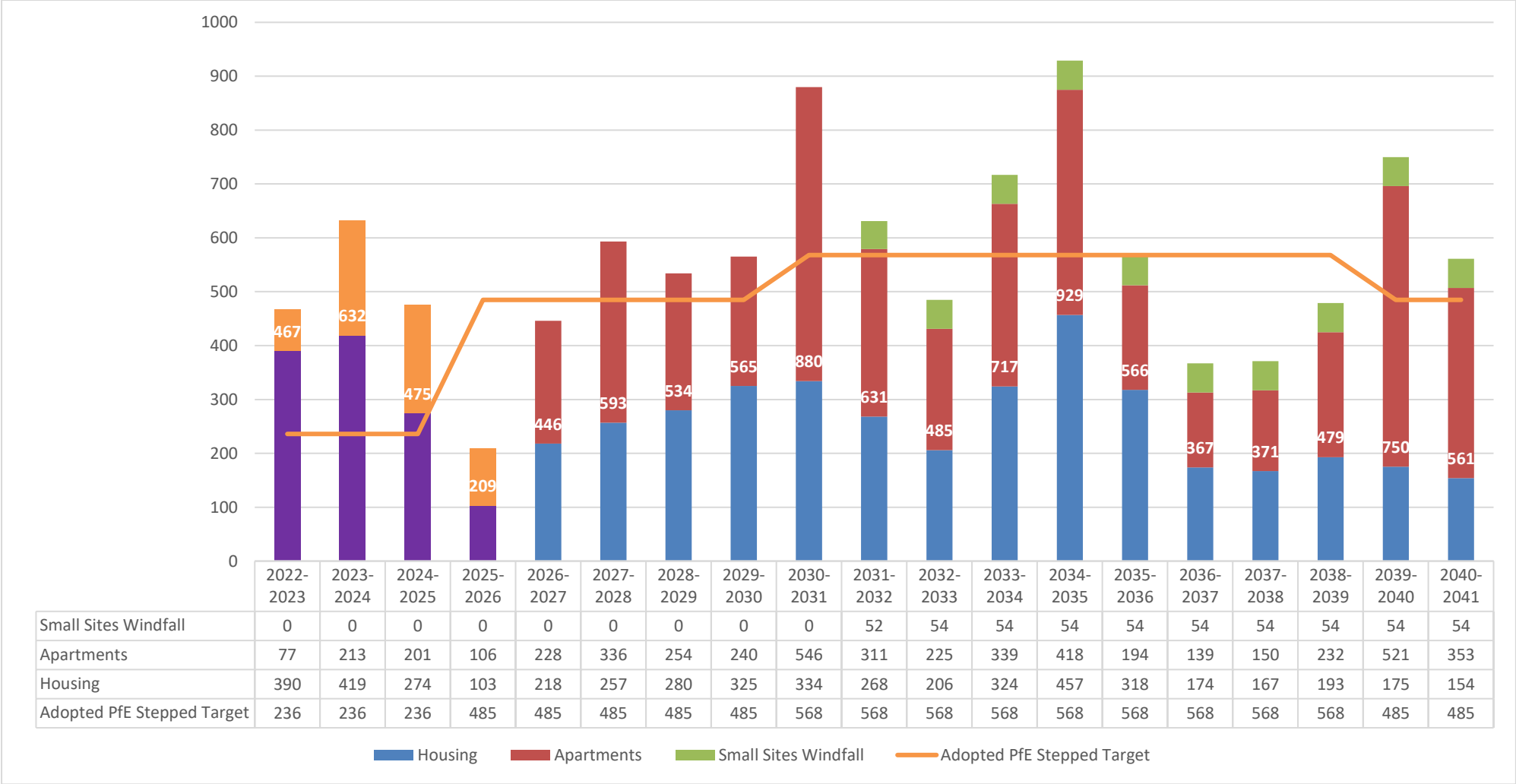
4.22. Figure 5 is the Tameside housing land trajectory for the 15-year plan period 1 April 2026 – 31 March 2041 and is based on the assumptions in the table at Appendix 2 Estimated Residential Build out Rates. These assumptions are then projected forwards to give the housing supply trajectory.

4.23. The 2026 Trajectory (Figure 5) shows that there is potential for peaks and troughs in the delivery of sites across the plan period. This is noticeable in all periods of the supply.

- 0-5 years period shows that the anticipated delivery will increase to a peak of 880 units in 2030/31.
- 6-10 year period anticipates peaking at 929 in 2034/35 followed by a decline in levels into the 11-15 year period.
- 11-15 years period shows that following the initial trough in the years 2036 to 2038 that delivery should pick up, peaking at 750 in 2039/40.

4.24. Whilst the trajectory demonstrates fluctuations in annual delivery rates, reflecting the cyclical nature of housing development and varying site lead-in and build-out periods, the overall land supply remains sufficient to meet the borough's housing requirement over the plan period.

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



	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041
Small Sites Windfall	0	0	0	0	0	0	0	0	0	52	54	54	54	54	54	54	54	54	54
Apartments	77	213	201	106	228	336	254	240	546	311	225	339	418	194	139	150	232	521	353
Housing	390	419	274	103	218	257	280	325	334	268	206	324	457	318	174	167	193	175	154
Adopted PfE Stepped Target	236	236	236	485	485	485	485	485	568	568	568	568	568	568	568	568	568	485	485

Housing Apartments Small Sites Windfall Adopted PfE Stepped Target

Figure 5: Tameside Housing Trajectory 1 April 2026 – 31 March 2041

Potential supply of new office floorspace

4.25. This assessment identifies sites that are considered to be developable for office use. 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 Prospectus[44].

4.26. Table 6 below shows the breakdown of gross floor space for the period 1 April 2026 to 31 March 2041. This identifies for the period that potential gross additions are 5,478 sq.m of E(g)(i) office floorspace.

	Phasing of office floorspace			
	2026 to 2031	2031 to 2036	2036 to 2041	Total 2026 to 2041
Gross Additions	**4,758**	**720**	**0**	**5,478**

Table 6: Office gross floor space change 1 April 2026 to 31 March 2041

4.27. In terms of the Ashton Mayoral Development Zone, the St. Petersfield location is identified as possessing the most potential for new office development up until 2041 and beyond. However, the SHELAA reflects the potential of this area to deliver the quantum identified in the St Petersfield Masterplan Framework. The delivery of office space at St. Petersfield, in terms of the identified quantum and phasing, is currently expressed as a minimum and is likely to be dependent upon a number of factors, including competition from other locations, market demand and opportunities for public sector funding.

[44] Tameside Council – St Petersfield Development Prospectus: https://www.tameside.gov.uk/Businesses/Ashton-Mayoral-Development-Zone/Future-St-Petersfield

4.28. This is explored in more detail in the Tameside Employment Land Study[45] (TELS, BE Group, 2026). The TELS notes the potential for an additional 23,237 sqm of office floorspace at St Petersfield but highlights that this would require significant public sector support to address viability issues.

4.29. This uncertainty gives rise for the potential for the identified sites to be delivered within different periods to those identified in this assessment. As noted in the preceding paragraph 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.

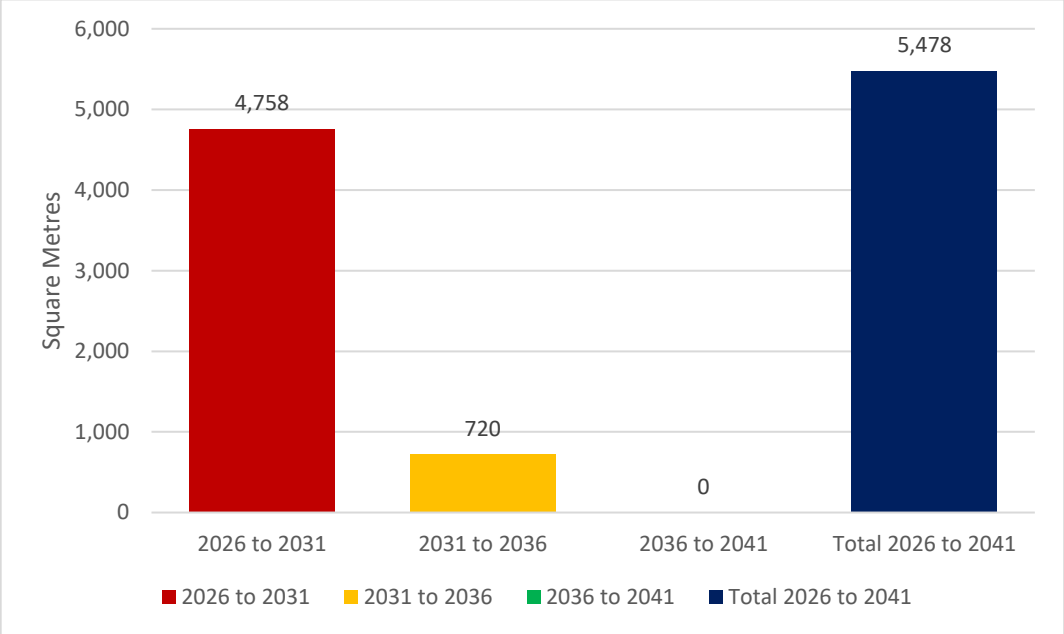


Figure 6: Estimated office gross floor space (1 April 2026 to 31 March 2041)

Potential supply of new industry and warehousing floor space

4.30. Development potential for industry and warehousing is limited to 35 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.

[45] Tameside Employment Land Study, BE Group, 2026: https://www.tameside.gov.uk/documents/d/guest/tameside-els-full-final-report-pdf

4.31. Table 7 below shows the breakdown of gross floor space for the period 1 April 2026 to 31 March 2041. The potential gross additions are 258,413 sq.m. of industry and warehousing floor space between 1 April 2026 and 31 March 2041.

	Phasing of industrial/warehousing floorspace			
	2026 to 2031	2031 to 2036	2036 to 2041	Total 2026 to 2041
Gross Additions	**67,084**	**75,797**	**115,532**	**258,413**

Table 7: Industry and warehousing gross floor space (sq.m) 1 April 2026 to 31 March 2041

4.32. Figure 7 below shows the estimated gross floor space as set out in Table 8 for the period 1 April 2026 to 31 March 2041.

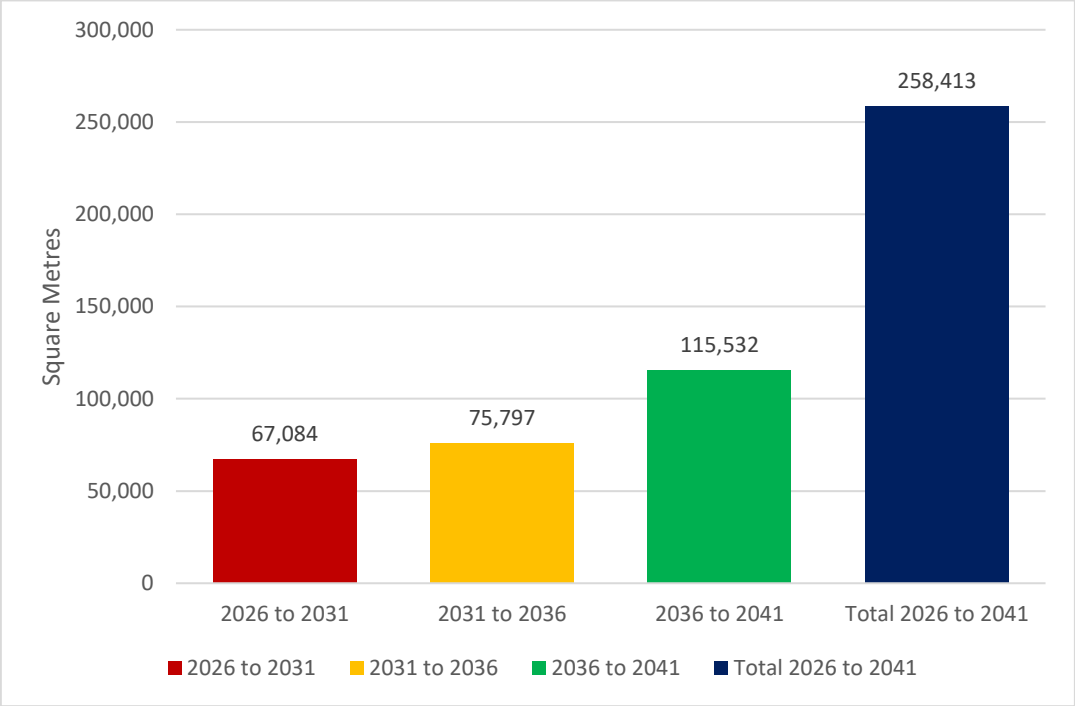


Figure 7: Estimated change in industry and warehousing floor space (1 April 2026 to 31 March 2041)

5. Annual Five-Year Housing Supply Position

5.1. Paragraph 61 of the December 2024 National Planning Policy Framework (NPPF) states that Government has the objective of significantly boosting the supply of homes. To support this objective, paragraph 78 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 requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

5.2. The second sentence of paragraph 78 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 policies…"

Current Housing Requirement for Tameside - Adopted Places for Everyone Housing Requirement

5.3. The Places for Everyone Joint Development Plan was adopted by the nine constituent Greater Manchester Councils on 21 March 2024. By adopting this plan each Council can calculate their respective five-year housing land supply based on the approach set out under Policy JP-H1: Scale, Distribution and Phasing of New Housing Development, Table 7.2 Distribution and Phasing of new dwellings 2022-2039. Using PfE Policy JP-H1 Table 8 below shows how the five-year housing land supply requirement is calculated for Tameside.

	Five Year Housing Land Supply Requirement	Tameside
A	Annual Average 2026-30	485
B	Annual Average 2030-31	568
C	Requirement 2026-30 = 485 x 4 (A x 4)	1,940
D	Five Year Requirement 2026-31 = 568 + 1,940 (B + C)	**2,508**

Table 8: Tameside's Five-Year Housing Requirement

5.4. Therefore, by applying the phasing set out in Table 7.2 of PfE Policy JP-H1 **the five-year housing requirement for Tameside**, for the period 1 April 2026 to 31 March 2031, **is 2,508 dwellings**.

Oversupply

5.5. The issue of oversupply is highlighted in the planning practice guidance as follows:

"How can past over-supply of housing completions against planned requirements be addressed?

Where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years."[46]

5.6. The NPPF remains silent on the issue of oversupply. However, in a letter from the government's Chief Planner (5 February 2024) further guidance on the matter of oversupply was promised, stating:

"We intend to publish further Housing Supply and Delivery guidance in due course which will set out how past oversupply can be considered by authorities who are calculating their 5-year housing land supply position, as well as wider updates to ensure that the position in the revised NPPF is fully reflected in guidance."

[46] Planning Practice Guidance - Housing Supply and Delivery - Paragraph: 023 Reference ID: 68-032-20190722 - Revision date: 22 07 2019

5.7. Therefore, until that national guidance is published, oversupply remains a question of planning judgement which is not addressed by either the NPPF or the PPG and for which there is no policy[47].

5.8. During the first four years of the Places for Everyone plan period (1 April 2022 and 31 March 2026) there have been 1,794 net additions in Tameside. The PfE housing requirement for the same period was 1,193 net additions. This level of development means an oversupply of 601 dwellings. Taking this a step further, if this identified oversupply was subtracted from the requirement for the period 1 April 2026 to 31 March 2031 (2,508 – 601 = 1,907), there would be a requirement of 1,907 net additional dwellings.

Supply buffer

5.9. The NPPF Paragraph 78 establishes the role of the Housing Delivery Test measurement in determining whether there has been significant under delivery of housing over the previous three years. NPPF 2024, paragraph 78, footnote 40 provides further clarification stating that:

- Footnote 40: This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

5.10. The most recent 2023 Housing Delivery Test (HDT) measurement results, covering the three-year period 2020 to 2023, were published by MHCLG on 12 December 2024. These results identified that Tameside housing delivery performance was at 98% of the housing requirement (calculated using a combination of the government standard methodology for local housing need and the adopted PfE housing numbers).

[47] See High Court determination in Tewkesbury Borough Council v Secretary of State for Housing Communities And Local Government [2021] EWHC 2782 (Admin)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement	Housing Delivery Test: 2023 consequence
2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
433	651	236	1,320	406	421	467	1,294	98%	None

Table 9: Calculation of the HDT Measurement Results for 2023

5.11. As Table 9 demonstrates there are no consequences as a result of the 2023 HDT Measurement.

5.12. The adoption of the housing requirement set out in PfE Policy JP-H1 also changes the basis for calculating the 2025 HDT measurement for Tameside. Based on incorporation of the up-to-date requirement for the relevant years a calculation of the predicted 2025 HDT Measurement is shown in the table below.

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2025 measurement	Housing Delivery Test: 2025 consequence
2022-23	2023-24	2024-25		2022-23	2023-24	2024-25			
236	236	236	708	467	632	544	1,643	232%	None

Table 10: Calculation of the Predicted HDT Measurement Results for 2025

5.13. As Table 10 demonstrates, there will be no consequence as a result of the predicted 2025 HDT Measurement.

The 2026 5-year housing requirement with buffer

5.14. Using the identified PfE requirement set out in Table 8, the net additional housing requirement over the period 2026 to 2031 with an additional 5% buffer is 2,633 dwellings. This is set out in Table 11 below:

Methodology	2026-2031 Net additional housing requirement	2026-2031 Net additional housing requirement with 5% buffer
Adopted housing requirement set out in PfE adopted strategic policy JP-H1	2,508	**2,633**

Table 11: Adopted Policy Requirement and the 5% Buffer

Supply of deliverable sites 1 April 2026 to 31 March 2031

5.15. As set out in Section 4 of this document, the Council has calculated the deliverable supply for the five-year period 2026 to 2031 to be **3,018** net additional dwellings. The sites that make up Tameside's five-year supply are listed in Appendix 3 - Residential Supply 2026 – 2031.

Tameside's Annual Five-Year Housing Land Supply Position

5.16. Having regard to the adopted policy requirement, applying 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 2026 to 31 March 2031 is shown in the two scenarios below:

	Five Year Housing Land Calculation (5% Buffer)	Tameside
A	2026-2031 Supply of Net Dwellings (1,414 Houses + 1,602 Apartments)	3,018
B	2026-2031 Requirement	2,508
C	2026-2031 Requirement with 5% Buffer: 2,508 + 125 (B + 5%)	2,633
D	Annual Requirement (Including Buffer): 2,633 ÷ 5 (C ÷ 5)	527
E	**Number of Years Supply**: 3,018 ÷ 527 (A ÷ D)	**5.7**

Table 12: Five Year Housing Land Supply Calculation - 5% Buffer Scenario

5.17. Table 12 sets out the current situation in the absence of the publication of the 2025 Housing Delivery Test Measurement. The conclusion under this scenario is that Tameside can demonstrate **5.7 years of deliverable housing supply**.

5.18. Having regard to paragraphs 5.5 to 5.8 and then taking into account the oversupply of dwellings for the PfE plan year 1 April 2022 to 31 March 2026, the five-year land supply position in Tameside over the period 1 April 2026 to 31 March 2031 is shown below.

	Five Year Housing Land Calculation (Oversupply and 5% Buffer)	**Tameside**
A	2026-2031 Supply of Net Dwellings	3,018
B	2026-2031 Requirement	2,508
C	2022-2026 Oversupply (1,794 – 1,193 = 601)	601
D	2026-2031 Revised Requirement (2,508 – 601 = 1,907)	1,907
E	2026-2031 Revised Requirement with 5% Buffer: 1,907 + 95 (D + 5%)	2,002
F	Annual Requirement (Including Buffer): 2,002 ÷ 5 (E ÷ 5)	400
G	Number of Years Supply: 3,018÷ 400 (A ÷ F)	**7.5**

Table 13: Five Year Housing Land Supply Calculation, Taking into Account Oversupply and Including a 5% Buffer

5.19. Table 13 sets out the current situation but taking into account oversupply during the first four years of the PfE plan period, with the conclusion that Tameside can demonstrate **7.5 years of deliverable housing supply**.

5.20. Therefore, the tables presented above show that over the period 1 April 2026 to 31 March 2031, the five-year housing land supply position ranges **from 5.7 years to 7.5 years**. Given this, the presumption in favour of sustainable development as set out in paragraph 11d) of the NPPF does not apply.

6. Conclusions

6.1. This SHELAA represents a snapshot of the potential housing and economic development land supply in Tameside for the period 1 April 2026 to 31 March 2041.

6.2. Planning applications for the uses identified in this assessment will continue to be determined on their individual planning merits in accordance with national planning policy and both the adopted Places for Everyone Joint Plan (March 2024) and Tameside Unitary Development Plan (Nov 2004), alongside other material planning considerations. Therefore, the inclusion of a site within the SHELAA does not imply that either planning permission will be granted or that a site will be allocated in the future local plan. Similarly, if a site is not included it does not indicate that future development for housing or economic development is unacceptable.

6.3. In both instances outlined in paragraph 6.2 above, applicants would still need to undertake their own detailed analysis to determine the full development potential of a site. Information relating to sites contained in this assessment merely acts as a useful indication of the potential scale of development and some of the constraints that would need to be considered to bring them forward.

6.4. The following table summarises the development potential on the sites that have been identified in the borough for the period 1 April 2026 to 31 March 2041.

	Development Type		
	Houses & Apartments (Net)	**Office (Gross - sq.m)**	**Industrial & Warehousing (Gross - sq.m)**
Gross Additions	8,452	5,478	258,413
Gross Losses	116		-
Residential Small Site Windfall Allowance	538		
Supply	8,874	5,478	258,413

Table 14: Supply of dwellings and economic floor space 1 April 2026 – 31 March 2041

6.5. The total net housing supply identified for the period 1 April 2026 to 31 March 2041, including the small sites windfall allowance, is **8,874** dwellings.

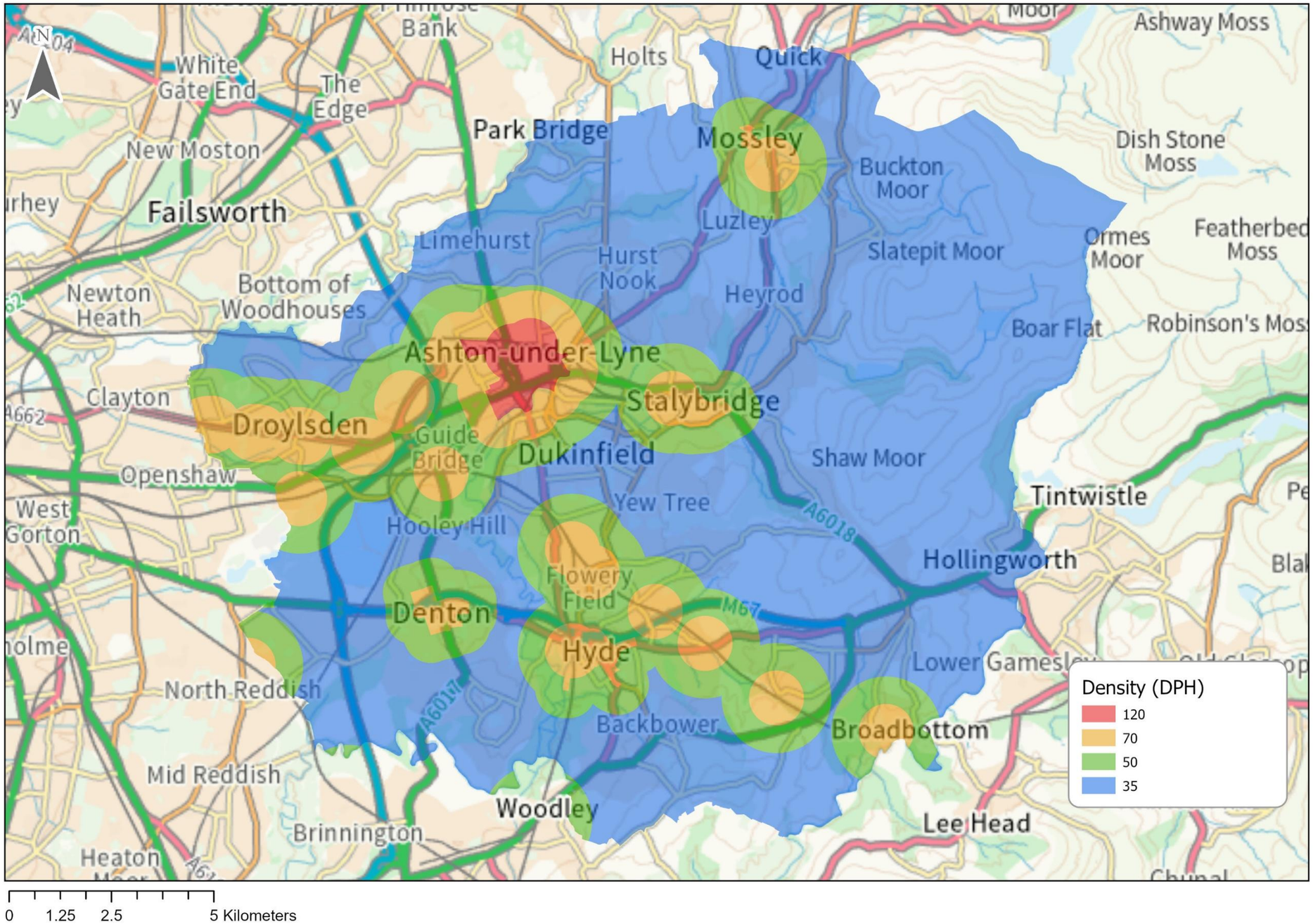
6.6. For economic development the following potential gross additional floor space has been identified for the period 1 April 2026 – 31 March 2041:

- Office – 5,478 sq.m
- Industry and Warehousing – 258,413 sq.m

6.7. Section 5 of the SHELAA sets out the current position with regards to the requirement set out in paragraph 78 of the NPPF to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The conclusion is that the Council can currently demonstrate **5.7 years of housing land supply**.

Appendices

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



Appendix 2 – Estimated Residential Build out Rates

Development Type	Dwelling Types	Average number years lead in time between approval & completion of first dwelling	All Years Average number of dwellings completed per annum between 2012 to 2026	Average number of years between permission & completion of last dwelling
Minor <5	All	2	2	2
Minor =>5 <10	All	2	6	2
Major =>10 <25	All	2	12	3
Major =>25 <50	All	3	19	3
Major =>50 <100	All	2	27	3
Major =>100	All	2	37	5
Minor <5	House	2	1	3
Minor =>5 <10	House	2	5	2
Major =>10 <25	House	3	10	3
Major =>25 <50	House	3	18	4
Major =>50 <100	House	2	20	4
Major =>100	House	1	37	4
Minor <5	Apartment	2	2	2
Minor =>5 <10	Apartment	2	7	2
Major =>10 <25	Apartment	2	16	2
Major =>25 <50	Apartment	3	37	3
Major =>50 <100	Apartment	3	69	3
Major =>100	Apartment	No Data - use Major =>50 <100 as a proxy		
Minor <5	Mix	3	3	3
Minor =>5 <10	Mix	2	5	4
Major =>10 <25	Mix	1	13	2
Major =>25 <50	Mix	2	18	2
Major =>50 <100	Mix	2	36	2
Major =>100	Mix	2	37	5
NB - Average totals rounded up or down to nearest whole number				

Appendix 3 – List of SHELAA Housing Sites

2026 – 2041 Residential Supply

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-AUDENS-010	64 Williamson Lane, Audenshaw	0.02	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-082	Blue Pig, 296-298 Audenshaw Road, Audenshaw	0.24	0	100	Brownfield	Not started	0	0	8	0	0	3	Retain site in 11-15 years of the housing land supply. Not permissioned. Site identified during SHELAA review. Anticipate total of 11no net dwellings comprising 8no net houses and 4no gross/ 3no net apartments will be developed in the long term calculated by applying: PfE Policy JP-H4 Density of 50dph and Criterion 2A.- primarily houses; Council SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 dwellings; and Officer judgment based on conversion of PH into 4 gross/ 3no apartments and 8no houses.
H-AUDENS-123	Slate Lane, Audenshaw	0.93	100	0	Greenfield	Not started	0	0	20	0	0	45	Retain site in 11-15 years of the housing land supply. Not permissioned. Site identified during SHELAA review of NLUD sites. Anticipate 65no dwellings comprising 20no net houses and 45no net apartments will be developed in the long term calculated by applying: PfE Policy JP-H4 density at 70dph and Criterion 2B mix of houses and apartments. Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings; and Officer judgment based on the construction of 2no apartment blocks
H-AUDENS-124	32 Denton Road , Audenshaw	0.08	0	100	Brownfield	Under Construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-129	218 Audenshaw Road, Audenshaw	0.18	0	100	Brownfield	Under Construction	7	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no gross/ 6no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5<10 houses.
H-AUDENS-132	50 Droylsden Road, Audenshaw	0.06	0	100	Brownfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-134	Land At Hollybank, Corn Hill Lane, Audenshaw	0.28	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-AUDENS-135	Droylsden Road, Audenshaw	0.51	0	100	Brownfield	Not started	0	0	0	36	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 36no. net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments; Officer judgement based on single apartment block; and Dialogue with land owner and maximising income generating opportunities.
H-DENSTH-002	2-12 Keats Avenue, Denton	0.10	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying: Number of dwellings within Expired Permission Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DENSTH-022	101 Two Trees Lane, Denton	7.84	0	100	Brownfield	Not started	0	0	##	0	0	0	Move site in 11-15 years of the housing land supply. Site identified during SHELAA review as part of the Brownfield Land Register and declared surplus and on the Council site disposal list.

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Anticipate 274no net houses will be developed in the short to medium term by applying: PfE Policy JP-H4 density at 35dph and Criterion 2A. primarily houses; and Council's SHELAA methodology for build out rates of major site of =>100+ houses.
H-DENSTH-025	Cemetery Road, Denton	0.82	100	0	Greenfield	Not started	29	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review and HSP Call for Sites. Anticipate 29no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses Council's SHELAA methodology for lead in times and build out rates of a major site of =>25 <50 houses. Clear evidence that housing completions will begin on site within the next five years include: Council owned site Identified on the Council site disposal list. Submission of expressions of interest to develop the site for new homes Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-DENSTH-031	Old Rectory Hotel, Meadow Lane, Denton	0.36	0	100	Brownfield	Not Started	0	0	0	18	0	0	Retain site in 0-5 years of the housing land supply, Extant Full permission. Anticipate 18no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>10 < 25 apartments; and officer judgment based on single apartment block.
H-DENSTH-032	4 Wynne Grove, Denton	0.03	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 year of the housing land supply. Extant FULL permission following material operation. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-035	Spring Haven, 61 Gibraltar Lane, Denton	0.11	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission following material operation. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses. Officer judgement based on development progress
H-DENSTH-042	Masons Arms, 335 Stockport Road, Denton	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply, Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENSTH-046	Haughton Green Centre, Mancunian Road/Tatton Road, Denton	1.43	0	100	Brownfield	Not started	0	0	0	0	0	45	Move site into 11-15 years of the housing land supply. Identified through SHELAA. Anticipate 45no apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments. Council's SHELAA methodology for a major site of 25=> <50 apartments.
H-DENTNE-004	Works on junction of Town Lane and Acre Street, Denton	0.17	0	100	Brownfield	Under Construction	12	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 12no net houses to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DENTNE-005	88-90 Wilton Street, Denton	0.29	0	100	Brownfield	Not started	0	0	0	0	20	0	Retain site in 6-10 years of the housing land supply. Expired permission and ongoing commercial use. Anticipate 20no net apartments are developable in the medium term by applying: PfE Policy JP-H4 density of 70 dph and Criterion 2B; Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments; Previous planning permission; and Officer judgement based on construction of 2no apartment blocks.
H-DENTNE-031	Capesthorne Walk, Denton	1.90	100	0	Greenfield	Not started	40	27	0	0	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 67no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Clear evidence that housing completions will begin on site within the next five years include: Council owned site Identified on the Council site disposal list Submission of expressions of interest to develop the site for new homes. Internal dialogue and support for the delivery of new/ affordable homes to meet local need.
H-DENTNE-046	Victoria Street, Denton	0.04	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-066	21 Hyde Road, Denton	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-068	Land Was 18-20 Ashton Road, Denton	0.03	0	100	Brownfield	Not Started	0	0	0	5	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DENTNE-070	Site Of The Old Denton Swimming Baths, Victoria Street, Denton	0.22	0	100	Brownfield	Under Construction	0	0	0	35	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 35no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for build out rates for a major site of =>25 <50 apartments.
H-DENTNE-071	86 Stockport Road, Denton	0.08	0	100	Brownfield	Under Construction	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-072	67 Hyde Road, Denton	0.03	0	100	Brownfield	Under Construction	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 5no gross/ 4no net apartments be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DENTNE-075	Lloyds TSB Bank, 38 Ashton Road, Denton	0.03	0	100	Brownfield	Under Construction	0	0	0	8	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 8no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on change of use of single building.
H-DENTNE-078	76 Manchester Road, Denton	0.03	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENTNE-081	265 Hyde Road, Denton	0.24	100	0	Greenfield	Not Started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply, Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-082	Firwood Carpets, 27 Ashton Road , Denton	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENTNE-083	5 Newtown Avenue, Denton	0.03	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DENTNE-085	87 Hyde Road, Denton	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying:

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENTNE-086	Denton Festival Hall, 13 Peel Street, Denton	0.20	0	100	Brownfield	Not started	0	0	0	12	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 12no net apartments will be delivered in the short term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <24 apartments. Evidence that housing completions will begin on site within the next 0-5 years include: Council owned site Identified on the Brownfield Land Register Identified on the Council site disposal list Development brief commissioned Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-DENTNE-087	Greencross Pharmacy, 14-16 Ashton Road, Denton	0.03	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENTNE-088	132 Hyde Road, Denton	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments
H-DENTNE-089	47 Stockport Road, Denton	0.02	0	100	Brownfield	Not Started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DENTNE-090	58 Stockport Road, Denton	0.01	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DENWST-003	BT Repeater Building, Lord Street, Denton	0.02	0	100	Brownfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DENWST-021	S G Turret Ltd, 96 Town Lane, Denton	0.10	0	100	Brownfield	Not Started	0	0	0	0	8	0	Retain site in 6-10 years of housing land supply. Stalled site. Under construction -material operation. Anticipate 8no net apartments to be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on single apartment block
H-DENWST-029	431 Manchester Road, Denton	0.03	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENWST-035	The Pit Stop, 91 Manchester Road , Denton	0.06	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-002	185 Edge Lane, Droylsden	0.25	93	7	Mix	Not started	0	17	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through Call for Sites. Anticipate 17no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 70 dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-DROEST-010	Burman Street, Droylsden	0.25	0	100	Brownfield	Not started	0	13	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission and Brownfield Land Register. Anticipate 13no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A. - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DROEST-012	Fairfield Avenue, Droylsden	0.14	100	0	Greenfield	Not started	5	2	0	0	0	0	Retain site in 0-5 years of housing land supply. Expired permission and identified on the Council site disposal list. Anticipate 7no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>5 <10 houses. Evidence that the housing completions will begin on site within the next 0-5 years include: Council owned, vacant site Identified on the Council site disposal list. Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-DROEST-013	46 Gorsey Fields, Droylsden	0.18	0	100	Brownfield	Not started	0	6	0	0	6	0	Retain site in 6-10 years of housing land supply. Expired permission and identified on the Brownfield Land Register. Anticipate 12no net dwellings, comprising a mix of 6no net houses and 6no net apartments, will be developed in the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; and Council's methodology for lead in times and build out rates for a major mixed site of =>10 < 25 houses and apartments.
H-DROEST-020	King Street, Droylsden	0.09	0	100	Brownfield	Not started	0	0	0	0	0	7	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 7no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments; and Officer judgement based on conversion of existing building.
H-DROEST-025	342 Fairfield Road, Droylsden	0.13	0	100	Brownfield	Not started	0	0	5	0	0	4	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 9no net dwellings, comprising a mix of 5no net houses and 4no net apartments, will be developed in the long term by applying: PfE Policy JP-H4 density of 70 dpa and Criterion 2B. - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>10 <25 houses and apartments; and Officer judgment based on single block of 4no apartments.
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden	1.24	0	100	Brownfield	Under Construction	60	9	0	51	7	0	Retain site in 0-5 years of the housing land supply. Under construction. Material Operation partial demolition of mill complex. Anticipate 69no net houses and 58no net flats will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of >100 dwellings and officer judgment based on stalled site.
H-DROEST-038	King Street, Droylsden	0.07	0	100	Brownfield	Not started	0	0	5	0	0	0	Retain site in 11-15 years of housing land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2A - primarily houses; and Council's methodology for lead in times and build out rates for a minor site of =>5 < 10 houses.
H-DROEST-052	Manchester Road, Droylsden	0.93	0	100	Brownfield	Not started	0	0	0	##	36	0	Retain site in 0-5 years of the housing land supply. Site identified through SHELAA review, Brownfield Land Register and Council site disposal list. Anticipate an apartment development of 174no net dwellings to be delivered in the short term by applying: Council's methodology for build out rates for a major site of =>100 apartments. Clear evidence that housing completions will begin on site within the next five years include:

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Council owned, vacant site Included within the Brownfield Land Register Identified on the Council site disposal list Development brief completed November 2024. Site marketed. Market intelligence indicates a yield of 174no apartments. Internal dialogue with stakeholders indicates support for the delivery of new/ affordable homes to meet local need.
H-DROEST-055	Seamark, Seafood Marketing Seafood Processing Edge Lane, Droylsden	1.96	0	100	Brownfield	Not Started	71	0	0	72	0	0	Move site into 0-5 years of the housing land supply. Extant Ful permission. Anticipate 143no net dwellings comprising 71no houses and 72no apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of 100+ dwellings.
H-DROEST-066	Ashton Hill Lane, Droylsden	0.40	55	45	Mix	Not started	0	0	0	28	0	0	Move site into 0-5 years of housing land supply. Identified through GMCA Call for Sites and Brownfield Land Register. Anticipate 28no net apartments will be developed in the short term by applying: PfE Policy JP-H4 density of 70dph; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments. Evidence that the housing completions will begin on site within the next 5 years include: Council owned site Included within Brownfield Land Register Council site declared surplus Submission of expressions of interest to develop the site for new homes Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-DROEST-069	Site of former Moss Tavern, 99 - 101 Ashton Road, Droylsden	0.20	0	100	Brownfield	Under Construction	0	0	0	0	17	0	Retain site in 6-10 years of the housing land supply. Stalled development - material operation only. Anticipate 17no net flats will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on single apartment block.
H-DROEST-094	Manchester Road Surgery, 11 Manchester Road, Droylsden	0.02	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retrain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house - use class C4 to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-096	The Railway Inn, 326 Lumb Lane, Droylsden	0.03	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-098	231 Manchester Road, Droylsden	0.16	0	100	Brownfield	Not started	0	0	0	0	34	0	Retain site in 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 34no net apartments will be developed in the medium term by applying: PfE Policy JP-H4 density of 70ph; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-DROEST-099	Durham Street, Droylsden	0.15	100	0	Greenfield	Not started	0	0	0	0	38	0	Retain site in 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 38no net apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments; and Officer judgment based on a single apartment block

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-DROEST-110	The Redeemed Assemblies, Trust Moorside Street, Droylsden	0.06	0	100	Brownfield	Not Started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DROEST-111	2 Canal Street , Droylsden	0.00	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-DROEST-112	Red Lion Hotel, 1-3 Stockport Road, Droylsden	0.02	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROWST-019	189 Manor Road, Droylsden	0.08	0	100	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of housing land supply. Site identified through SHELAA review. Anticipate 6no net apartments to be developed in the long term by applying: PfE Policy JP-H4 density of 70dpa; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DROWST-035	Droylsden Labour Club, 100 Manchester Road, Droylsden	0.04	0	100	Brownfield	Not Started	0	0	0	5	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters permission. Anticipate 5no net flats will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =5<10 apartments.
H-DROWST-036	Manor Road, Droylsden	0.25	0	100	Brownfield	Not Started	9	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 9no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses Clear evidence that housing completions will begin on site within the next five years include: Council owned site Site declared surplus. Commission of development brief Submission of expressions of interest to develop the site for new homes Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-DROWST-039	Land Adjacent To 17 Nelson Drive , Droylsden	0.01	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DROWST-042	3 Manor Road, Droylsden	0.02	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-017	Queen Street, Dukinfield	0.09	0	100	Brownfield	Not started	0	0	0	0	32	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 32no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired Full planning permission; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-DUKINF-018	193 King Street, Dukinfield	0.18	0	100	Brownfield	Not started	0	0	0	0	0	24	Retain site in 11-15 years of housing land supply. Expired permission and currently occupied. Anticipate 24no apartments to be developed in the long term by applying: Number of dwellings identified in Expired permission; and

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													Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of 2no apartment blocks.
H-DUKINF-025	Vacant land between Tower Street, Sandy Lane and Prospect Road, Dukinfield	0.86	100	0	Greenfield	Under Construction	5	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 5no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKINF-052	169 King Street , Dukinfield	0.03	0	100	Brownfield	Not Started	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: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-053	Plantation Farm, Astley Street, Dukinfield	0.03	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DUKINF-056	1 Ralphs Lane, Dukinfield	0.32	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-DUKINF-057	New Inn, 173 Birch Lane, Dukinfield	0.03	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKINF-059	Barton Villa Hotel, Crescent Road, Dukinfield	0.14	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 year housing land supply. CPUD approval. Anticipate 1no net C2 residential care will be delivered in short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKINF-062	St Lukes Church Of England Church And Sunday School, King Street, Dukinfield	0.39	0	100	Brownfield	Under Construction	6	0	0	12	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 20no net dwellings comprising 8no net houses and 12no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major mixed site of =>10 <25 dwellings; and Officer judgement based on developer constructing new houses prior to change of use of a listed building to form apartments.
H-DUKINF-066	Dukinfield Baptist Church, Oxford Road, Dukinfield	0.13	0	100	Brownfield	Not Started	4	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net 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-DUKINF-067	William Hill Bookmakers, 113 - 117 King Street, Dukinfield	0.04	0	100	Brownfield	Not Started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-002	102-128 Sandy Lane, Dukinfield	0.40	0	100	Brownfield	Not started	0	14	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission. Anticipate 14no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35 dph and Criterion 2A: primarily housing; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-023	Castle Street, Stalybridge	0.51	0	100	Brownfield	Not started	0	0	0	##	0	0	Retain site in 0-5 years of housing land supply - Tameside UDP Allocation E2(8) and Brownfield Land Register. Anticipate 130no net apartments will be delivered in the short to medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>100 apartments; and Officer judgment based on two apartment blocks. Clear evidence that housing completions will begin on site within the next five years include:

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Tameside UDP Allocation E2(8) Council owned, vacant brownfield site Included within the Brownfield Land Register Sites declared surplus by Executive Cabinet in April 2024 Stalybridge Town Centre Development Framework approved by Executive Cabinet in January 2024 Internal dialogue and support for the delivery of new/ affordable homes to meet local need. Council to undertake site remediation using grant funding to de-risk.
H-DUKSTB-029	20-32 Buckley Street, Stalybridge	0.49	91	9	Mix	Not started	0	17	0	0	0	0	Retain site in 6-10 years of housing land supply. Expired permission. Anticipate 17no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-030	22-30 Cheetham Hill Road, Dukinfield	0.44	82	18	Mix	Not started	0	15	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 15no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-039	Caroline Street/Bridge Street, Stalybridge	0.15	0	100	Brownfield	Not started	0	0	0	25	0	0	Retain site in 0-5 years of housing land supply - Tameside UDP Allocation E2(8) and Brownfield Land Register. Anticipate 25no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 to <50 apartments. Clear evidence that housing completions will begin on site within the next five years include: Tameside UDP Allocation E2(8) Council owned, vacant brownfield site Included within the Brownfield Land Register Sites declared surplus by Executive Cabinet in April 2024 Stalybridge Town Centre Development Framework approved by Executive Cabinet in January 2024 Internal dialogue and support for the delivery of new/ affordable homes to meet local need. Council to undertake site remediation using grant funding to de-risk
H-DUKSTB-040	Land off Quarry Street, Stalybridge	0.21	0	100	Brownfield	Not Started	0	0	0	18	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 18no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses; Officer judgment based on pending Full approval and single apartment block.
H-DUKSTB-062	1-7 Gloucester Rise, Dukinfield	0.21	0	100	Brownfield	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term calculated by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; and Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-076	Land Between 107 And 109, Chester Avenue, Stalybridge	0.04	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full planning permission - material operation only. Anticipate 1no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-077	81 High Street , Stalybridge	0.09	0	100	Brownfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-DUKSTB-080	1 Trinity Street, Stalybridge	0.05	0	100	Brownfield	Not started	0	0	0	0	5	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 5no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired permission; and

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Council's SHELAA methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-DUKSTB-088	Caroline Street, Stalybridge	0.52	0	100	Brownfield	Not started	4	6	0	32	43	0	Retain site in 0-5 years of the housing land supply. Allocated site and Brownfield Land Register. Anticipate 85no. Net dwellings comprising 10no. houses and 75no. Apartments will be delivered in the short to medium term by applying: Council SHELAA methodology for build out rates for a major mixed site of =>50 <=100 dwellings; and Clear evidence that housing completions will begin on site within the next five years include: Tameside UDP Allocation E2(8) Council owned, vacant brownfield site Included within the Brownfield Land Register Sites declared surplus by Executive Cabinet in April 2024 Stalybridge Town Centre Development Framework approved by Executive Cabinet in January 2024 Internal dialogue and support for the delivery of new/ affordable homes to meet local need. Council to undertake site remediation using grant funding to de-risk
H-DUKSTB-089	Acres Lane, Stalybridge	0.09	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through Homes, Spaces, Places Call for Sites exercise 2024. Anticipate 6no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 70ph; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-091	2 Portland Place, Mottram Road, Stalybridge	0.01	0	100	Brownfield	Not Started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification application. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-092	10A Portland Place, Mottram Road, Stalybridge	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification application. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HURST-050	13 Norman Road, Ashton-under-Lyne	0.08	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HURST-053	Fields Farm, Alt Hill Lane, Ashton-under-Lyne	0.94	0	100	Brownfield	Under Construction	3	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 4no gross/ 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HURST-054	Land Side And Rear Of 21 Luzley Road, Ashton-under-Lyne	0.03	100	0	Greenfield	Not Started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant FULL permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses; and Officer judgement allowing for the submission of reserved matters.
H-HURST-055	8 Hartshead Road, Ashton-under-Lyne	0.05	100	0	Greenfield	Under Construction	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant FULL permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses
H-HURST-056	Seventh View, Gorsey Lane, Ashton-under-Lyne	0.04	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-HURST-059	Thornfield, Gorsey Lane , Ashton-under-Lyne	0.08	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 6no gross/ 5no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses
H-HYDGOD-019	Leigh Street, Hyde	0.77	73	27	Mix	Not started	0	36	3	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through the SHELAA review. Anticipate 39no net houses will be developed in the long terms by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDGOD-022	Former Globe Works, Brook Street, Hyde	1.44	0	100	Brownfield	Under Construction	0	18	0	0	6	0	Retain site in 6-10 years of the housing land supply. Stalled site. Anticipate 24no net dwellings comprising 18no houses and 6no apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings; and Officer judgment, based on a single apartment block.
H-HYDGOD-034	132A and 134 Mottram Road, Hyde	0.15	100	0	Greenfield	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 8no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion A - primarily houses; and Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-037	31 Water Street, Hyde	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-041	Bankside Walk, Hattersley, Hyde	0.37	100	0	Greenfield	Not started	0	10	0	0	16	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 26no net dwellings comprising 10no houses and 16no apartments will be developed in the medium term calculated by applying: PfE Policy JP-H4 density of 70 dph and Criterion B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings. Officer judgement based on 2no apartment blocks.
H-HYDGOD-052	Land bounded by Wardlebrook Avenue, Pudding Lane and Underwood Road, Hattersley (Hattersley Regen Sites 6 & 7)	0.41	56	44	Mix	Not Started	0	0	6	0	0	0	Retain site in 11-15 years of housing land supply. Extant permission - Stalled site. Anticipate 6no net houses will be developed in the long term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-078	Underwood Road, Hyde	0.14	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term calculated by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-088	Former Hyde Library Building, Union Street, Hyde	0.72	0	100	Brownfield	Not Started	0	0	0	##	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 102no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>100 apartments.
H-HYDGOD-097	Top Floor 1 - 7 Borough Arcade, Hyde	0.04	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 apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDGOD-100	Barclays Bank PLC, 36 - 38 Market Street, Hyde	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Certificate of Lawful Development. Anticipate 2no net flats will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-HYDGOD-101	Land Adjacent 21 To 38 Sheringham Drive, Hyde	0.06	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses
H-HYDGOD-106	Junction of Porlock Avenue and Hattersley Road West, Hyde	0.16	100	0	Greenfield	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 8no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-107	South east of junction with Mottram Road and Hattersley Road West, Hyde	0.43	100	0	Greenfield	Not started	0	15	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 15no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDGOD-108	South west of junction with Mottram Road and Hattersley Road West, Hyde	0.55	100	0	Greenfield	Not started	0	19	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 19no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35 dpa and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-HYDGOD-110	Hyde Central Conservative Club, 2 Reynold Street, Hyde	0.02	0	100	Brownfield	Not Started	0	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments
H-HYDGOD-111	1 Sawyer Brow, Hyde	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-113	19 Norman Street, Hyde	0.03	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDGOD-114	Land on the north-west side of Barmhouse Lane, Hyde	0.09	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: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDGOD-115	Land Off Mottram Old Road, Hyde	124.05	100	0	Greenfield	Not Started	339	485	##	##	195	195	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 2,150 no. net dwellings comprising 1,505no houses and 645no apartments to be delivered by applying (Lichfields - Start to Finish - 2024 edition) 6.6 years to completion of first dwelling and based on 2no outlets delivering on site at the same time
H-HYDGOD-116	Communal Land Adjacent 1A Lumn Road, Hyde	0.01	0	100	Brownfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDGOD-117	45 Clarendon Place , Hyde	0.02	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net Sui Generis HMO house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDGOD-118	Rushafield Farm House, Green Lane, Hyde	0.34	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDGOD-119	197 - 199 Market Street, Hyde	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-HYDGOD-120	Owd Joss, 81 Market Street, Hyde	0.02	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-121	33-35 Market Place, Hyde	0.02	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 2no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments
H-HYDGOD-122	63-65 Union Street, Hyde	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-123	Hyde Town Centre, Hyde	4.13	0	100	Brownfield	Not started	0	0	0	0	0	100	Move site into 11-15 years of the housing land supply. Identified through SHELAA. Anticipate 100no apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments. Council's SHELAA methodology for a major site of 100=+ apartments.
H-HYDNEW-003	Former A Brunnschweiller & Co Newton Bank Print Works, Clarendon Road, Hyde	5.08	0	100	Brownfield	Under Construction	122	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation only. Anticipate 122no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>100 houses.
H-HYDNEW-020	Welch Road, Hyde	0.10	0	100	Brownfield	Not started	0	7	0	0	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 7no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2A - primarily houses; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses; and Officer judgment, local authority ownership, internal dialogue and support for the delivery of new/ affordable homes to meet local need.
H-HYDNEW-064	Dunkirk Farm, Dunkirk Lane, Hyde	0.38	100	0	Greenfield	Under Construction	5	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction - material operation only. Anticipate 5no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>5 <10 houses.
H-HYDNEW-077	Arnside Drive, Hyde	0.97	100	0	Greenfield	Not started	22	19	0	14	13	0	Retain site in 0-5 years of the housing land supply. Identified through GMSF Call for Sites. Anticipate 68no net dwellings comprising 41no net houses and 27no net apartments will be developed in the short term calculated by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; and Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings Evidence that the housing completions will begin on site within the next 0-5 years include: Council owned site Identified on the Brownfield Land Register Identified on the Council site disposal list Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-HYDNEW-092	Land Adjacent 16 Field Street, Hyde	0.11	0	100	Brownfield	Not Started	2	0	0	0	0	0	Retain in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDNEW-103	Clarence Hotel, 195 Talbot Road, Hyde	0.06	0	100	Brownfield	Not Started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net apartment will be delivered in the short term by applying:

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													Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-106	Vacant Land, Corner Of Johnson Brook Road And Ashton Road, Hyde	0.04	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDWER-034	Site Bound By Fawley Avenue To North, Freshfield Avenue To East And Grosvenor Road To South, Hyde	0.34	100	0	Greenfield	Not Started	5	0	0	0	0	0	Move site into 0- years of the housing land supply. Extant Outline permission. Anticipate 5no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 houses.
H-HYDWER-038	Lumn Farm, Apple Street, Hyde	0.14	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDWER-054	1 Gerrards Hollow, Hyde	0.04	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDWER-059	Dress up and Party The Showroom Croft Street, Hyde	0.03	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-073	Bowlacre Home, Elson Drive Stockport Road, Hyde	0.41	0	100	Brownfield	Under Construction	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation. Anticipate 6no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 houses.
H-HYDWER-074	68 - 70 Market Street, Hyde	0.02	0	100	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 7no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDWER-078	1 Syddall Street, Hyde	0.14	0	100	Brownfield	Under Construction	9	0	0	15	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 24no net dwellings comprising 9no houses and 15 no apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>10 <25 dwellings; and Officer judgement based on construction of a single apartment block.
H-HYDWER-084	Land Adjacent 17 Church Avenue, Hyde	0.09	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-HYDWER-089	11 Railway Street, Hyde	0.03	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 apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments..
H-HYDWER-090	57 Croft Street, Hyde	0.03	0	100	Brownfield	Not Started	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-091	1 Pitfield Cottages, Wellington Street, Hyde	0.02	0	100	Brownfield	Not Started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no gross/ 1no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-HYDWER-093	Apethorn Lane, Hyde	32.57	99	1	Mix	Not started	109	331	0	0	0	0	Retain site into 0-5 years of the housing land supply. Minded to approve Outline permission subject to section 106 Agreement. Anticipate 440no houses will be delivered in the short-medium to longer term by applying: Evidence that housing completions will begin on site within the next 5 years include: Officer judgment based on pre application discussions. Officer judgement based on Lichfields - Start to Finish - 2024 edition and completion of the first units following submission of the first planning application;
H-HYDWER-095	101 Joel Lane, Hyde	0.14	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-096	Former HSBC Market Place, Hyde	0.02	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 apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDWER-098	Werneth Bungalow, Werneth Low Road, Hyde	0.20	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-101	3 King Edward Road, Hyde	0.05	0	100	Brownfield	Not Started	0	0	0	5	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 5no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-HYDWER-102	138 Joel Lane, Hyde	0.10	0	100	Brownfield	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: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-HYDWER-104	1 Onward Street, Hyde	0.02	0	100	Brownfield	Not Started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-HYDWER-106	190 Manchester Road, Hyde	0.02	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-HYDWER-107	Upper Floors Of 98-100 Market Street , Hyde	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-HYDWER-108	138 Market Street, Hyde	0.03	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification approval. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-LONGDE-008	Wood Street, Hollingworth, Hyde	0.16	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed in the medium term by applying: PfE Policy JP-H4 and density of 35dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-023	Atherton Avenue, Hyde	0.21	0	100	Brownfield	Not started	0	0	7	0	0	0	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 7no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and

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													Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-035	Clough End Road, Mottram, Hyde	0.30	80	20	Mix	Not started	0	15	0	0	0	0	Retain site in 6-10 years of the housing land supply. NLUD site identified through SHELAA review. Anticipate 15no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>10 <25 houses.
H-LONGDE-042	Bretland Gardens, Mottram	0.22	0	100	Brownfield	Not started	0	11	0	0	0	0	Retain site in 6-10 years of the housing land supply. Site identified through SHELAA review. Anticipate 11no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>10 <25 houses.
H-LONGDE-101	Land Off Coombes View, Longdendale	0.18	100	0	Greenfield	Not Started	0	0	0	0	12	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 12no net apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-LONGDE-128	Organ Inn, 81 Market Street, Longdendale	1.47	90	10	Mix	Under Construction	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 5no gross/ 4no net apartments will be delivered in the short term by applying the Council's methodology for lead in times and build out rates of major mixed site of =>50 <100 dwellings and officer judgment based on single apartment block.
H-LONGDE-215	White Hart Inn, 91 Market Street, Longdendale	0.04	0	100	Brownfield	Under Construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no gross/ 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-219	2 Ashworth Lane, Mottram, Hyde	0.09	0	100	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying: Number of dwellings identified in expired permission; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-245	Roe Cross Green Café, Roe Cross Road, Longdendale	0.13	0	100	Brownfield	Not Started	0	0	0	0	9	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 9no net apartments will be developed in the medium terms by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 apartments.
H-LONGDE-246	Land At 245 Birch Lane, Longdendale	0.05	100	0	Greenfield	Not Started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-251	The Hollies, Spring Street, Longdendale	0.11	0	100	Brownfield	Under Construction	0	0	0	12	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 12no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>10 <25 apartments.
H-LONGDE-252	Dewsnap Farm, 8 Dewsnap Lane, Longdendale	0.07	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-253	Manley Grove, Longdendale	0.72	0	100	Brownfield	Not started	26	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 20no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 houses Evidence that housing completions will begin on site within the next 5 years include:

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
													Council owned vacant site Site declared surplus Commissioned development brief Submission of expressions of interest to develop the site for new homes Internal dialogue and support for the delivery of new/ affordable homes to meet local need
H-LONGDE-262	1 Rabbit Lane, Longdendale	0.12	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-LONGDE-263	Coach House Cattery, Coach Road, Longdendale	0.04	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses..
H-LONGDE-264	Land Off Back Lane, Longdendale	0.31	0	100	Brownfield	Under Construction	14	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 14no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major minor site of =>10 <25 houses.
H-MOSSLE-007	19B Manchester Road, Mossley	0.19	0	100	Brownfield	Not started	0	10	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through Call for Sites. Anticipate 10no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major development of =>10 <25 houses.
H-MOSSLE-011	6-32 Waggon Road, Mossley	0.33	0	100	Brownfield	Not started	0	0	0	0	23	0	Retain site in 6-10 years of the housing land supply. Expired permission and identified on the Brownfield Land Register. Anticipate 23no net apartments will be developed in the medium term by applying: PfE Policy H4 70dph; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-MOSSLE-012	Plevins, Cheshire Street, Mossley	3.74	0	100	Brownfield	Not started	0	66	47	0	45	29	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review and on Brownfield Land Register. Anticipate 187no dwellings comprising 113no net houses and 74no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 50dpa and Criterion 2A - primarily houses; and the Council's methodology for lead in times and build out rates for a major mixed site of =>100+ houses and apartments.
H-MOSSLE-016	1-9 Canalside Close, Mossley	0.51	100	0	Greenfield	Not started	0	18	0	0	0	0	Retain site in 6-10 years of housing land supply. Application Written Off. Anticipate 18no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily housing; and Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-021	Land To West Of Huddersfield Road between Hey Farm Estate And Mossley Hollins High School, Mossley	12.77	100	0	Greenfield	Not Started	148	27	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Outline Approval and Pending Reserved Matters application. Anticipate 175no net houses will be developed in the short term by applying: Council's methodology for lead in times and build out rates for a major site of =>100+ houses; and Officer judgement based on Pending Reserved Matters Application.
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley	0.13	0	100	Brownfield	Not Started	6	0	0	0	0	0	Retain site in 0-5 years. Extant Reserved Matters application. Anticipate 6no net houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of a minor site of =>5 <10 houses.
H-MOSSLE-077	Audley Street, Mossley	0.24	0	100	Brownfield	Not started	0	11	0	0	6	0	Retain site in 6-10 years of housing land supply. Site identified through Call for Sites. Anticipate 17no net dwellings comprising 11no net houses and 6no net apartments will be developed in the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; and

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													Council's methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings.
H-MOSSLE-086	Brackenhurst Avenue, Mossley	0.34	71	29	Mix	Not started	0	12	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 12no net houses are developable in the medium term by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; and Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-096	Former Mossley Hollins High School, Huddersfield Road, Mossley	1.91	0	100	Brownfield	Not Started	50	0	0	0	0	0	Retain site in the 0-5 years of the housing land supply. Extant Full permission. Anticipate 50no net houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of a major site of =>50 <100 houses.
H-MOSSLE-100	Hanover Street, Mossley	0.16	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 6no net houses to be developed in the short term calculated by applying: Number of dwellings identified in expired permission; and Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-105	Land at Former Prospect House, Stockport Road, Mossley	0.70	100	0	Greenfield	Under Construction	17	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 17no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>25 <50 houses.
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley	0.41	0	100	Brownfield	Not Started	0	0	0	0	62	0	Move site into 6-10 years of the housing land supply. Expired permission Anticipate 62no net apartments will be developed in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-MOSSLE-131	Britannia New Mill, Queen Street, Mossley	1.04	0	100	Brownfield	Not started	0	0	0	0	0	73	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 73no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph; Council's methodology for lead in times and build out rates for a major site of >=50<100 apartments; and Officer judgment based on two apartment blocks.
H-MOSSLE-139	Manchester Road, Mossley	0.27	0	100	Brownfield	Not started	0	0	0	0	0	6	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed in the long term by applying: Number of dwellings identified in expired permission; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments; and Officer judgment based on change of use of existing building.
H-MOSSLE-146	Yorkshire Ward Conservative Club, Carrhill Road, Mossley	0.21	0	100	Brownfield	Not started	0	0	2	0	0	9	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 11no net dwellings comprising 2no net houses and 9no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; and Officer judgement based on change of use of existing building into apartments.
H-MOSSLE-158	Mossley Road, Mossley	0.27	0	100	Brownfield	Not started	0	10	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 10no net houses are developable in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and Council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-178	27 Manchester Road, Mossley	0.87	0	100	Brownfield	Not started	0	55	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 55no net house will be delivered in the medium term by applying: Number of dwellings identified in expired permission; and Council's methodology for lead in times and build out rates of major site of =>50 <100 houses.

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H-MOSSLE-196	Land in Front of Hopkins Buildings off Tame Valley Close, Mossley	0.07	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site on 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-198	53 Stamford Street, Mossley	0.02	0	100	Brownfield	Not started	0	0	0	0	5	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 5no net apartments will be delivered in the short term by applying: Number of dwellings identified in expired permission; and Council's methodology for lead in times and build out rates of minor site of =>5 <10 apartments.
H-MOSSLE-206	Sovereign Hall Farm, Stamford Street, Mossley	0.04	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-209	Former Abney Church, Huddersfield Road, Mossley	0.10	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-210	Rock House, 229 Stockport Road, Mossley	0.01	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-211	23A Carrhill Road, Mossley	0.08	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in the 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-221	Land On Stamford Road Formerly Stamford Heights, Mossley	0.10	100	0	Greenfield	Not Started	7	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 7no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 houses.
H-MOSSLE-223	1 Gorsey Bank Farm, Lees Road, Mossley	0.13	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-MOSSLE-224	Best O Brass Public House, Manchester Road , Mossley	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross / 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-MOSSLE-225	179 - 183 Manchester Road, Mossley	0.02	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 6no gross / 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 apartments.
H-MOSSLE-226	18 Cemetery Road, Mossley	0.05	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses; and Officer judgement based of need for reserved Matters application.
H-MOSSLE-227	33 Stamford Street, Mossley	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Prior Notification permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STANTH-013	1 to 19 Mereside, Stalybridge	0.15	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

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H-STANTH-029	Huddersfield Road, Stalybridge	0.50	0	100	Brownfield	Not started	0	20	3	0	0	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 23no net houses will be delivered in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 houses.
H-STANTH-032	Harrop Street, Stalybridge	3.18	0	100	Brownfield	Not started	0	0	0	69	141	0	Retain site in 0-5 years of the housing land supply - Tameside UDP Allocation E2(9) and Brownfield Land Register. Anticipate 210no. net apartments are deliverable in the short to medium by applying: Council's SHELAA methodology for build out rates for a major site of =>100+ apartments. Clear evidence that housing completions will begin on site within the next five years include: Tameside UDP Allocation E2(8) GMPF owned, vacant brownfield site Included within the Brownfield Land Register Stalybridge Town Centre Development Framework approved by Executive Cabinet in January 2024 Internal dialogue and support for the delivery of new/ affordable homes to meet local need.
H-STANTH-038	Cleared Site Adjacent Clinic Old Street, Stalybridge	0.39	0	100	Brownfield	Not Started	0	0	0	78	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 78no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; and Officer judgment based on 2no apartment blocks (1 x 24 & 1 x 54 apartments).
H-STANTH-041	7 Wakefield Road, Stalybridge	0.08	100	0	Greenfield	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 5no net houses will be developed within the medium term by applying: Number of dwellings identified in expired permission; and Council's SHELAA methodology for lead in times and build out rates of minor site of =>5 <10 houses.
H-STANTH-042	Union Bank Chambers, 75-79 Market Street, Stalybridge	0.02	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments are developable in the medium term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STANTH-043	Stalybridge Motors, 111 Stamford Street, Stalybridge	0.11	0	100	Brownfield	Not started	0	0	3	0	0	5	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 8no net dwellings comprising 3no net houses 5no net apartments will be developed in the long term by applying PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings; and Officer judgement based on 3no houses and 1no apartment block.
H-STANTH-066	Car park adjacent 20 Stamford Street, Stalybridge	0.04	0	100	Brownfield	Under Construction	0	0	0	6	0	0	Retain site in the 0-5 years of housing land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 apartments.
H-STANTH-079	Annex At 54 Buckingham Road, Stalybridge	0.02	0	100	Brownfield	Not Started	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant FULL permission. Anticipate 2no gross dwellings composing 1no house and 1no net flat to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STANTH-083	1 North Avenue, Stalybridge	0.02	100	0	Greenfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.

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H-STANTH-085	Clay Leaches Farm, Arlies Lane, Stalybridge	0.12	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 2no gross/ 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-STANTH-087	16 Church Walk, Stalybridge	0.02	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-STANTH-088	Land At Former Hartshead Power Station And Millbrook Sidings, Millbrook, Stalybridge	4.94	91	9	Mix	Not Started	162	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 162no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of >100 house.
H-STANTH-095	Stalybridge Town Centre, Stalybridge	6.24	0	100	Brownfield	Not started	0	0	0	0	0	24	Move site into 11-15 years of the housing land supply. Identified through SHELAA. Anticipate 24no apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments. Council's SHELAA methodology for a major site of = 10 <25 apartments.
H-STASTH-004	Cedar Avenue, Stalybridge	2.03	100	0	Greenfield	Not started	0	35	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified during SHELAA review. Anticipate 35no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses; and Officer judgment based on over head power lines.
H-STASTH-012	38 Mottram Old Road , Stalybridge	0.14	100	0	Greenfield	Not Started	2	0	0	0	0	0	Move site into o-5 years of the housing land supply. Extant Outline permission. Anticipate 2no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-STASTH-017	Swineshaw Road, Stalybridge	2.41	100	0	Greenfield	Not started	0	0	60	0	0	0	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 84no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A - primarily houses; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-STASTH-021	Oakwood Mill, Grenville Street, Millbrook, Stalybridge	3.63	90	10	Mix	Not started	0	92	0	0	18	0	Retain site in 6-10 years of the housing land supply. Allocated site in the 2004 Tameside UDP. Anticipate 110no net dwellings comprisinf 92 houses and 18no apartments will be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of a major mixed site of =>100 dwellings; and Officer judgement based on the repair and residential reuse of the listed mill for apartments.
H-STASTH-033	Land at Victoria House and surrounding area, Victoria street, Millbrook, Stalybridge	0.11	0	100	Brownfield	Under Construction	0	2	0	0	0	0	Retain site in 6-10 years of the housing land supply. Development has stalled. Anticipate 2no net houses will be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses; Officer judgement.
H-STASTH-056	Grafton Street Millbrook, Stalybridge	0.05	100	0	Greenfield	Under Construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction - material operation only. Anticipate 3no net houses to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-STASTH-058	Car park adjacent to Stocks Inn, Stocks Lane, Stalybridge	0.03	0	100	Brownfield	Under Construction	0	0	0	4	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 4no net flats will be delivered in the short term: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments; Officer judgement based on single block.
H-STASTH-060	Dog and Partridge, 383 Mottram Road, Stalybridge	0.15	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net flats will be delivered in the short term by applying:

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													Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of =>5 <10 dwellings.
H-STASTH-061	164 Mottram Road, Stalybridge	0.31	68	32	Mix	Under Construction	7	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 7no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 houses.
H-STASTH-070	Travellers Call, 26 Wakefield Road, Stalybridge	0.05	0	100	Brownfield	Under Construction	0	0	0	7	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 8no gross/ 7no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 apartments.
H-STASTH-082	29 Mottram Old Road, Stalybridge	0.05	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-STASTH-085	Cockers Farm, Cockers Lane, Stalybridge	0.20	100	0	Greenfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses..
H-STMICH-013	222 Kings Road, Ashton-under-Lyne	0.08	0	100	Brownfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2.A: primarily houses; and the Council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STMICH-019	24-26 Cedar Street, Ashton-under-Lyne	0.18	0	100	Brownfield	Not started	0	0	9	0	0	0	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 9no net houses will be developed in the long term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>5 <10 houses.
H-STMICH-033	Botany Lane, Ashton-under-Lyne	0.23	0	100	Brownfield	Not started	0	0	0	0	0	15	Retain site in 11-15 years of the housing land supply. Identified during SHELAA review. Anticipate 15no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 70dph; and Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STMICH-045	Land At Rutland Street, Ashton-under-Lyne	0.23	0	100	Brownfield	Under Construction	0	0	0	19	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 19no net flats to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; Officer judgment based on single apartment block.
H-STMICH-064	30 Romney Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed in the medium term by applying the Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STMICH-065	Land At The End Of Fern Lodge Drive, Ashton-under-Lyne	0.74	100	0	Greenfield	Under Construction	13	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 13no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-STMICH-074	80 Currier Lane , Ashton-under-Lyne	0.13	100	0	Greenfield	Under Construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-STMICH-076	Land Adjacent 240 Kings Road, Ashton-under-Lyne	0.03	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 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5

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													apartment; and Officer judgement based on a single apartment block.
H-STMICH-079	190 Mossley Road, Ashton-under-Lyne	0.02	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 3no gross - 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartment.
H-STMICH-085	298 Mossley Road, Ashton-under-Lyne	0.02	0	100	Brownfield	Not Started	0	0	0	6	0	0	Move site into 6-10 years of the housing land supply. Permission Expired. Anticipate 6no net apartments will be delivered in the medium term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of =>5 <10 apartments.
H-STMICH-093	25 Russell Street , Ashton-under-Lyne	0.06	0	100	Brownfield	Under Construction	0	0	0	20	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 20no net apartments will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a major site of =>10 <25 apartments.
H-STMICH-094	117 Mellor Road, Ashton-under-Lyne	0.05	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartment.
H-STPETE-004	9 Wellington Street, Ashton-under-Lyne	0.02	0	100	Brownfield	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 delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a major site of =>10 <25 apartments.
H-STPETE-006	120-122 Stamford Street, Ashton-under-Lyne	0.04	0	100	Brownfield	Under Construction	0	0	0	0	22	0	Retain site in 6-10 years of housing land supply. Development has stalled. Material operation only. Anticipate 22no net flats will be developed within the medium term by applying: Council's methodology for lead in times and build out rates of a major site of =>10 <25 apartments; Officer judgment based on single apartment block.
H-STPETE-007	Delamere Street/ Wellington Street/ Wood Street, Ashton-under-Lyne	0.08	0	100	Brownfield	Not started	0	0	0	0	10	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 10no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-009	203-203A Stamford Street Central, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Permission Written Off. Anticipate 6no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-010	217 Stamford Street Central, Ashton-under-Lyne	0.13	0	100	Brownfield	Under Construction	0	0	0	35	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 35no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-014	Hodgson Street/ Wellbeck Street, St Petersfield, Ashton-under-Lyne	0.31	0	100	Brownfield	Not started	0	0	0	0	37	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 37no net apartments to be delivered in the medium term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments Evidence that housing completions will begin on site within the next 6-10 years? include: Council owned, vacant brownfield site, declared surplus in original Ask Development Agreement

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													Included within the Brownfield Land Register St Petersfield Masterplan approved by Executive Cabinet in January 2022 Part of proposed Ashton Regeneration Partnership approach to seek long term developer/investor partner approved by Executive Cabinet in August 2025 alongside Ashton Town Centre Vision Internal dialogue and support for the delivery of new/ affordable homes to meet local need. Site investigations undertaken in 2024/25 to derisk
H-STPETE-015	18 Crown Street , Ashton-under-Lyne	0.03	0	100	Brownfield	Not Started	0	0	0	15	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 15no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of =>10 <25 apartments.
H-STPETE-018	Birch Street, Ashton-under-Lyne	0.22	0	100	Brownfield	Not started	0	0	0	0	11	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 11no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 and density of 50dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments; and Officer judgement based on site access.
H-STPETE-022	Cavendish Street, Ashton-under-Lyne	0.44	0	100	Brownfield	Not started	0	0	0	0	0	53	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 53no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments;
H-STPETE-023	Vacant Land On The Junction Of Hardwick Street And Moss Lane West, Ashton-under-Lyne	0.02	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STPETE-024	4 To 10 Church Street, Ashton-under-Lyne	0.09	0	100	Brownfield	Under Construction	0	0	0	30	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 30no net flats to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>25 <50 apartments.
H-STPETE-028	Hanover Mill Fitzroy Street, Ashton-under-Lyne	0.17	0	100	Brownfield	Not started	0	0	0	0	21	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 21no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired permission; and Council's SHELAA methodology for lead in times and build out rates of major sites of =>10 <25 apartments.
H-STPETE-029	149 Stamford Street, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 6no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-037	Garden adjacent 9 Knight Street, Ashton-under-Lyne	0.02	100	0	Greenfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house to be completed in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STPETE-039	Union Street, Ashton-under-Lyne	0.63	0	100	Brownfield	Not started	0	0	0	0	0	76	Retain site in 11-15 years of the housing land supply. Site identified through SHELAA review. Anticipate 76no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments; and Officer judgment based on the development of 2no apartment blocks.
H-STPETE-052	Grey Street, Ashton-under-Lyne	0.05	0	100	Brownfield	Not started	0	0	0	0	7	0	Retain site in 6-10 years of the housing land supply. Application Withdrawn. Anticipate 7no net apartments will be developed within the medium term by applying:

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													PfE policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-053	Church Street, Ashton-under-Lyne	0.13	0	100	Brownfield	Not started	0	0	0	0	0	16	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 16no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-056	Wood Street, Ashton-under-Lyne	0.09	0	100	Brownfield	Not started	0	0	0	0	0	10	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 10no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-057	Wych Street, Ashton-under-Lyne	0.09	0	100	Brownfield	Not started	0	0	0	0	0	11	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 11no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; and Council's SHELAA methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-063	Cavendish Street, Ashton-under-Lyne	0.20	0	100	Brownfield	Not started	0	0	0	0	0	24	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 24no net apartments will be developed in the long term by applying the Council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments; and Officer judgement based on a single apartment block.
H-STPETE-065	Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne	0.34	0	100	Brownfield	Not started	0	0	0	0	0	41	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 41no net apartments will be developed in the long term by applying: PfE policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; and Officer judgment based on single apartment block.
H-STPETE-068	Bye Street, Audenshaw	0.13	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 6no houses will be developed within the medium term by applying: PfE Policy JP-H4 density of 6dph and Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STPETE-070	Harrison Howard Motor Co, Guide Lane, Ashton-under-Lyne	0.05	0	100	Brownfield	Not Started	4	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STPETE-083	Stelfox Lane, Audenshaw	0.17	0	100	Brownfield	Not started	0	8	0	0	4	0	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 12no net dwellings comprising 8no net houses and 4no net apartments will be developed within the medium term by applying: PfE Policy JP-H4 density of 70dph and Criterion 2B - mix of houses and apartments; Council's SHELAA methodology for lead in times and build out rates for a major mixed site of =>10 <25 dwellings; and Officer judgement, local authority ownership, internal dialogue and maximising income generating opportunities.
H-STPETE-131	Wimpole Street, Ashton-under-Lyne	0.56	0	100	Brownfield	Not started	0	0	0	0	0	68	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 68no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100

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													apartments; and Officer judgement based on the development of 2no apartment blocks.
H-STPETE-132	Old Cross Street, Ashton-under-Lyne	0.67	0	100	Brownfield	Not started	0	0	0	0	0	81	Retain site in 11-15 years of the housing land supply. Identified through SHELAA review. Anticipate 81no net apartments will be developed in the long term by applying: PfE Policy JP-H4 density of 120 dph and Criterion 2C - primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; and Officer judgement based on the development of 2no apartment blocks.
H-STPETE-143	Advantage House 156 Oxford Street West, Ashton-under-Lyne	0.04	0	100	Brownfield	Not started	0	0	0	0	8	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 8no net apartments will be delivered in the short term by applying: Number of dwellings identified in expired permission; Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-153	Portland House, Katherine Street, Ashton-under-Lyne	0.18	0	100	Brownfield	Not Started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-155	47 Wood Street , Ashton-under-Lyne	0.00	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 apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-157	Wellington Road, Ashton-under-Lyne	0.04	0	100	Brownfield	Not started	0	0	0	0	12	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 12no net apartments will be delivered in the medium term by applying: Number of dwellings in expired permission; and Council's SHELAA methodology for lead in times and build out rates of major site of =>10 <25 apartments.
H-STPETE-158	2 Bradbury Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-164	Town Centre, Ashton-under-Lyne	1.08	0	100	Brownfield	Not started	0	0	0	85	425	425	Retain site in in 6-10 years of the housing land supply. Identified through SHELAA review. Anticipate 600no net apartments to be developed in the medium terms by applying the Council's methodology for lead in times and build out rates for a major site of =>100 apartments; and Officer judgment.
H-STPETE-166	257 Stockport Road, Ashton-under-Lyne	0.09	0	100	Brownfield	Not started	0	0	0	0	8	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 8no net apartments will be delivered in the medium term by applying: Number of dwellings identified in expired permission; and Council's SHELAA methodology for lead in times and build out rates of minor sites of =>5 <10 apartments.
H-STPETE-170	53 Warrington Street, Ashton-under-Lyne	0.17	0	100	Brownfield	Not started	0	0	0	0	32	0	Retain site in 6-10 years of the housing land supply. Expired planning permission. Anticipate 32no net apartments will be delivered in the medium term by applying: Number of apartments identified in expired permission; and Council's SHELAA methodology for lead in times and build out rates of major sites of =>25 <50 apartments.
H-STPETE-173	161 Old Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Extant Prior Approval. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.

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H-STPETE-177	30 - 38 Old Street, Ashton-under-Lyne	0.16	0	100	Brownfield	Not started	0	0	0	0	49	0	Move site into 6-10 years of the housing land supply. Expired permission. Anticipate 49no net apartments to be delivered in the medium term by applying: Number of apartments identified in expired permission; Council's SHELAA 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-184	185 - 189 Stamford Street Central, Ashton-under-Lyne	0.05	0	100	Brownfield	Not Started	0	0	0	6	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 6no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-186	61 Stockport Road, Ashton-under-Lyne	0.11	0	100	Brownfield	Under Construction	0	0	0	43	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 43no net apartments to be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>25 <50 apartments.
H-STPETE-187	4 Richmond Street, Ashton-under-Lyne	0.07	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 12no gross/ 2no net flats will be delivered in the short term by applying: Council SHELAA methodology for a major site of =>10 <25 apartments
H-STPETE-191	Ashton Discount Warehouse, 147 - 155 Stamford Street Central, Ashton-under-Lyne	0.07	0	100	Brownfield	Not Started	0	0	0	33	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 33no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>25 <50 apartments
H-STPETE-195	14 Market Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-198	Lovlees Continental Foods, 56-62 Penny Meadow, Ashton-under-Lyne	0.04	0	100	Brownfield	Under Construction	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-200	Irish National Institute, 80 Wellington Road, Ashton-under-Lyne	0.02	0	100	Brownfield	Not Started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-202	Water Street, Ashton-under-Lyne	0.54	0	100	Brownfield	Not started	0	0	0	65	0	0	Retain site in 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 65no net apartments will be developed in the medium term by applying: PfE Policy JP-H4 density of 120ph and Criterion 2C: primarily apartments; Council's SHELAA methodology for lead in times and build out rates for a major site of =>50 <100 apartments; and Evidence that housing completions will begin on site within the next 0-5 years include: Council owned, vacant brownfield site Included within the Brownfield Land Register Declared surplus by Executive Cabinet in October 2023 . Identified in Shopping Centre Sites Development Framework approved by Executive Cabinet in May 2025 Part of proposed Ashton Regeneration Partnership approach to seek long term developer/investor partner approved by Executive Cabinet in August 2025 alongside Ashton Town Centre Vision Internal dialogue and support for the delivery of new/ affordable homes to meet local need. Demolition of existing building completed

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STPETE-203	Good Hope Mill, Cross Street, Ashton-under-Lyne	0.05	0	100	Brownfield	Under Construction	0	0	0	18	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 18no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a major site of =>10 <25 apartments; and Officer judgment based on change of use of an existing building.
H-STPETE-206	Sell Us Your Guitar, 18 George Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 apartments.
H-STPETE-207	10 - 12 Oldham Road , Ashton-under-Lyne	0.02	0	100	Brownfield	Not Started	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house use class C4 will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-STPETE-211	93 Penny Meadow , Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-STPETE-212	202 Stamford Street Central , Ashton-under-Lyne	0.03	0	100	Brownfield	Not Started	0	0	0	9	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 9no net apartments will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a minor apartment site of =>5 <10 apartments.
H-STPETE-213	25 Wellington Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-STPETE-214	40 Old Street , Ashton-under-Lyne	0.03	0	100	Brownfield	Not Started	0	0	0	3	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 4no gross / 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-STPETE-215	17 Delamere Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Not Started	0	0	0	3	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments..
H-STPETE-216	The Perfect Fit, 49-51 Wood Street, Ashton-under-Lyne	0.01	0	100	Brownfield	Not Started	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-STPETE-217	219 - 221 Stamford Street Central,, Ashton-under-Lyne	0.02	0	100	Brownfield	Not Started	0	0	0	5	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 5no net apartments will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a minor apartment site of =>5 <10 apartments.
H-STPETE-218	31 Clarence Arcade, Stamford Street Central, Ashton-under-Lyne	0.03	0	100	Brownfield	Not Started	0	0	0	9	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 9no net apartments will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a minor apartment site of =>5 <10 apartments.
H-STPETE-220	The Carpet Man, 161 Stamford Street Central, Ashton-under-Lyne	0.01	0	100	Brownfield	Not Started	0	0	0	2	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.

SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-STPETE-221	Areeka's Fashion And Beauty Lounge, 55 Penny Meadow, Ashton-under-Lyne	0.01	0	100	Brownfield	Under Construction	0	0	0	1	0	0	Move site into 0-5 years of the housing land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying: Council SHELAA methodology for lead in times and build out rates of a minor mixed site of <5 apartments.
H-WATERL-010	61-67 Northumberland Avenue, Ashton-under-Lyne	0.11	0	100	Brownfield	Not started	0	0	8	0	0	0	Retain site in 11-15 years of the housing land supply. Expired permission. Anticipate 8no net houses will be developed in the long term by applying: PfE Policy JP-H4 Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-WATERL-050	Park Bridge Works, Park Bridge, Ashton-under-Lyne	1.23	0	100	Brownfield	Not started	0	36	7	0	0	0	Retain site in 6-10 years of the housing land supply. Expired permission. Anticipate 43no houses to be delivered in the medium term by applying: PfE Policy JP-H4 Criterion 2A - primarily houses; and Council's SHELAA methodology for lead in times and build out rates for a minor site of =>25 <50 houses.
H-WATERL-055	Land Rear Of Wilshaw Dale Cottage, Wilshaw Lane, Ashton-under-Lyne	0.07	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 bungalow will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-WATERL-071	Taunton Sunday School, Newmarket Road, Ashton-under-Lyne	0.08	0	100	Brownfield	Under Construction	3	0	0	0	0	0	Retain site in 0-5 years of the housing land supply, Under construction - material operation only. Anticipate 3no net houses will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-WATERL-077	Valley Farm, Oldham Road , Ashton-under-Lyne	0.04	0	100	Brownfield	Under Construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of a minor site of <5 houses.
H-WATERL-078	69 Taunton Road, Ashton-under-Lyne	0.08	0	100	Brownfield	Not Started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.

Appendix 4 – List of SHELAA Employment Sites

2026 – 2041 Office Sites

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sq.m)	Notes
E-STPETE-003	St. Petersfield - Plots 6 & 7 Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.13	Not started	Not permissioned	3,798	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 2no office blocks in the long term.
E-STPETE-006	St. Petersfield - Plot 5 Old Street, St. Petersfield, Ashton-under-Lyne	0.08	Not started	Not permissioned	960	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No detailed employment planning permission in place. Details revised to reflect current prospectus masterplan. 1no office block in the medium term.
E-STPETE-027 (E-WATERL-002)	Office Plot - Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.08	Under construction	Permissioned	720	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Planning permission in place but stalled. Assume 1no. office block in the medium term.

2026 – 2041 Industry and Warehousing Sites

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sqm) 2026-27 to 2030-31	Gross Floorspace (sqm) 2031-32 to 2035-36	Gross Floorspace (sqm) 2036-37 to 2040-41	Gross Floorspace (sqm) 2041-42 onwards	Notes
E-DENTNE-002	Malbern Industrial Estate, Holland Street West, Denton	0.568	Under construction	Permissioned	2157	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for multiple industrial units. Multiple units, therefore assume built out over two years in the short term.
E-DENTNE-003	Land at 150 Holland Street, Holland Street, Denton	0.556	Under construction	Permissioned	11449	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for 1no. storage unit. Single large storage facility, anticipate completion in the short term.
E-DENWST-006	Fairend, Catherine Street West, Denton	0.081	Not started	Permissioned	810	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates from extant planning permission for storage units. Two units, assume built out over two years in the short term.
E-DENWST-007	Land Off Orbital Way/Windmill Lane, Windmill Lane, Denton	0.127	Under construction	Permissioned	1273	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for a storage unit. A single unit, assume built out over two years in the short term.
E-DENWST-009	Windmill Lane East, Windmill Lane, Denton	1.087	Not started	Not permissioned	0	4348	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Moved back in supply, site area and yield revised following the combination of a number of smaller sites to form the area of the proposed allocation in HSP. Assume multiple units built out in phases over two years in the medium term.
E-DROEST-001	Ashton Moss West, Rayner Lane, Droylsden	33.52	Not started	Not permissioned	0	28764	86292	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Revised floorspace originates from Tameside Employment Land Study 2025 (TELS) and Ashton Moss Development Framework. The TELS presents options under which the floorspace ranges from 115,056 sqm to 201,162 sqm. Assume built out of multiple units in phases over a number of years in the medium to long term.
E-DUKINF-001	Cleared land, Ashton Street / Gate Street, Dukinfield	1.13	Not started	Not permissioned	0	4520	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sqm) 2026-27 to 2030-31	Gross Floorspace (sqm) 2031-32 to 2035-36	Gross Floorspace (sqm) 2036-37 to 2040-41	Gross Floorspace (sqm) 2041-42 onwards	Notes
									planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-DUKINF-004	Former Woodmet Site, Globe Lane, Dukinfield	0.634	Not started	Permissioned	5910	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates from extant planning permission for industrial/storage unit. Single unit, assume built out over two years in the short term.
E-DUKINF-005	Former Pilgrim Foods South, Bow Street, Dukinfield	2.66	Not started	Pending decision	12895	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Site clearance complete. Floorspace originates from pending planning permission for new industrial/warehouse units. Multiple large units, delivered in a single phase in the short term.
E-DUKSTB-002	Land Off Binns Street, Binns Street, Stalybridge	0.313	Not started	Permissioned	1055	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates from extant planning permission for multiple industrial units. Multiple units, therefore, assume built out over three years in the short term.
E-HYDGOD-001	Hyde Wharf, Canal Street, Hyde	0.3	Not started	Not permissioned	0	0	1200	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the long term.
E-HYDGOD-002	The Thorns, Off Hattersley Road West, Hattersley, Hyde	3.62	Not started	Not permissioned	0	0	14480	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a five-year period in the long term.
E-HYDGOD-005	Highbank Amphorea Packaging Ltd, Halton Street, Hyde	0.159	Not started	Permissioned	863	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates from extant planning permission for 2no. industrial units. Assume 2 no. units built out over two years in the short term.
E-HYDNEW-001	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.49	Not started	Not permissioned	0	1960	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over two years in the medium term.
E-HYDWER-002	Unit 1 - Warehouse, 20 Alexandra Street, Behind Adamsons IE, Hyde	0.045	Not started	Permissioned	868	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sqm) 2026-27 to 2030-31	Gross Floorspace (sqm) 2031-32 to 2035-36	Gross Floorspace (sqm) 2036-37 to 2040-41	Gross Floorspace (sqm) 2041-42 onwards	Notes
									from extant planning permission for large extension. Assume built out over two years in the short term.
E-LONGDE-001	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale	0.424	Not started	Not permissioned	0	1096	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced and permission has lapsed. Moved back in supply. Floorspace originates from the previously approved planning permission for industrial units. Assume built out over a number of years in the medium term.
E-LONGDE-002	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale	0.785	Not started	Not permissioned	0	3607	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced and permission has lapsed. Moved back in supply. Floorspace originates from the previously approved planning permission for industrial units. Assume built out over a number of years in the medium term.
E-LONGDE-004	Land at Ashworth Lane and Stockport Road, Stockport Road, Hattersley, Hyde	3.284	Under construction	Permissioned	2978	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace for 8no. units from extant planning permission. Completion of all units due in 2026-27.
E-MOSSLE-001	Former Metal Brite Ltd Site, Audley Street Works, Audley Street, Mossley	0.55	Not started	Not permissioned	0	0	2200	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the long term.
E-MOSSLE-002	Waste Ground/Vacant Land, Bury Street/Egmont Street, Mossley	0.46	Not started	Not permissioned	0	0	1840	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. E-MOSSLE-003 has been merged with this record to form a single parcel. Assume multiple units built out in phases over a number of years in the long term.
E-STANTH-001	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.8	Not started	Not permissioned	0	11400	3800	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium to long term.
E-STANTH-002	Site of Former Ray Mill, Clarence Street, Stalybridge	0.66	Not started	Not permissioned	0	2640	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sqm) 2026-27 to 2030-31	Gross Floorspace (sqm) 2031-32 to 2035-36	Gross Floorspace (sqm) 2036-37 to 2040-41	Gross Floorspace (sqm) 2041-42 onwards	Notes
E-STMICH-001	Unit 2, Former Waterside Works, Clarence Street, Ashton-under-Lyne	0.51	Not started	Not permissioned	0	2040	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-001	Ashton Moss East - Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	5.64	Not started	Not permissioned	11284	11284	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Outline consent has lapsed. Site remains allocated under policy E1 of the 2004 UDP and is proposed for allocation in the Homes, Spaces, Places Local Plan. Revised floorspace originates from Tameside Employment Land Study 2025 (TELS) and Ashton Moss Development Framework. The TELS presents options under which the floorspace ranges from 22,568 sqm to 33,853 sqm. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-002	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.117	Under construction	Permissioned	5816	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for 6no industrial units. Assume multiple units built out in phases over a number of years in the short term.
E-STPETE-009	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.54	Under construction	Permissioned	0	1816	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development part complete and remainder stalled. Remaining floorspace originates from extant planning permission. Assume multiple units built out in phases over a number of years over the short to medium term. Note this was previously referenced as E-WATERL-001.
E-STPETE-013	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.432	Not started	Not permissioned	0	0	5720	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place (Previous application Withdrawn). Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-017	Land adj SureStore, Lord Sheldon Way, Ashton-under-Lyne	0.16	Under construction	Permissioned	581	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for 2no units. Assume built out over two years in the short term.
E-STPETE-019	Industrial Site, Kershaw Street, Ashton-under-Lyne	0.118	Not started	Not permissioned	0	522	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment

SHELAA Reference	Site Name and Address	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sqm) 2026-27 to 2030-31	Gross Floorspace (sqm) 2031-32 to 2035-36	Gross Floorspace (sqm) 2036-37 to 2040-41	Gross Floorspace (sqm) 2041-42 onwards	Notes
									planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-020	Land at Kayley Industrial Estate, Richmond Street, Ashton-under-Lyne	0.45	Not started	Not permissioned	0	1800	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place. Assume multiple units built out in phases over a number of years in the medium term.
E-STPETE-021	Greenside House, Richmond Street, Ashton-under-Lyne	0.806	Under construction	Permissioned	2342	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for multiple storage units. Multiple units, therefore, assume built out over three years in the short term.
E-STPETE-022	Kenny Waste Management Limited, 4 Groby Road North, Audenshaw	0.172	Under construction	Permissioned	1721	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for industrial units. Multiple units, therefore, assume built out over three years in the short term.
E-STPETE-024	39 - 41 and Former Works Site, Hill Street, Ashton-under-Lyne	0.12	Under construction	Permissioned	992	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development is under construction. Floorspace originates from extant planning permission for 8no units split over two plots. Assume built out over three years in the short term.
E-STPETE-025	Former Pilgrim Foods North, Conduit Street, Ashton-under-Lyne	0.85	Not started	Pending decision	3400	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. No employment planning permission in place (Pending at 31.03.2026). Assume multiple units built out in phases over a number of years in the short term.
E-STPETE-028	Grosvenor Industrial Park, Grosvenor Street, Ashton-under-Lyne	0.069	Not started	Permissioned	690	0	0	0	Assumed delivery period based on planning status, site size and estimated build-out rate. Development has not commenced. Floorspace originates from extant planning permission for a single new industrial unit. Assume built out over one to two years in the short term.

Appendix 5 - Discounted Residential Sites

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-AUDENS-001	0.07	Triangular Piece of Land at Northern End of Lynwood Grove/Fairlee Ave	DIS	Green space adj to housing.	
H-AUDENS-002	0.03	Garden Land at Rear of 167 Stamford Rd/Balmoral Ave	DISSML	Private rear garden.	
H-AUDENS-004	0.02	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	0.22	173 Stamford St	DIS	Rear garden adj to railway line.	
H-AUDENS-008	0.06	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	0.05	218 Lumb Lane	DISSML	Private side garden with footpath to north of boundary.	
H-AUDENS-011	0.02	1 Brambling Close	DISSML	Private side garden with footpath to east of boundary.	
H-AUDENS-012	0.03	Land Between 25/29 & 31 Nightingale Drive	DISSML	Private garden.	
H-AUDENS-013	0.03	Land Between 30/32 Nightingale Drive & 12/14 Brambling Close	DISSML	Informal resident parking area adj to apartment blocks.	
H-AUDENS-014	0.03	Car Park Pipit Close	DISSML	Informal resident parking area adj to apartment block & houses.	
H-AUDENS-015	0.27	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	0.09	Building & Land at Junction of Wren Close & Heron Drive	DIS	Existing apartment block with ancillary parking.	
H-AUDENS-017	0.07	Landscaped Area Adj. to Hazlewood Drive & Guide Lane	DISSML	Grass verge with trees adj to road junction & houses.	
H-AUDENS-018	0.03	Land Adj. to 32/36 Heron Drive	DISSML	Informal resident parking area adj to apartment block & houses.	
H-AUDENS-019	0.10	Garage Plot Poplar Court Poplar St Audenshaw	DIS	Grassed space & garage site adj to houses.	
H-AUDENS-021	0.24	Land & Buildings at Southern End of Heron Drive	DIS	Site in residential use.	
H-AUDENS-022	0.10	Transco Gvc Station & Surrounding Land, Lumb Lane	DIS	Gas pipelines through site.	
H-AUDENS-023	0.05	Lumb Farm Lumb Lane	DISSML	House with enclosed garden adj to school.	
H-AUDENS-024	0.32	Land Rear of Lumb Farm Lumb Lane	DIS	Area of land used for parking within school grounds.	
H-AUDENS-025	0.03	132 Lumb Lane	DISSML	Access to electricity sub station & private side garden.	
H-AUDENS-026	0.03	Car Parking Area 45-47 Assheton Ave	DISSML	Formal surfaced car park adj to houses & green corridor.	
H-AUDENS-027	0.36	Tennis Courts & Surrounding Land Assheton Ave	DISGS	Formal park/ garden adj to houses.	
H-AUDENS-028	0.39	Snipe Inn & Grounds 387 Manchester Rd	DIS	Site of PH & ancillary car park. Tram line runs east west across site.	
H-AUDENS-029	0.10	Land at The Corner of Egerton St & Corporation Rd	DISSML	Grass verge adj to road junction & houses.	
H-AUDENS-030	0.13	Corner of Egerton St & Denshaw Ave	DISSML	Grass amenity space adj to road junction & houses.	
H-AUDENS-031	0.08	Maintained Grassed Areas Between 16 to 34 Denshaw Ave	DISSML	Grass verges adj to houses within 'Radburn style' housing layout.	
H-AUDENS-032	0.02	Parcel of Land Adj. to 10 Denshaw Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-033	0.02	Parcel of Land Adj. to 2 Hibbert Ave	DISSML	Grass verge adj to houses within 'Radburn style' housing layout.	
H-AUDENS-034	0.01	Parcel of Land Adj. to 2 Denshaw Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-035	0.01	Parcel of Land Adj. 7 Hopkinson Ave	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-036	0.06	Land Adj. to 2 Hopkinson Ave	DISSML	Formal surface car park associated with adj works.	
H-AUDENS-037	0.02	Land Adj. 11 Werneth St	DISSML	Private garden.	
H-AUDENS-038	0.28	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	0.02	Land Adj. to 91 St Annes Rd	DISSML	Grass verge adj to road junction & houses.	
H-AUDENS-040	0.01	Land Adj. to 32 Haughton St	DISSML	Private garden.	
H-AUDENS-041	0.02	Land Adj. to 127 St Annes Rd	DISSML	Private side garden.	
H-AUDENS-042	0.01	Garages at Hope St & Rowcan Close	DISSML	Garages adj to houses & apartment block.	
H-AUDENS-043	0.05	Land In Front of 82 St Annes Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-044	0.04	Land In Front of 84 St Annes Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-045	0.06	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	0.02	Grassed Area Adj. to 5 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-AUDENS-047	0.01	Grassed Area Adj. to 16 St Hildas Rd	DISSML	Grass verge between apartment block & houses within 'Radburn style' housing layout.	
H-AUDENS-048	0.05	Car Park & Garage Plot, North End of Pine Close	DISSML	Garages & resident parking area adj to apartment blocks.	
H-AUDENS-049	0.05	Land Adj. to 6 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-050	0.03	Land Adj. to 1 St Hildas Rd	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-AUDENS-051	0.06	Landscaped Area Adj. to 17 St Annes Rd	DISSML	Grass verge adj to road junction & houses.	
H-AUDENS-052	0.06	Land to Rear of 2-16 Highfield St	DISSML	Grass verge with tree adj to road junction & houses.	
H-AUDENS-053	0.04	Land Adj. to 5 St Annes Rd	DISSML	Grass verge with mature trees adj to road junction & houses.	
H-AUDENS-054	0.05	Land Adj. to 21 Wellington St	DISSML	Grass verge between houses with area of hardstanding to north of verge.	
H-AUDENS-058	0.03	Land Adj. to 157 Droylsden Rd	DISSML	Triangular landscaped verge & private side garden adj to road junction.	
H-AUDENS-059	0.10	Former Methodist Church & Adjoining Land, Guide Lane	DISSML	Former church now day nursery.	
H-AUDENS-062	0.02	Garden to Side of 155 Droylsden Rd	DISSML	Private garden with trees.	
H-AUDENS-063	0.02	Land Between 91 & 117 Droylsden Rd	DISSML	Private driveway between houses.	
H-AUDENS-064	0.02	Land Between 48 & 50 Droylsden Rd	DISSML	Area of hardstanding between terraced houses.	
H-AUDENS-065	0.02	Land Between 18 & 22 Droylsden Rd	DISSML	Area of hardstanding between terraced houses.	
H-AUDENS-066	0.03	Grass Verge Adj. to 2 Droylsden Rd	DISSML	Grass verge adj to road junction.	
H-AUDENS-067	0.12	Bancroft Petrol Station Droylsden Rd	DIS	Petrol filling station & forecourt within residential area.	
H-AUDENS-069	0.14	Square Piece of Land to East of St Annes Primary School, Booth Rd	DIS	Part of school grounds.	
H-AUDENS-070	0.19	Oak House 103 Manchester Rd	DIS	office block with ancillary car park.	
H-AUDENS-071	0.11	Trough Garage, Audenshaw Rd	DIS	Car sales showroom & forecourt	
H-AUDENS-072	0.08	Garage Plot Adj. to 146 Manchester Rd	DISSML	Triangular garage plot adj to houses with Canal to the south.	
H-AUDENS-074	0.07	Rear Gardens of 230 & 234 Manchester Rd	DISSML	Private garden.	
H-AUDENS-075	0.23	Stanmore House, Slate Lane	DIS	Residential care home adj to Canal.	
H-AUDENS-076	0.08	Land Between 39 & 41 Aldwyn Park Rd	DISSML	Private side & rear garden with railway line to the south.	
H-AUDENS-077	0.61	Depot Lumb Lane	DIS	Depot adj to railway line & M60	
H-AUDENS-078	0.04	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	0.03	Gap Between 472 & 474 Audenshaw Rd	DISSML	Area of hardstanding between terraced houses.	
H-AUDENS-080	0.14	Land adjacent to 393 Audenshaw Rd	DIS	Side garden adj to railway line.	
H-AUDENS-083	0.04	Land at The Junction of Audenshaw Rd & Sidmouth St	DISSML	Grass verge with trees located at road junction adj to houses.	
H-AUDENS-084	0.04	Land Adj. to 70-72 Sidmouth St	DISSML	Embankment between railway line & houses.	
H-AUDENS-085	0.05	Side Garden of 8 Sandringham Ave	DISSML	Private narrow gardens.	
H-AUDENS-086	0.12	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	0.45	Premier Suite and Lounge, 40 Corporation Rd	DIS	Public house with function suite with ancillary car park to rear.	
H-AUDENS-088	0.07	Side & Rear Garden of 3 Oak Walk	DISSML	Private garden bound by railway line to north west.	
H-AUDENS-089	0.02	Side Garden of 98 Stamford Rd	DISSML	Private side garden adj to amenity space.	
H-AUDENS-090	0.23	Amenity area adjacent to 37 Leech Brook Ave	DISGS	Amenity space with play area adj to houses.	
H-AUDENS-091	0.11	Cadet Hall, End of Hazel St	DISSML	Halls & ancillary parking area in community use adj to houses & green corridor.	
H-AUDENS-092	0.03	Block of 27 Garages, Peel St	DISSML	Narrow, linear parking area.	
H-AUDENS-093	0.05	Side Garden of 7 Westfield Grove	DISSML	Private side garden with trees.	
H-AUDENS-094	0.04	Car Parking Area to Side of 5 St Hildas View	DISSML	Area of hardstanding used for informal resident car parking.	
H-AUDENS-095	0.16	Grassed area at junction of Hopkinson Ave and Elizabeth Ave	DISGS	Grass amenity space within 'Radburn style' housing layout.	
H-AUDENS-096	0.02	Garage Plot at End of Elizabeth Ave	DISSML	Narrow residential parking area adj to houses.	
H-AUDENS-098	0.18	Pilkington's Tiles, junction of Stamford Rd and 1 Denton Rd	DIS	Building in retail use with ancillary car park	
H-AUDENS-099	0.02	Substation, Adj. to 1 Stamford Rd	DISSML	Electricity sub station.	
H-AUDENS-100	0.02	Land Adj. to 8 Stamford Rd	DISSML	Private garden.	

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H-AUDENS-101	0.04	Tyre Master yard and works, 16 Stamford Rd	DISSML	Works & yard.	
H-AUDENS-102	0.09	Waste Land to Rear of 81-95 Denton Rd	DISSML	Informal parking area to rear of commercial businesses & houses.	
H-AUDENS-103	0.06	Waste Land to Rear of 97-111 Denton Rd	DISSML	Informal parking area & land to rear of houses.	
H-AUDENS-104	0.02	Block of Garages & Forecourts to East of 1-6 Barnwell Close	DISSML	Formal resident parking area adj to houses.	
H-AUDENS-105	0.03	Rear Gardens of 78-80 Denton Rd	DISSML	Private rear gardens.	
H-AUDENS-106	0.03	Private Garage Site & Car Park For Rochford House, Denton Rd	DISSML	Area of hardstanding with garages.	
H-AUDENS-107	0.10	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	0.05	Land On The Corner of Ash St & Sidmouth St	DISSML	Garage site & vacant land with mature trees.	
H-AUDENS-109	4.69	Arrow Trading Estate, Corporation Rd	DIS	Established employment area.	
H-AUDENS-112	0.06	49A Denton Rd	DISSML	Car repair garage & end of terrace residential property.	
H-AUDENS-113	0.04	251 to 255 Ashton Rd	DISSML	Three residential terraced properties used as offices by adjoining works.	
H-AUDENS-114	0.04	The Bungalow 29 Audenshaw Hall Grove Audenshaw	DISSML	Private side garden.	
H-AUDENS-122	0.07	Land rear of garage site Spring Bank Ave	DISSML	Garage site located to rear of houses	
H-AUDENS-127	0.03	124 Ashton Hill Lane, Droylsden	DISSML	Existing garage	
H-AUDENS-128	0.05	48 Droylsden Road, Droylsden	DISSML	Small overgrown site	
H-DENSTH-003	0.04	14 Dale View, Denton	DISSML	Private garden.	
H-DENSTH-006	0.29	Cricket club car park off Kendal Ave	DIS	Mix of hardstanding & grassed area associated with adj cricket club.	
H-DENSTH-007	0.32	Land rear of 1-17 Mancunian Rd off Tatton Rd	DIS	Mix of hardstanding & grassed space to rear of houses.	
H-DENSTH-008	0.18	Land adjacent to Bay Horse, 142 Haughton Green Rd	DIS	Ancillary car park & beer garden to public house.	
H-DENSTH-009	0.12	Land On Corner of Carrgate Rd/ Manor Rd	DISSML	Grass verge adj to houses.	
H-DENSTH-010	0.23	Land to Rear of 1-11 Manor Rd	DISGS	Grass amenity space with steep gradient enclosed by houses.	
H-DENSTH-012	0.30	Fletchers Arms PH, 445 Stockport Rd	DIS	Public house with ancillary car park.	
H-DENSTH-013	0.20	2 Wakeling Rd	DIS	Rear garden.	
H-DENSTH-014	0.06	Land Between 54 to 56 Denbigh Rd	DISSML	Grass verge with trees between houses.	
H-DENSTH-015	0.07	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	0.04	Land to The Side of 47 Gainsborough Walk	DISSML	Grass amenity space within 'Radburn style' housing layout.	
H-DENSTH-017	0.03	Land to The Side of 2 Essington Walk	DISSML	Grass verge adj to houses.	
H-DENSTH-018	0.03	Land to The Side of 1 Stapleford Walk	DISSML	Grass verge adj to road junction & terrace.	
H-DENSTH-019	0.08	Land Opposite 1 to 3 Wollaton Walk	DISSML	Grass amenity space located within 'Radburn style' housing layout.	
H-DENSTH-020	0.10	Land to Front of 29-35 & 14-28 Foxdenton Walk	DISSML	Grass verge within 'Radburn style' residential layout adj to houses.	
H-DENSTH-021	0.17	Land to the front of Standish Walk	DISGS	Grassed amenity space adj to houses.	
H-DENSTH-023	1.26	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	1.23	Land adj to 12-22 Reid Close	DIS	School playing fields.	
H-DENSTH-030	0.12	Former Garage Site Rear of 169-183 Manor Rd	DISSML	Vacant site between houses adj to natural space.	
H-DENSTH-036	0.91	Land off Cemetery Rd, Denton	DISGB	Industrial site in Green Belt	
H-DENSTH-039	0.07	Exeter Ave, Haughton Green	DISSML	Resident parking area adj to residential	
H-DENSTH-041	3.23	Land off Stockport Road, Denton	DISGB	Sewage works within Green Belt	
H-DENSTH-047	2.22	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-DENTNE-008	0.01	3-5 Queen St	DISSML	Building in commercial use.	
H-DENTNE-010	0.02	Rear of 41 St Anne's Road, Denton M34 3DY	DIS	Existing dwelling	
H-DENTNE-016	0.03	Land Between 41-43 Lake Rd	DISSML	Private gardens between houses.	
H-DENTNE-023	0.09	Land Adj. to 26 Linksfield	DISSML	Area of natural space/ countryside adj to houses.	
H-DENTNE-024	0.07	Land Between 29 & 30 Linksfield	DISSML	Vacant grass space enclosed by housing with no vehicular access.	
H-DENTNE-025	0.07	Land Between 32 & 34 Sandbrook Way	DISSML	Grass verge with sub station adj to footpath & houses.	

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H-DENTNE-026	0.45	Thornleys Rd, Denton, M34 3DS	DIS	Small employment site consisting of industrial/commercial units & yard area.	
H-DENTNE-027	0.09	Land Adj. to 76 Bromsgrove Lane	DISSML	Private communal garden with double garage.	
H-DENTNE-029	0.08	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	0.04	Veterans Pavilion 22 Market St	DISSML	Pavilion & surrounding land.	
H-DENTNE-033	0.68	Turner St	DIS	Employment site with industrial units & car park	
H-DENTNE-034	0.66	Palatine St Denton	DIS	Employment site	
H-DENTNE-035	0.01	174 Ashton Rd	DISSML	Existing terraced house	
H-DENTNE-044	0.10	51-55 Stockport Rd, Denton, M34 6DB	DIS	Vacant listed early 19th century house last in use as offices.	
H-DENTNE-049	0.00	3 Market St, Denton, M34 2JL	DISSML	First floor office in Denton town Centre	
H-DENTNE-054	0.03	Gardners Arms PH, 17 Stockport Rd, Denton, M34 6DB	DISSML	Public house located within Denton town centre.	
H-DENTNE-060	0.01	4 Ashton Rd, Denton	DISSML	Existing employment Site	
H-DENTNE-061	0.01	3 to 5 Turner St	DISSML	Existing terraced house	
H-DENTNE-062	0.01	Land Adj. 233 Stockport Rd	DISSML	Existing car park/cleared site	
H-DENTNE-065	0.03	41 Manchester Road, Denton	DISSML	Commercial with residential above	
H-DENTNE-080	0.36	Denton Centre Services for Children and Young People, Duke Street	DIS	Youth Centre	
H-DENWST-001	0.11	Land adjacent 18 Hillview Rd	DISGS	Rectangular piece of grass amenity space adj to road junction & houses.	
H-DENWST-007	0.05	Land Between 17-18 Coppice Walk	DISSML	Gateway between houses into amenity space.	
H-DENWST-008	0.09	9 Pearl St	DIS	Site in employment uses.	
H-DENWST-009	6.27	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-011	0.20	Land Adj. to Holy Trinity Roman Catholic Church Luxor Grove Denton	DIS	House & garden.	
H-DENWST-012	6.37	Horses Fields, Fairview Rd	DISGS	Area of natural space used for horse grazing. North half of site is not publically accessible.	
H-DENWST-013	0.37	The Dane Bank Hotel, Windmill Lane	DIS	Public house ancillary car park & rear beer garden.	
H-DENWST-014	0.14	Land to The Side of 61 Millbrook Ave	DISSML	Area of natural space/ countryside adj to houses.	
H-DENWST-015	0.26	Acres Inn, 120 Acres Lane	DIS	Public house ancillary car park & wooded area to rear of houses.	
H-DENWST-016	0.04	406 Thornley Lane South, Denton M34 2FG	DIS	Stalled housing site	
H-DENWST-018	0.01	173 Thornley Lane South Denton	DISSML	Existing semi detached house.	
H-DENWST-025	0.02	27 Cromwell Ave	DISSML	Existing semi detached residential	
H-DENWST-026	0.44	Land off Hawthorn Rd, Denton	DISGS	Area of greenspace south of Hawthorn Rd	
H-DENWST-027	0.04	73-75 Town Lane, Denton M34 6AF	DIS	Dwelling on junction corner	
H-DENWST-030	0.01	111 Reddish Lane, Denton	DISSML	Small single storey building	
H-DENWST-031	0.24	Catherine Street West, Denton	DISGS	Fenced off area of greenspace	HSP CFS
H-DENWST-032	34.52	Ross Lave Lane, Denton	DISGB	Land within Green Belt	
H-DROEST-001	3.95	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	1.34	Littlemoss Business Park Lumb Lane Droylsden	DIS	Business park adj to residential dwellings.	
H-DROEST-005	0.67	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	21.29	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.	HSP CFS
H-DROEST-007	0.07	Land at Junction of Lowerbank/ Sandbrook Way	DISSML	Grass verge with mature trees adj to road junction & houses.	
H-DROEST-014	0.02	296 Edge Lane and 429-431 Manchester Rd	DISSML	Vacant multi-storey building.	
H-DROEST-015	0.02	208 Market Street, Droylsden	DISSML	Small vacant overgrown land	
H-DROEST-016	0.05	Land Adjoining Scout Hall Ellen St	DISSML	Enclosed vacant land to the side of Scout Hut.	
H-DROEST-017	0.07	Garage premises at 178 Moorside St	DISSML	Vehicle repair garage & yard area.	
H-DROEST-021	0.01	14 Market St	DISSML	Building with retail on ground floor & apartments above.	
H-DROEST-023	0.16	Land to the rear of 23-25 Gorseyfields	DIS	Part open public amenity space & private rear gardens.	
H-DROEST-024	0.01	59 Market St	DISSML	End terraced property in use as hot food take-a-way.	

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H-DROEST-027	0.10	Land Adj. to 250 Fairfield Rd	DIS	Green space adj to residential dwellings.	
H-DROEST-029	0.19	Telephone Exchange Peel St	DIS	Two storey telephone exchange building & surrounding land.	
H-DROEST-030	0.01	81-83 Market St	DISSML	Former bank in multiple use.	
H-DROEST-032	0.19	Land at junction of Edge Lane and St Andrews Ave	DISGS	Part park/ formal garden & car repair garage & yard.	
H-DROEST-036	0.13	Scout Hut, Ellen St	DIS	Scout Hall & land to the rear.	
H-DROEST-037	0.33	Droylsden Working Mens Club, Lloyd St	DIS	Social club & ancillary car park.	
H-DROEST-039	0.08	Garage Plot Herbert St	DISSML	Enclosed garage plot associated with allotment site.	
H-DROEST-040	0.10	Gardens & Garages to Rear 293-297 Manchester Rd	DISSML	Private rear garden enclosed by houses with limited vehicular access.	
H-DROEST-041	0.91	Land at The End of Lumb Lane/ Rear of Hollybank	DISGS	Green corridor to south of railway line & north of houses.	
H-DROEST-042	0.13	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	0.18	Land to The Rear of The Bush Inn, Moorside St	DIS	Land to the rear of PH enclosed by housing.	
H-DROEST-047	0.41	Nook View Farm, Lumb Lane	DISSML	Former MOD site located within the Green Belt.	
H-DROEST-050	0.02	Moorside St, Droylsden	DIS	Property with commercial use to ground floor & flat above	
H-DROEST-082	4.96	Cinderland Hall, Lumb Lane, Droylsden	DISGB	Area of Green Belt to the north of high school	HSP CFS
H-DROEST-087	0.03	218 Edge Lane, Droylsden	DISSML	Small garden site	
H-DROEST-088	0.01	170 Moorside Street, Droylsden	DISSML	Small commercial site	
H-DROEST-090	0.08	Adjacent To 1 Marina Road, Droylsden	DISSML	Vacant overgrown greenspace	
H-DROEST-100	4.61	Meadow Bank Farm, Howarth Farm Road	DISGB	Open space within Green Belt	HSP CFS
H-DROEST-101	0.23	Lumb Lane, Droylsden	DISGB	Open space within Green Belt	HSP CFS
H-DROEST-102	3.42	Willow Bank Farm, Lumb Lane, Droylsden	DISGB	Open space/caravan storage in Green Belt	HSP CFS
H-DROEST-103	3.08	Land off Lumb Lane, Littlemoss, Ashton-under-Lyne	DISGB	Green Belt Land	HSP CFS
H-DROEST-104	5.18	Jaum Farm, Back Lane, Littlemoss, Ashton-under-Lyne	DISGB	Grazing land within Green Belt	HSP CFS
H-DROEST-105	82.09	Lumb Lane, Droylsden	DISGB	Land within Green Belt	
H-DROWST-001	0.12	Land On The Corner of Lancaster Ave/ Sunnyside Rd/ York Rd	DISSML	Play area adj to houses.	
H-DROWST-003	0.26	Land at Suffolk Ave	DISGS	Grass amenity space with mature trees.	
H-DROWST-004	0.10	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	0.08	119 Greenside Lane	DISSML	Vehicle repair garage & yard.	
H-DROWST-006	0.17	Land to The Rear of 1-13 Taylor St	DIS	Site enclosed by housing with limited vehicular access.	
H-DROWST-007	0.05	Land to The Rear of 356-374 Edge Lane	DISSML	Rear gardens.	
H-DROWST-008	0.55	96 Lewis Rd	DIS	Car park to Droylsden Community & Sports Centre	
H-DROWST-009	0.25	Land at Shakespeare Crescent	DISGS	Crescent shaped grass amenity space adj to houses.	
H-DROWST-013	0.07	Land Between 59-69 Springfield Rd	DISSML	Grass verge with mature trees between houses.	
H-DROWST-014	0.11	Land at Surrey Ave	DISSML	Rectangular grass amenity space adj to houses.	
H-DROWST-015	0.18	Land at Norfolk Ave	DISGS	Rectangular grass amenity space adj to flats.	
H-DROWST-016	0.05	Land Opposite 2-10 Water Lane	DIS	Green space adj to houses.	
H-DROWST-017	0.03	Land to The Side of 58 Cambridge Rd	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.	
H-DROWST-018	0.02	Land to Side of 36 Cambridge Rd	DISSML	Enclosed area of hardstanding adj to apartment block with no vehicular access.	
H-DROWST-021	0.22	Pig On The Wall PH, Greenside Lane	DIS	Public house, ancillary car park & surrounding land.	
H-DROWST-030	7.87	Land off Ash Rd	DISGS	Former landfill site, now area of natural space with groups of trees & a network of footpaths.	
H-DROWST-034	1.75	Land off Greenside Lane, Droylsden	DISGS	Area of greenspace to south-west of residential	
H-DROWST-038	3.10	Recycling Centre, Lumb Lane, Droylsden	DISGB	Recycling centre within Green Belt	
H-DUKINF-001	0.82	Woodmet Globe Lane Dukinfield	DIS	Employment site, located within an established employment area.	
H-DUKINF-002	1.48	Chartrange Wharf St	DIS	Waste transfer station located within an established employment area.	
H-DUKINF-003	0.11	Land adjoining 252 Astley St	DISSML	Small area of greenspace off Astley St	

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H-DUKINF-004	0.04	Garage Site Adj. 39-49 Church St Highfield St Junction	DISSML	Garage site with hardstanding used for informal parking.	
H-DUKINF-005	0.12	Astley St Chapelfield Works	DISSML	Grass verge with mature trees adj to works buildings & houses.	
H-DUKINF-006	0.18	Rear of 1-3 Hall Green Rd	DIS	Vacant green space.	
H-DUKINF-007	0.77	Land & Buildings Including Works, Garage & Tame Valley Hotel PH. Park Rd	DIS	Existing established employment area.	
H-DUKINF-008	0.02	Land to Side of 58 Old Rd	DISSML	Enclosed electricity sub-station.	
H-DUKINF-009	0.06	Land Adj. to 2-6 Smith St	DISSML	Grass verge with mature trees adj to houses.	
H-DUKINF-010	0.03	Junction of Astley St & Smith St adjacent Astley Arms	DISSML	Private garden.	
H-DUKINF-011	0.09	Garage site tower St opposite Bates St including grassed area	DISSML	Garage site adj road junction.	
H-DUKINF-012	0.04	town Lane Junction Parking Close	DISSML	Grass verge adj to junction.	
H-DUKINF-013	0.08	Garage Site at junction of Price St and Pickford Lane	DISSML	Garage site with electricity sub station.	
H-DUKINF-014	0.05	Victoria St Junction Jeffreys Drive	DISSML	Grass verge with tree adj to junction & houses.	
H-DUKINF-015	0.18	325-327 Birch Lane	DIS	Gardens belonging to a pair of houses.	
H-DUKINF-016	1.10	Works Unit Lower Alma St	DIS	Employment site containing industrial units & yard.	
H-DUKINF-021	0.01	2-4 King St	DISSML	End terraced property.	
H-DUKINF-026	0.01	Albert Works Crescent Rd	DISSML	Late 19th century office building associated with the Grade II Crescent Rd Mills.	
H-DUKINF-028	0.10	252 Astley St Dukinfield	DISSML	Existing detached house with garden, with Peak Forest Canal to rear of property.	
H-DUKINF-031	0.02	Land at Former Snipe Inn Birch Lane Dukinfield	DISSML	Enclosed land to rear of houses associated with former public house.	
H-DUKINF-039	0.28	Land at Ralphs Lane	DIS	Land with group TPO & individual TPOs at Ralphs Lane including site of No.1 Ralphs Lane	
H-DUKINF-041	0.01	1-3 Wharf St, Dukinfield, SK16 4JF	DISSML	Existing house	
H-DUKINF-049	2.65	Globe Lane, Dukinfield	DISBLR	Industrial estate	
H-DUKINF-060	0.53	River Mill, Park Road, Dukinfield	DIS	Employment Site	HSP CFS
H-DUKINF-061	0.02	Site of St Albans Mission, Park Road, Dukinfield SK16 5PT	DISSML	Small derelict building	HSP CFS
H-DUKINF-063	0.01	227 King Street, Dukinfield	DISSML	Existing dwelling on main road	
H-DUKSTB-001	1.14	Industrial Unit & Land at Park Rd Stalybridge	DIS	Site located an established employment area partly in the Flood Zone.	
H-DUKSTB-003	0.16	Site Opposite 2 Water Grove Rd	DISGS	Amenity space adj to houses.	
H-DUKSTB-004	0.25	Broadbent Fold Farm, Range Rd	DIS	Working Farm.	
H-DUKSTB-005	0.23	Land Adj. to 50 Tennyson Ave	DIS	Open space with several footpaths within residential area.	
H-DUKSTB-006	0.02	Land to Side of 38 Mayfair Close	DISSML	Private garden.	
H-DUKSTB-007	0.14	Garage Site Between 42-44 Lord St	DISSML	Access & informal parking area associated with Stalybridge & Dukinfield Bowling Club.	
H-DUKSTB-008	0.05	Land to The Side of 3 Liston St	DISSML	Narrow parking area/ gardens to rear of houses.	
H-DUKSTB-009	0.06	The Vicarage, Cheetham Hill Rd	DISSML	Private garden.	
H-DUKSTB-010	0.02	23 Cheetham Hill Rd	DISSML	Grass verge on junction adj to houses.	
H-DUKSTB-011	0.05	Between 80 and 88 Robinson Street, Stalybridge	DIS	Vacant land	
H-DUKSTB-012	0.07	Land to The Side of 92 Robinson St	DISSML	Garage site between terrace houses & adj to employment site.	
H-DUKSTB-014	0.03	Garage Site to Side of 15 Pine Rd	DISSML	Garage site adj to houses.	
H-DUKSTB-015	0.05	Garage Site to Side of 17 Lime Grove	DISSML	Garage site adj to houses.	
H-DUKSTB-016	0.28	Holy Trinity School High St	DIS	Private school & grounds.	
H-DUKSTB-017	0.26	Labour Club & Car Park, Acres Lane	DIS	Club currently in use & would be likely to require replacement club building.	
H-DUKSTB-019	0.07	Bower Motors Acres Lane	DIS	Car sales showroom.	
H-DUKSTB-021	0.04	Land Adj. to The Old Hunters Tavern PH., 51-53 Acres Lane	DISSML	Ancillary car park to public house.	
H-DUKSTB-026	0.03	Land Between 6-7 Dain Close	DISSML	Vacant land with steep gradient adj to houses.	
H-DUKSTB-028	0.02	Side Garden Adj. 228 Yew Tree Lane	DISSML	Private side garden	
H-DUKSTB-046	0.03	Land at Unitarian Church Richmond Close Stalybridge	DISSML	Sloping green site with trees adj to house.	
H-DUKSTB-049	0.04	44 Grosvenor St	DISSML	Commercial unit located within Stalybridge town centre.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-DUKSTB-051	0.02	Sportsman Inn, 122 Mottram Road, Stalybridge	DISSML	Commercial Use	
H-DUKSTB-064	0.20	Park House 5 Acres Lane, Stalybridge SK15 2JR	DIS	Old newspaper building	
H-DUKSTB-068	6.48	Cheethams Mill and Cheetham Park, Park St, Stalybridge	DIS	Mill complex & northern section of Cheetham Park.	
H-DUKSTB-070	0.05	1 Trinity St	DISSML	Car park at Stalybridge Library	
H-DUKSTB-071	0.02	Brit Stop PH, 26 Melbourne St, Stalybridge	DISSML	Pub at junction between Melbourne St & Corporation St	
H-DUKSTB-073	0.04	8 Egmont Terrace Spring Bank, Stalybridge	DISSML	Vacant overgrown site	
H-DUKSTB-078	0.01	24 High Street , Stalybridge SK15 1SE	DIS	Vacant land	
H-DUKSTB-084	0.06	Land and buildings off large garage site, Buckley Street, Stalybridge	DISSML	Existing buildings near garages	
H-DUKSTB-090	13.63	Bardsley Farm Road, Range Road, Stalybridge	DISGB	Land within Green Belt	
H-HURST-001	0.04	Land to The Side of 74 Bristol Ave	DISSML	Private side garden adj to houses & green corridor.	
H-HURST-003	0.05	Gardens at the end of Worcester Close.	DISSML	Private front & side gardens.	
H-HURST-004	0.17	Land Rear of Oak Grove/Connery Crescent	DIS	Site tightly enclosed by housing with no vehicular access.	
H-HURST-005	0.03	Land Between 200 & 202 Smallshaw Lane	DISSML	Hardstanding used as informal parking area for adj amenity space.	
H-HURST-006	0.06	Land Between 22 & 24 Sycamore Crescent	DISSML	Enclosed vacant land/ hardstanding between houses with footpath adj to northern boundary.	
H-HURST-007	0.02	Plot to The Side of 133 Kings Rd	DISSML	Vacant land between houses providing access to rear gardens.	
H-HURST-008	0.03	Plot Between 151 & 153 Kings Rd	DISSML	Small overgrown area of green space adj to house. Potential issues with privacy distances.	
H-HURST-009	0.28	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	0.03	Front Gardens of 439 Kings Rd to 15 Gorsey Lane	DISSML	Private garden.	
H-HURST-013	0.05	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	0.15	Land to Rear 56 to 72 Hazelhurst Rd	DISGS	Area providing play equipment.	
H-HURST-016	0.06	Garages between 16A and 15 Hillside Crescent, Ashton-under-Lyne	DISSML	Existing garages	
H-HURST-017	0.05	Land On Marne Ave	DISSML	Grass verge & informal resident parking area adj to houses.	
H-HURST-018	0.08	Garage Plot at The End of Marne Ave	DISSML	Lock up garages & surrounding land adj to houses.	
H-HURST-020	0.04	Land at The End of/Adj. to 12 Kingsley Close	DISSML	Elevated grass verge with footpath linking Kingsley Close & Mossley Rd.	
H-HURST-022	2.30	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	0.09	Garden Land at Rear of 376 Kings Rd	DISSML	Private rear garden.	
H-HURST-026	0.03	Garden Adj. to 13 Norman Rd	DISSML	Private side garden.	
H-HURST-027	0.79	Site of Hurst Methodist Junior School Lees Rd Ashton	DIS	Former school site with extant permission for D1 & D2 uses.	
H-HURST-030	0.04	Garden Adj. to The Cottage Old Rd	DISSML	Private garden.	
H-HURST-035	3.71	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	3.80	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	0.02	146 Old Rd, Ashton-under-Lyne, OL6 9DA	DISSML	Garage site within garden of 146 Old Rd.	
H-HURST-042	0.18	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	0.01	70 Green Lane, Ashton-under-Lyne, OL6 8TE	DISSML	Garage within garden of residential dwelling	
H-HURST-057	21.47	Lees Road, Ashton-under-Lyne	DISGB	Land within Green Belt	HSP CFS
H-HURST-058	1.30	Land off Lees Road, Ashton-under-Lyne	DISGB	Farm land within Green Belt	HSP CFS
H-HYDGOD-001	2.52	Godley Reservoir, Hyde, SK14 3BX	DISGS	Protected green space to north east of cricket ground.	
H-HYDGOD-002	4.30	Godley Reservoir, Hyde, SK14 3SA	DISGS	Grassed amenity space between reservoir & A57.	
H-HYDGOD-003	7.57	Godley Reservoir, Hyde, SK14 3BU	DISGS	Large, open area of protected green space adj to reservoir	
H-HYDGOD-004	1.88	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-006	0.06	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	3.23	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	0.17	Amenity Space Adj. to 20 Fountain St	DISGS	Grass amenity space with perimeter trees & planting adj to houses.	
H-HYDGOD-009	0.03	Church Car Park at Junction of Peel St & Stockport Rd	DISSML	Informal car park for adj church.	

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H-HYDGOD-010	0.43	Strip of land rear of houses on Grange Rd and adjacent to Cemetery	DISGS	Allotment site between the cemetery & residential dwellings.	
H-HYDGOD-011	0.03	Land Adj. to 2 The Grange	DISSML	Grass verge with mature trees on road junction adj houses.	
H-HYDGOD-012	0.03	Land Adj. to 121 Grange Rd South	DISSML	Grass verge with mature trees on road junction adj houses.	
H-HYDGOD-013	0.10	Garage Court at Grange Close Turning Head	DISSML	Garages & parking area adj to houses & area of natural space/ countryside.	
H-HYDGOD-014	0.08	Wasteland off Allen Ave & Shaw Ave	DISSML	Flat area of hardstanding between houses.	
H-HYDGOD-015	0.11	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	0.14	Land and building on Mansfield Rd	DISSML	Area of enclosed hardstanding with works building & electric sub station.	
H-HYDGOD-017	0.04	Vacant Land On Amelia St	DISSML	Former garage site used for informal resident parking between terraced houses.	
H-HYDGOD-018	0.10	Land On Junction of Ridling Lane/ Nelson St	DISSML	Grass amenity space within residential area.	
H-HYDGOD-020	0.09	Land off Villiers St	DISSML	Vacant land with mature trees enclosed by houses.	
H-HYDGOD-021	0.28	Hall Street, Hyde	DIS	Open space	
H-HYDGOD-023	1.51	Highbank Works Halton St	DIS	Industrial/ office premises	
H-HYDGOD-032	0.51	Oaklands House and bungalow	DIS	Greenspace surrounded by TPO trees to rear of Woodlands Park	
H-HYDGOD-038	0.13	Crook St, Hyde	DIS	Former site of Unitarian Methodist Church, now car park & car showroom & garage.	
H-HYDGOD-044	0.23	The Hollies Spring Street Hollingworth Tameside SK14 8NQ	DIS	Site north of railway line	
H-HYDGOD-059	0.02	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	0.03	Rainbow Corner Nursery Lumn Rd	DISSML	Single storey building last used as a nursery	
H-HYDGOD-073	0.03	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	0.03	33-35 Market St, Hyde	DISSML	Existing first & second floor office within Hyde town centre	
H-HYDGOD-077	0.08	Rushafield Farm, Hyde	DISSML	Small site part of Farm	
H-HYDGOD-079	0.04	17-19 Market St, Hyde, SK14 2AD	DISSML	Property located in Hyde town centre & adj to Hyde bus station.	
H-HYDGOD-080	0.04	7 Steeles Ave, Hyde, SK14 2NU	DISSML	Vacant site adj to terraced housing & vacant employment site.	
H-HYDGOD-082	0.06	Land on the west side of Paignton Ave, Hyde	DISSML	Garden behind residential property	
H-HYDGOD-086	0.03	137-141 Market St, Hyde	DISSML	Commercial building next to church	
H-HYDGOD-091	0.13	Land at Godley Brook Lane, Hyde	DIS	Vacant land	
H-HYDGOD-096	0.02	55 Market Street, Hyde	DISSML	Residential Property	
H-HYDGOD-098	0.01	275 Market Street, Hyde	DISSML	Mixed commerical/resi	
H-HYDGOD-102	0.02	19 Norman Street, Hyde	DISSML	Existing dwelling	
H-HYDGOD-105	0.06	Land south west of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	DISSML	Area of greenspace south west of junction with Hattersley Rd West & of Sandy Bank Ave	
H-HYDGOD-109	0.06	Land south east of junction with Hattersley Rd West and of Sandy Bank Ave, Hattersley	DISSML	Area of greenspace south east of junction with Hattersley Rd West & of Sandy Bank Ave	
H-HYDNEW-002	2.16	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	4.16	Newton Business Park Talbot Rd	DIS	Established Employment Area	HSP CFS
H-HYDNEW-009	1.05	Works Site On Johnsonbrook Rd	DIS	Occupied employment site including large works building & car park.	
H-HYDNEW-010	0.06	Land On The Junction of Nicholson St/ Plain Pit Lane/ Dukinfield Rd	DIS	Amenity space with limited access arrangements.	
H-HYDNEW-011	0.05	Garden of 12-30 Lindale, Dukinfield Rd	DISSML	Enclosed garden area associated with apartments with no access from Dukinfield Rd.	
H-HYDNEW-013	0.04	Car Park Adj. 88 Newton Hall Rd	DISSML	Informal resident parking area adj to houses.	
H-HYDNEW-014	0.24	Land on junction of land on Milton St and Old Rd	DIS	School car parking & green space.	
H-HYDNEW-015	0.16	Amenity Space to The Rear of Cunliffe St/ Dukinfield Rd	DIS	Area of open space adj to housing.	
H-HYDNEW-016	0.02	Plot Between 37 & 39 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.	
H-HYDNEW-017	0.02	Plot Between 71 & 73 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.	
H-HYDNEW-018	0.02	Plot Between 91 & 93 Lodge Lane	DISSML	Hardstanding between terraced blocks used for informal residential parking.	
H-HYDNEW-019	0.08	Rear Gardens of Houses at 106-112 Lodge Lane	DISSML	Private rear gardens with no vehicular access.	
H-HYDNEW-021	0.05	Vacant land adjacent to Victoria St Railway Bridge	DISSML	Vacant land used as informal parking area.	
H-HYDNEW-022	0.69	Narrow Strip of Land Between Commercial St & Newman St	DIS	Steep well treed embankment adj to residential dwellings.	

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H-HYDNEW-023	0.12	Church Car Park On St Pauls St	DIS	Unmarked rectangular area of hardstanding used as Church car park. Adj to houses.	
H-HYDNEW-024	0.17	Pavilion & Car Park Adj. 125 Victoria St	DISGS	Area of outdoor sports & recreation includes site of pavilion & unmade car park.	
H-HYDNEW-026	0.06	Corner Plot Adj. to 16 Charlton Ave	DISSML	Grass verge with mature trees.	
H-HYDNEW-027	0.06	Open Amenity Space Adj. to 9 Everest Rd	DISSML	Grass verge with mature trees on road junction adj to houses.	
H-HYDNEW-028	0.11	Land Between Barnfield Rd & Ash Tree Rd	DISSML	Grass verge with mature trees & footpath with steep gradient adj to houses.	
H-HYDNEW-029	0.03	Garage Plot Adj. 64 Ash Tree Rd	DISSML	Lock up garages adj to houses.	
H-HYDNEW-030	0.21	Bay House PH & Car Park Junction of Talbot Rd & Victoria St	DIS	Site redeveloped for commercial use.	
H-HYDNEW-031	0.02	Vacant Land Between 290-292 Victoria St & Watkin St	DISSML	Vacant land between terraced houses with unmade path.	
H-HYDNEW-032	0.60	Public Amenity Space to Rear of 1-25 Glyden Close	DISGS	Grass amenity space with play area & footpaths adj to houses.	
H-HYDNEW-033	0.19	Strip of Public Amenity Space Between Darwin St & Greenside View	DISGS	Grass amenity space with b& of trees adj to houses.	
H-HYDNEW-035	0.15	Land adjacent 20 Leigh Fold	DIS	Small area of green space containing trees.	
H-HYDNEW-036	0.09	Garage Plot On Sunningdale Court	DISSML	Lock up garages adj to houses.	
H-HYDNEW-037	0.04	Garage Site Adj. 2 Hall Bottom St	DISSML	Garages & rear gardens.	
H-HYDNEW-038	0.03	Garage Court On Junction of Dow St & Pimlott Grove	DISSML	Garages & parking on corner plot.	
H-HYDNEW-039	3.85	Land off Matley Lane Hyde	DISGB	Green Belt site containing field located to south of Matley Lane.	HSP CFS
H-HYDNEW-041	0.03	Garden Land Adjoining 166 Victoria St	DISSML	Private side garden.	
H-HYDNEW-042	0.06	Car Park On Thorpe Hall Grove	DISSML	Part informal parking area & part private rear garden.	
H-HYDNEW-044	0.11	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	0.02	Land Adj. 148 Bennett St	DISSML	Private side garden.	
H-HYDNEW-049	0.05	Land Bounded By 3 Ash Tree Rd & Barnfield Rd	DISSML	Private side garden.	
H-HYDNEW-051	0.01	294 Victoria St	DISSML	Mid terraced house.	
H-HYDNEW-085	0.07	Land at Throstle Bank St	DISSML	Grass verge with trees.	
H-HYDNEW-098	0.01	43 Clarence St, Hyde	DISSML	House with garden	
H-HYDNEW-101	1.40	Land off Bennett St, Hyde	DISGS	Field/park behind residential area	
H-HYDNEW-102	1.44	Yew Tree Lane, Hyde	DISGS	Area of greenspace south of Yew Tree Lane	
H-HYDNEW-107	3.03	Land north Victoria St	DISGS	Area of greenspace north of Victoria street	
H-HYDNEW-108	0.40	Land on corner of Talbot Rd and Victoria St	DIS	Employment site on corner of Talbot Rd & Victoria St	
H-HYDNEW-112	12.98	Land surrounding Dunkirk Farm, Dunkrk Lane, Hyde	DISGB	Land within Green Belt	
H-HYDNEW-113	13.39	Land south of Broomstair Road, Denton	DISGB	Land within Green Belt	
H-HYDWER-001	0.68	Providence Mill Alexandra St Hyde	DIS	Providence mill & adj works located within an established employment area adj to Peak Forest Canal.	
H-HYDWER-005	0.07	Grassed Land Between Railway St/ Rutherford Rd	DIS	Open space in built up residential area.	
H-HYDWER-007	0.05	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	0.07	Public Car Park Adj. to 7 Chapel St/ Junction Oldham St	DIS	Edge of town centre car park.	
H-HYDWER-009	0.04	Childrens Nursery On Junction of Perrin St & Henry St	DISSML	Corner plot with modular nursery building & yard adj to terraced housing.	
H-HYDWER-010	0.02	Land On Junction of Edna St & Oldham St	DISSML	Yard providing private parking/ storage.	
H-HYDWER-013	0.14	Open Amenity Space Adj. to Dale View	DISGS	Grass amenity space in high density residential area.	
H-HYDWER-014	0.10	Garage Plot North of 44 New Ridd Rise	DISSML	Garages & informal residential parking area adj to houses.	
H-HYDWER-015	0.30	Industrial Works On Wych Fold	DIS	Occupied industrial buildings & car park.	
H-HYDWER-016	0.06	Garden Land Between 42 Slateacre Rd & 52 Highcroft	DISSML	Private side garden.	
H-HYDWER-017	0.04	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	0.01	Land On Corner of Rowbotham St & Stockport Rd	DISSML	Private garden with mature tree.	
H-HYDWER-019	0.21	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	0.08	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	0.18	Garden to the side of 130 Mottram Old Rd	DIS	Garden with steep levels including trees & hedges.	

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H-HYDWER-022	0.02	Garden to The Side of 35 Rock St	DISSML	Private side garden with detached garage.	
H-HYDWER-023	0.02	Car Park Adj. to Chapel St & Oldham St	DISSML	Informal car parking area.	
H-HYDWER-028	0.08	Garden land adjacent 17 Church Ave	DISSML	Large garden area side & rear of no. 17 Church Ave	
H-HYDWER-036	0.02	Royal Bank of Scotland, 1 Corporation St, Hyde	DISSML	First & second floor for large commercial building in Hyde town Centre.	
H-HYDWER-043	0.00	89 Stockport Rd, Gee Cross	DISSML	Workshop to rear 85 Stockport Rd.	
H-HYDWER-044	0.13	The Coach House, Chapel St, Hyde, SK14 1DN	DISSML	Vacant coach house & land formally attached to Charlotte House	
H-HYDWER-045	0.03	Land Adj. to 147 Stockport Rd Hyde	DISSML	Vacant site adj to No.147 Stockport Rd/Treacle Brow.	
H-HYDWER-061	0.09	Land at End of Chapel St	DISSML	Parking area with TPO trees.	
H-HYDWER-063	0.01	8 Perrin St, Hyde, SK14 1LE	DISSML	Garage attached to house	
H-HYDWER-065	0.01	Dowson Rd, Hyde	DIS	Existing barber shop with first floor storage area	
H-HYDWER-069	0.17	Holy Trinity Church Hall, 16A Higham Lane, Hyde, SK14 5LX	DISSML	Land within curtilage of church & church hall.	
H-HYDWER-079	0.90	Grosvenor Rd, Hyde	DISBLR	Area of green space	
H-HYDWER-085	0.02	89 Stockport Road , Hyde SK14 5QX	DIS	Vacant land	
H-HYDWER-094	1.90	Lord Derby Road, Hyde	DISGB	Fields within Green Belt	
H-LONGDE-001	18.26	Land to The North of Hyde Rd M67 Site	DISGB	Green Belt site containing fields located to the north of the M67.	HSP CFS
H-LONGDE-002	2.21	Land at Marl Villa Mottram Rd Hyde	DISGB	Green Belt site containing fields & house located between Mottram Rd & M67.	HSP CFS
H-LONGDE-003	2.01	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	0.50	Lymefield Works off Lower Market St Broadbottom	DIS	19th century mill building adj to River.	
H-LONGDE-005	0.04	Land Next to 7 Roe Cross Green Mottram	DISSML	Enclosed grass apace & garages at end of residential cul-de-sac.	
H-LONGDE-006	0.04	Land to The Side of 19 Wedneshough Green, Hollingworth	DISSML	Private garden with mature trees.	
H-LONGDE-007	0.04	Land to The Side of 21 Wedneshough Green, Hollingworth	DISSML	Private garden.	
H-LONGDE-009	0.08	Gunn Inn ph., 2 Market St, Hollingworth	DISSML	Listed PH & ancillary car park.	
H-LONGDE-010	0.05	Land at The top of Cannon St, Hollingworth	DISSML	Private garden.	
H-LONGDE-011	0.53	Hollingworth Primary School, Market St, Hollingworth	DIS	Occupied school.	
H-LONGDE-012	0.01	22 Market St, Hollingworth	DISSML	Building in commercial use.	
H-LONGDE-015	0.05	Land Between 22-34 Market St, Hollingworth	DISSML	Grass amenity space with trees & seating adj Market St.	
H-LONGDE-016	0.19	Next to Evergreen, Spring St, Hollingworth	DIS	Grassed site with aqueduct.	
H-LONGDE-017	0.05	9 Spring St, Hollingworth	DISSML	Private side garden.	
H-LONGDE-018	0.12	End of Abbey Grove, Mottram	DISGS	Grassed amenity space within 'Radburn style' housing layout.	
H-LONGDE-019	0.05	Land to The Side & Rear of 1 Abbey Grove, Mottram	DISSML	Parking area & grass verges tightly enclosed to rear of houses.	
H-LONGDE-020	0.04	Land Adj. to John Kennedy Garden/ John Kennedy Rd	DISSML	Grassed area within 'Radburn style' housing layout.	
H-LONGDE-021	0.03	Corner of Ford Grove/ Atherton Ave, Mottram	DISSML	Grassed area with trees within 'Radburn style' housing layout.	
H-LONGDE-024	0.04	Next to Sub Station Atherton Grove Mottram	DISSML	Area of hardstanding within 'Radburn style' housing layout.	
H-LONGDE-025	0.14	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	0.09	Land to The Rear of 61-71 Longdale Drive, Mottram	DISSML	Vacant land tightly enclosed by houses.	
H-LONGDE-028	0.07	Adj. 18 Wood St Hollingworth	DISSML	Land with trees above Longdendale aqueduct.	
H-LONGDE-029	0.02	Corner of Land Adj. to 11 Broadbent Grove, Mottram	DISSML	Grass verge adj to houses.	
H-LONGDE-030	0.04	Land In Front of 12-26 Clough End Rd, Mottram	DISSML	Grass amenity space adj to houses.	
H-LONGDE-031	0.03	Corner of Houses Adj. 38 Clough End Rd, Mottram	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.	
H-LONGDE-032	0.06	Adj. 6 Ball Walk, Mottram	DISSML	Area of hardstanding beneath power lines within 'Radburn style' housing layout.	
H-LONGDE-034	0.10	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	0.04	Triangular Piece of Land Adj. to 1 Webb Grove, Mottram	DISSML	Grass verge adj to houses.	
H-LONGDE-037	0.11	Webb Grove Mottram	DISSML	Grass verges with trees within 'Radburn style' housing layout.	
H-LONGDE-038	0.05	Land Adj. to 58 Clough End Rd, Mottram	DISSML	Grass verge with pylon.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-LONGDE-039	0.36	Land to The North East of 19 Wood St, Hollingworth	DIS	Green space within residential area.	
H-LONGDE-040	0.04	Corner of Clough End Rd & Bunkers Hill Rd, Mottram	DISSML	Grass verge adj to road junction within 'Radburn style' housing layout.	
H-LONGDE-041	0.19	Grassed Area Adj. to 3-10 Bretland Gardens, Mottram	DISGS	Grass amenity space adj to houses.	
H-LONGDE-044	0.07	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	0.06	Corner of Clough End Rd & Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout adj to road junction.	
H-LONGDE-046	0.02	Land Adj. to 114-126 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-047	0.02	Land Adj. to 104-112 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-048	0.03	Land Adj. to 73-77 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-049	0.06	Land In Front of Florence Way, off Market St, Hollingworth	DISSML	Car park & narrow strip of grass associated with adj apartments.	
H-LONGDE-050	0.16	Land Adj. & to The Rear of 88 Valley Rd, Mottram	DIS	Narrow green strip with TPOs in close proximity to houses.	
H-LONGDE-051	0.05	Adj. 30 Valley Rd, Mottram	DISSML	Grass amenity space within 'Radburn style' housing layout.	
H-LONGDE-052	0.04	Adj. 35 Valley Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-053	0.26	Former Chapman Arms PH, Stockport Rd, Mottram	DIS	Nursery, car park & surrounding land.	
H-LONGDE-054	0.11	Land & Garages to The Rear of Colliers Close, Hattersley	DISSML	Hard surface parking & rear gardens tightly enclosed by housing.	
H-LONGDE-055	0.06	Garage Site Between & to The Rear of 9-11 Awburn Rd, Mottram	DISSML	Garage site to rear of houses & depot.	
H-LONGDE-056	0.04	Garage Site Between & to The Rear of 27-29 Awburn Rd, Mottram	DISSML	Garage site to rear of houses.	
H-LONGDE-057	0.19	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	0.06	Garage Site to The Rear of 22-32 Awburn Rd, Mottram	DISSML	Garage site to rear of houses.	
H-LONGDE-059	0.09	Land to The Rear of Health Clinic, Market St, Hollingworth	DISSML	Grass space with mature trees to rear of clinic.	
H-LONGDE-061	0.03	Land Adj. to 21-24 Philip Way, Mottram	DISSML	Informal resident parking to rear of houses.	
H-LONGDE-062	0.12	Land to The Rear of 23-39 Beaufort Close, Mottram	DISSML	Informal resident parking in front of houses.	
H-LONGDE-063	0.06	Land to The Rear of 18-24 Sylvester Close, Mottram	DISSML	Formal resident parking in front of houses.	
H-LONGDE-064	0.07	Land Adj. to 59-69 Sylvester Close, Mottram	DISSML	Informal resident parking in front of houses.	
H-LONGDE-065	0.08	Land Adj. to 9 Worthington Close, Mottram	DISSML	Informal resident parking adj to houses.	
H-LONGDE-066	0.40	St Barnabas Church, Halls & Vicarage, Hattersley Rd East	DIS	Site occupied by church, vicarage & hall.	
H-LONGDE-067	0.08	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	0.32	Opposite Kingstone Arcade Day Nursery, Kenworthy Close	DIS	Occupied by children's centre.	
H-LONGDE-070	0.21	Land to The Rear of 6-64 Melandra Crescent, Mottram	DIS	Hard surfaced parking area to rear of houses.	
H-LONGDE-071	0.07	Baptist Church, Melandra Crescent	DISSML	Church & enclosed green space.	
H-LONGDE-072	0.14	Allotment Gardens to The Rear of 10-26 Colburne Grove, Mottram	DISSML	Allotment gardens tightly enclosed by houses.	
H-LONGDE-073	0.08	Land Between 47-49 Colburne Grove, Mottram	DISSML	Enclosed vacant land adj to houses.	
H-LONGDE-074	0.09	Land In Front of 63-83 Camborne Rd, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-075	0.05	Land to The West of Norclough Mottram Rd	DISSML	Area of natural space between Mottram Rd & houses.	
H-LONGDE-076	0.06	Adj. 28 Green Lane Hollingworth	DISSML	Vacant land between houses.	
H-LONGDE-077	0.06	Land to The Rear of 15-19 Dawlish Close, Mottram	DISSML	Informal parking to rear of houses.	
H-LONGDE-078	0.02	Land to The Rear of 9 Gorsey Intakes, Broadbottom	DISSML	Grass verge with mature tree adj houses.	
H-LONGDE-079	0.03	Land Between 5-6 Gorsey Intakes, Broadbottom	DISSML	Narrow side garden in close proximity to houses, may have issues with privacy distances	
H-LONGDE-080	0.04	Land Between 7-8 Gorsey Intakes, Broadbottom	DISSML	Private side garden.	
H-LONGDE-081	0.08	Land Between 6-7 Gorsey Intakes, Broadbottom	DIS	Garden with TPO trees.	
H-LONGDE-082	0.04	Land to The East of 8 Gorsey Intakes, Broadbottom	DISSML	Private garden with trees.	
H-LONGDE-083	0.01	Next to 15 Bank St Broadbottom	DISSML	Garages between houses.	
H-LONGDE-085	0.03	Land at The Junction of Temperance St/ Bostock Rd/ Old St, Broadbottom	DISSML	Grass verge with trees adj to terrace houses.	
H-LONGDE-086	0.09	Land Between The Vicarage & Brockwood House, Green Lane, Hollingworth	DISSML	Private gardens.	
H-LONGDE-087	0.03	Land Between 13A & 15 Green Lane, Hollingworth	DISSML	Narrow grass verge enclosed by stone boundary walls adj to houses.	

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H-LONGDE-088	0.12	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	0.07	Land Between Olive Terrace & 17-31 Well Row, Broadbottom	DIS	Allotment type gardens in use & well maintained provide high amenity value	
H-LONGDE-090	0.06	Car Park off Mill Brow, Broadbottom	DIS	Car park.	
H-LONGDE-091	0.07	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	0.03	Land at The top of Mill Brow (East Side), Broadbottom	DISSML	Grass embankment in close proximity to railway bridge.	
H-LONGDE-093	0.01	Garage Site Adj. to 12 Etherow Brow	DISSML	Garage site adj to terraced houses.	
H-LONGDE-094	0.06	Community Centre, Lower Market St, Broadbottom	DIS	Community Centre.	
H-LONGDE-095	0.08	Land to The East of The Etherow Centre, Mottram Rd, Broadbottom	DIS	Riding centre manege.	
H-LONGDE-096	0.24	Car Park Adj. to Broadbottom Train Station, off Mottram Rd, Broadbottom	DIS	Car park adj to Broadbottom train station.	
H-LONGDE-097	0.14	Etherow Centre, Mottram Rd, Broadbottom	DIS	Building used by local community	
H-LONGDE-098	0.05	Side of 80 Green Lane Hollingworth	DISSML	Private side garden	
H-LONGDE-099	0.10	Gardens Adj. to 4-22 Moss Lane, Broadbottom	DIS	Gassed space with TPO trees enclosed by stone wall.	
H-LONGDE-100	0.03	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-102	0.10	Land Between Woodlands & Copper Beaches, Moss Lane, Broadbottom	DIS	Side garden with TPO trees within a Site of Biological Importance.	
H-LONGDE-103	0.11	Land to The Rear of Etherow House & Briarfield, Moss Lane, Broadbottom	DIS	Rear gardens with no vehicular access from Moss Lane.	
H-LONGDE-105	0.06	Land to The West of St Mary Magdalene Church, Mottram Rd, Broadbottom	DIS	Part of school site.	
H-LONGDE-106	0.03	Garages Next to 35 Fields Crescent, Hollingworth	DISSML	Garage site between houses.	
H-LONGDE-107	0.24	Land to The Rear of 34-64 Mottram Rd, Broadbottom	DIS	Numerous rear gardens with limited vehicular access.	
H-LONGDE-108	0.23	Land to The Rear of 1 Crescent Fold, Broadbottom	DIS	Rear garden with limited access.	
H-LONGDE-110	0.08	Front of 2-16 West End, Broadbottom	DIS	Gardens to properties at West End with limited access.	
H-LONGDE-113	0.08	Land next to 10 Moorfield St, Hollingworth	DISSML	Naturalised vacant land between terraced houses.	
H-LONGDE-114	0.16	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	0.05	Land Between 156 & 174 Market St, Hollingworth	DISSML	Grass verge with TPOs adj to houses.	
H-LONGDE-116	0.05	Land On The Corner of Market St/ Printers Fold, Hollingworth	DISSML	Grass verge with mature trees.	
H-LONGDE-117	0.03	Land Opposite 7-9 Rose Bank Close, Hollingworth	DISSML	Narrow grass verge with footpath adj to houses.	
H-LONGDE-118	0.02	Land Adj. to Four Seasons, Printers Fold, Hollingworth	DISSML	Private garden with TPOs.	
H-LONGDE-119	0.04	Land Between 9 & 11 Printers Fold, Hollingworth	DISSML	Private gardens & sub station on land between houses.	
H-LONGDE-120	0.40	End of Printers Park	DISGB	Green Belt site off Printers Fold forms part of the Etherow Country Park.	
H-LONGDE-121	0.38	End of Ellison Close, Hollingworth	DIS	Grassed area with trees adj to residential properties.	
H-LONGDE-122	0.15	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	0.05	Next to 8 King St Hollingworth	DISSML	Naturalised vacant land between terraced houses.	
H-LONGDE-124	0.08	Next to 5 King St, Hollingworth	DISSML	Naturalised vacant land between terraced houses.	
H-LONGDE-125	0.03	End of Precinct off Moorfield Terrace, Hollingworth	DISSML	Garage site adj to terraced houses.	
H-LONGDE-126	0.08	Shops 96-106 Market St Hollingworth	DISSML	Building in commercial use with ancillary parking area.	
H-LONGDE-127	0.04	End of Gas St, Hollingworth	DISSML	Long, narrow driveway/ garden. Long driveway/garden/garage	
H-LONGDE-129	0.04	5 Highfield Gardens, Hollingworth	DISSML	Private side garden.	
H-LONGDE-130	0.20	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	0.10	Garage Site & Land Next to 1 Arrowscroft Way/ 5 The Boulevard, Hollingworth	DISSML	Garage site tightly enclosed by houses.	
H-LONGDE-132	0.03	Garage Site Adj. to 56 The Boulevard, Hollingworth	DISSML	Garage site adj to houses.	
H-LONGDE-133	0.04	Garage Site Next to 11 Wooley Close, Hollingworth	DISSML	Garage site with mature trees along boundary adj terraced houses.	
H-LONGDE-134	0.04	Garage Site Next to 53 Church Rd, Hollingworth	DISSML	Garage site enclosed by houses.	
H-LONGDE-135	0.03	Corner of Cross St/ Taylor St, Hollingworth	DISSML	Grass verge with TPO trees.	
H-LONGDE-136	0.13	Glenbrook Back Moor, Mottram	DISSML	Large house & garden.	
H-LONGDE-137	0.06	Land Behind 15-21 Back Moor, Mottram	DISSML	Private rear gardens with limited vehicular access.	

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H-LONGDE-138	1.25	Mottram Old Hall & Garden, Old Hall Lane, Mottram	DIS	Listed building & grounds with TPO trees	
H-LONGDE-139	0.07	Land In Front of 21 & 23 Hall Drive, Mottram	DISSML	Private gardens with TPO trees.	
H-LONGDE-140	0.03	Land Between 5 & 6 Hall Close, Mottram	DISSML	Narrow private side garden with garage.	
H-LONGDE-141	0.11	Land Between 9 & 11 Hall Drive, Mottram	DISSML	Private adjoining gardens with TPO trees.	
H-LONGDE-142	0.05	Land Next to 8C Old Rd, Mottram	DISSML	Triangular garden with mature trees.	
H-LONGDE-143	0.07	Cobblestone Farm Higher Matley, off Matley Lane	DISSML	Farm building.	
H-LONGDE-144	0.04	Ashley Court 6 Cannon St, Hollingworth	DISSML	Office block adj to Hollingworth Primary School.	
H-LONGDE-146	0.14	Garden at 19 Sproutgreen, Mottram	DISSML	Private garden with TPO tree.	
H-LONGDE-148	0.16	Land near Grove House, Water Lane, Hollingworth	DIS	Vacant land with trees	
H-LONGDE-151	0.27	Nursing Home, 29 Old Rd, Mottram	DIS	Large house in own grounds with TPO trees, currently nursing home	
H-LONGDE-157	0.03	Land Behind 37 Roe Cross Green, Mottram	DISSML	Private rear garden.	
H-LONGDE-158	0.34	31 Old Rd, Mottram	DIS	House in own grounds with numerous TPO trees	
H-LONGDE-161	0.15	Telephone Exchange off Shaw St, Mottram	DIS	Building & car park adj to houses.	
H-LONGDE-162	0.09	Land to east side of Prospect House Mottram Moor, Mottram	DISSML	Private garden on east side of large house.	
H-LONGDE-163	0.10	Land to west side of Prospect House Mottram Moor, Mottram	DISSML	Private garden to south west of large house.	
H-LONGDE-164	0.02	Land to The Rear of 2 Hyde Rd off The Croft, Mottram	DISSML	Vacant land between houses.	
H-LONGDE-165	0.08	Land Opposite 3 Rushycroft, Mottram	DISSML	Grass verge with air shaft adj to houses.	
H-LONGDE-166	0.03	Land Between 41 & 51 Stalybridge Rd, Mottram	DISSML	Private garden with TPO trees.	
H-LONGDE-167	0.03	57 Stalybridge Rd, Mottram	DISSML	Private garden.	
H-LONGDE-168	0.23	Narrow, Linear Strip of Land On West Side of Woodlands Close, Mottram	DISGS	Area of natural space open countryside .	
H-LONGDE-169	0.04	Land to The Rear of 20-31 Woodlands Close, Mottram	DISSML	Private rear gardens with no vehicular access.	
H-LONGDE-170	0.02	Land In Front of 26-38 Woodlands Close, Mottram	DISSML	Triangular grass verge adj to houses.	
H-LONGDE-171	0.02	Land In Front of 15-25 Woodlands Close, Mottram	DISSML	Triangular grass verge adj to houses.	
H-LONGDE-172	0.01	Land & Garages Adj. to 6-8 Woodlands Close, Mottram	DISSML	Parking area & garages adj to houses.	
H-LONGDE-173	0.09	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	0.01	Garage Site Adj. to 22 Home Farm Ave, Mottram	DISSML	Garages adj to houses.	
H-LONGDE-175	0.21	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	0.07	Land Between 235 & Lodge, Broadbottom Rd, Mottram	DISSML	Private garden with TPO trees.	
H-LONGDE-177	0.10	Land to The West of 19 Bucklow Close, Mottram	DISSML	Private sloping garden.	
H-LONGDE-178	0.04	Land to The East of 22 Bucklow Close, Mottram	DISSML	Private garden.	
H-LONGDE-179	0.11	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	0.01	Land Adj. to 48 Winslow Ave, Mottram	DISSML	Part of much larger area of natural space/ countryside adj to houses.	
H-LONGDE-183	0.02	Next to 173 Broadbottom Rd, Mottram	DISSML	Private side garden.	
H-LONGDE-184	0.03	Next to 105 Broadbottom Rd, Mottram	DISSML	Private side garden.	
H-LONGDE-186	0.12	Next to 26 Ashworth Lane, Mottram	DISSML	Grass amenity space within 'Radburn style' housing layout.	
H-LONGDE-187	0.09	Day Grove, Mottram	DISSML	Turning head with informal resident parking & grass verge in 'Radburn style' housing layout.	
H-LONGDE-188	0.06	Land Adj. to 28-32 Gray Close, Mottram	DISSML	Grassed verge within 'Radburn style' housing layout.	
H-LONGDE-189	0.14	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	0.11	In Front of 63-79 Ashworth Lane, Mottram	DISSML	Grass verge between houses & highway.	
H-LONGDE-191	0.08	Rear of 8-20 Stringer Close, Mottram	DISSML	Parking area & grass verges to rear of houses.	
H-LONGDE-192	0.04	Land Opposite 8-12 Chain Bar Way, Mottram	DISSML	Grassed area within 'Radburn style' housing layout.	
H-LONGDE-193	0.16	Behind 12-26 Stringer Ave, Mottram	DIS	Parking area for local residents to rear of houses.	
H-LONGDE-194	0.09	Land In Front of 1-8 Ford Way, off Hyde Rd, Mottram	DISSML	Grass verge between houses & the highway.	
H-LONGDE-195	0.09	Hyde Rd & John Kennedy Rd Junction Mottram	DISSML	Grass amenity space adj to highway & terraced houses.	

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H-LONGDE-196	0.19	Petrol Station South of Hyde Rd Mottram	DIS	Petrol filling station & forecourt.	
H-LONGDE-197	0.25	Petrol Station North of Hyde Rd Mottram	DIS	Petrol filling station & forecourt.	
H-LONGDE-198	0.09	Car Park In Front of 1-6 Costobadie Way	DISSML	Parking area & grass verges within 'Radburn style' housing layout.	
H-LONGDE-199	0.15	98-104 John Kennedy Rd, Mottram, Hyde, SK14 6PE	DIS	Shops & land to rear	
H-LONGDE-200	0.09	Lowry Grove, Mottram	DIS	Grassed area adj to houses.	
H-LONGDE-201	0.01	Land Between 7 & 9 Arundale Grove, Mottram	DISSML	Private gardens.	
H-LONGDE-202	0.06	Front of Arundale Grove, Mottram	DISSML	Grass verge within 'Radburn style' housing layout.	
H-LONGDE-203	0.12	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.	
H-LONGDE-204	0.13	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	0.06	62 Ashworth Lane Mottram	DISSML	Private rear garden.	
H-LONGDE-224	5.06	Manley Grove, Mottram, Hyde, SK14	DISGS	Disused playing pitch to rear of Longdendale Recreational Centre	
H-LONGDE-225	0.01	The Old Court House Market Place, Mottram,	DISSML	Grade II listed former office building within conservation area	
H-LONGDE-233	4.43	Chain Bar Lane, Hattersley, Hyde	DISBLR	Area of green space	
H-LONGDE-241	0.05	3 Rabbit Lane, Mottram	DISSML	Residential Dwelling	
H-LONGDE-248	0.05	Land North of 3A King Street, Hollingworth	DISSML	Vacant overgrown site	
H-LONGDE-254	1.98	Clough End Farm, Webb Grove, Mottram	DISGB	Open land in Green Belt	HSP CFS
H-LONGDE-255	11.07	Clough End Farm	DISGB	Vacant land in Green Belt	HSP CFS
H-LONGDE-256	0.95	Mottram Road, Mottram	DISGB	Land within Green Belt	
H-LONGDE-257	2.14	Mottram Road, Mottram	DISGB	Land within Green Belt	
H-LONGDE-258	1.70	Westwood Farm, Mottram Road, Mottram	DISGB	Farm complex and land within Green Belt	
H-MOSSLE-003	1.87	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	0.10	Brown Edge Service Reservoir, off Lane Head Rd	DISGB	Green Belt site containing covered reservoir adj waste transfer station.	
H-MOSSLE-005	0.24	Allotment Gardens Brunswick St Mossley	DISGS	Allotment gardens in residential area.	HSP CFS
H-MOSSLE-006	0.41	New Scout Mill Manchester Rd Mossley	DIS	Established Employment Site adj to Manchester Rd & railway line.	
H-MOSSLE-008	1.63	Land to the west of Barngate Drive	DISGS	Part natural space/ countryside with steep gradient & part private stables & Manege surrounded by trees.	
H-MOSSLE-009	0.41	Weir Mill, Manchester Rd	DIS	Former mill in mixed use located within the greenbelt.	
H-MOSSLE-010	0.40	Bank Mill & Old Fire Station, Manchester Rd (Roaches)	DIS	Employment site adj to Manchester Rd & the Huddersfield Narrow Canal.	
H-MOSSLE-013	0.20	11 Woodend View, Roughtown Rd, Mossley	DISSML	Grass embankment between Woodend View & the railway line.	
H-MOSSLE-014	0.08	Garage Site to The Rear of 18-28 Princess Close	DISSML	Garages enclosed by rear of houses.	
H-MOSSLE-018	0.07	Rear of 57-65 Staley Rd	DISSML	Rear garages/ parking & gardens.	
H-MOSSLE-022	0.23	Two Mills Lane, Mossley	DISSML	Vacant mill building & land adjoining River Tame.	
H-MOSSLE-024	0.19	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	0.08	Garage Site Junction of Brunswick St Derby St Mossley	DISSML	Corner garage site & private garden adj to terraced houses.	HSP CFS
H-MOSSLE-027	0.42	Micklehurst Dam, Micklehurst Rd	DISGS	Naturalised amenity space adj to reservoir & terraced houses, partially in Flood Zones.	
H-MOSSLE-028	0.04	Garage Site Between 25 & 25A Denbigh St	DISSML	Lock up garages to the rear of & enclosed by houses.	
H-MOSSLE-029	0.22	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	0.61	Westholme Masonic Lodge Stockport Rd	DIS	Large detached property set in grounds with TPOs	
H-MOSSLE-031	0.09	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	0.03	Land Between 69-71 Stamford Rd	DISSML	Grass verge with steep gradient between houses.	
H-MOSSLE-033	0.01	Land Between 76 & 80 Stamford Rd Mossley	DISSML	Area of enclosed hardstanding used for informal resident parking.	
H-MOSSLE-034	0.12	Land adjacent to Hanover St	DIS	Site with steep gradient between Hanover St & Stamford St.	
H-MOSSLE-035	0.01	Land Adj. to 38 Denbigh St	DISSML	Private side garden & outbuilding between terraced houses.	
H-MOSSLE-036	0.01	Corner of Market St/ Chapel St	DISSML	Grass verge with tree on junction adj to electricity sub station.	
H-MOSSLE-037	0.15	Car Park to Rear of George Lawton Hall	DIS	Public car park used by visitors to library & public hall.	

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H-MOSSLE-038	0.06	Rear Garden 3 Walkers Fold Barkwell Lane	DISSML	Private rear garden.	
H-MOSSLE-039	0.01	Adj. to 22 Barkwell Lane	DISSML	Private garden.	
H-MOSSLE-040	0.26	Heathcliffe, Hanover St	DIS	Detached property with linear garden.	
H-MOSSLE-046	0.03	2-4 Barkwell Lane	DISSML	19th century stone cottages located on the junction of Stamford St & Barkwell Lane.	
H-MOSSLE-047	0.06	Rear of 2-8 The Knoll	DIS	Private rear gardens.	
H-MOSSLE-048	0.12	Land Between Fox Platt Terrace & Back St Andrew St	DIS	Private garden on a steep gradient adj to houses.	
H-MOSSLE-049	0.08	Opposite 23-37 Vale Side	DIS	Narrow plot used as gardens.	
H-MOSSLE-051	0.01	Land Adj. to 23A Denbigh St	DISSML	Private side garden.	
H-MOSSLE-052	0.10	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	0.83	End of Andrew St	DISGS	Area of natural space / countryside with footpath at end of &Andrew St.	
H-MOSSLE-054	0.01	Adj. to 2 Andrew St	DISSML	Grass space adj to gable of 2 &Andrew St & footpath providing access rear gardens.	
H-MOSSLE-055	0.37	Rear of 2-50 Andrew St	DIS	Numerous private rear gardens with no vehicular access.	
H-MOSSLE-056	0.08	Land adjacent to 24 Stablefold	DISSML	Land at the end of residential cul-de-sac.	
H-MOSSLE-057	0.28	Rear of 15-87 Andrew St	DIS	Numerous private rear gardens with no vehicular access.	
H-MOSSLE-058	0.11	Rear of 1 to 25 Cecil St	DIS	Private garden to the rear of houses on Cecil St & Barngate Drive.	
H-MOSSLE-059	0.02	Land Adj. to 12 Park St	DISSML	Site of demolished workshop now vacant green site corner of Park St & Cecil St.	
H-MOSSLE-060	0.02	Land to The Front of 1-9 Round Hey	DISSML	Grass verge adj to terraced houses.	
H-MOSSLE-061	1.92	Land off Staley Rd/Richmond Crescent/Huddersfield Rd	DIS	Steep sided site with dense tree coverage including TPOs & brook.	
H-MOSSLE-062	0.02	Land Adj. to 9 Park St	DISSML	Private side garden surrounded by high hedge & fence.	
H-MOSSLE-063	0.02	Adj. to 13 Old Brow	DISSML	Area of hardstanding used as informal resident car parking.	
H-MOSSLE-064	0.07	Land at Back Cecil St	DIS	Numerous private rear gardens with limited vehicular access.	
H-MOSSLE-065	0.02	Corner of Quickedge Rd/ Lees Rd	DISSML	Grass verge with tree & bench on road junction adj to houses.	
H-MOSSLE-066	0.07	Land Between & to The Rear of 10-12 Greaves St	DIS	Private rear gardens with steep gradient.	
H-MOSSLE-067	0.15	Land on south side of Greaves St	DIS	Grassed terraced embankment with steep gradient.	
H-MOSSLE-068	0.01	Adj. to 11 Webster St	DISSML	Vacant green space enclosed by terraced housing.	
H-MOSSLE-069	0.05	Rear of 22-32 Greaves St	DIS	Rear gardens.	
H-MOSSLE-071	0.11	South Side of Saxon St	DISSML	Gardens enclosed by housing on steep gradient with no vehicular access.	
H-MOSSLE-072	0.03	Narrow Strip of Land On Roman St	DISSML	Gardens on steep gradient with no vehicular access.	
H-MOSSLE-073	0.03	Narrow Strip of Land On Dane St	DISSML	Gardens on steep gradient with no vehicular access.	
H-MOSSLE-074	0.16	Land Adj. to Huddersfield Narrow Canal	DIS	Offices & workshop adj to Huddersfield Narrow Canal.	
H-MOSSLE-075	0.09	New Bridge PH, Micklehurst Rd	DIS	Public house with ancillary car park	
H-MOSSLE-076	0.14	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	0.15	Land Alongside King St & Station Rd	DIS	Tree covered embankment adj to highway.	
H-MOSSLE-079	0.05	Garage Site Adj. to 9 Station Rd Mossley	DISSML	Lock up garage site & adjoining land.	
H-MOSSLE-080	0.09	Land Between 4 & 6 Alphin Square	DISGS	Allotment site tightly enclosed by houses & limited access.	
H-MOSSLE-081	0.05	Land On Moorlands Crescent	DIS	Oval landscaped space adj to houses.	
H-MOSSLE-082	0.43	Land at the end of Pennine View	DISGS	Grass amenity space with steep gradient adj to houses.	
H-MOSSLE-083	0.10	Land on junction of Winterford Rd and Mansfield Rd	DISSML	Enclosed grass amenity space adj to houses.	
H-MOSSLE-084	0.09	Mansfield Rd lock up garages	DISSML	Enclosed lock up garages to rear of houses.	
H-MOSSLE-085	0.52	Land to the rear of 10-28 The Rowans	DISGS	Grass amenity space adj to houses.	
H-MOSSLE-087	0.02	Corner of Dalesfield Crescent & Moorside Rd	DISSML	Grass verge on junction adj to houses.	
H-MOSSLE-088	0.03	Land Between 16-18 The Larches	DISSML	Enclosed grass space between houses.	
H-MOSSLE-089	0.03	Garage Site Adj. 9 Micklehurst Rd	DISSML	Lock up garages adj to terraced houses.	
H-MOSSLE-090	0.16	Land south of Mossley Youth Base, Hollins Lane	DIS	Sloping area of land attached to Youth Base.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-MOSSLE-091	0.11	Land Rear of 32-56 Micklehurst Rd/ off Hollins Lane	DIS	Rear gardens with poor vehicular access & step gradient.	
H-MOSSLE-092	1.66	Squire Mill & Vale Mill Micklehurst Rd	DIS	Employment site containing multi storey mill & single storey laundry.	
H-MOSSLE-093	0.46	Richmond House, off Richmond Close	DIS	Large detached villa converted into apartments set in private grounds.	
H-MOSSLE-094	0.02	Adj. 27 The Sycamores	DISSML	Grass verge on junction adj to houses.	
H-MOSSLE-095	0.16	Land opposite 1-7 the Limes	DISGS	Sloping grass amenity space with trees between The Limes & Huddersfield Rd.	
H-MOSSLE-097	0.21	Land to The Rear of 7-21 Winterford Rd	DIS	Vacant land tightly enclosed by housing with no vehicular access.	
H-MOSSLE-098	0.02	Adj. 120 Micklehurst Rd	DISSML	Grass verge on junction adj to houses.	
H-MOSSLE-099	0.41	Lower Hey Farm Kennels, Huddersfield Rd	DIS	Boarding kennels & area of enclosed land.	
H-MOSSLE-102	0.24	End of Alphin Close	DISGS	Natural space/ countryside with steep gradient, trees & footpath.	
H-MOSSLE-109	0.01	48 Manchester Rd, Mossley, OL5 0AA	DISSML	Vacant shop within local parade of shops & terraced houses	
H-MOSSLE-110	0.06	Dyson Street, Mossley	DIS	Garage site	
H-MOSSLE-112	0.93	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	0.02	3 Hawthorn Terrace Mill Lane	DISSML	End terrace property.	
H-MOSSLE-115	0.02	Garage Site Adj. to 10 Mill St	DISSML	Lock up garage & area used for informal resident parking.	
H-MOSSLE-116	0.17	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	0.02	149 Stockport Rd, Mossley, OL5 0RB	DISSML	Side garden elevated above road with stone retaining wall.	
H-MOSSLE-119	0.22	Land adjacent 25 Luzley Rd	DISGB	Green Belt site used as garden located between Nos. 23 & 25 Luzley Rd.	
H-MOSSLE-120	0.11	Car Park, Mill St	DIS	Public car park.	
H-MOSSLE-121	0.05	111A Manchester Rd	DISSML	19th century stone house & garden.	
H-MOSSLE-122	0.01	17-19 New Earth St	DISSML	Two terraced house, converted into one.	
H-MOSSLE-123	0.03	Garden at 61 Lees Rd	DISSML	Private side garden.	
H-MOSSLE-125	0.09	Triangular Area at Junction of Waggon Rd & Bury St Mossley	DISSML	Triangular grass verge with trees, footpath & steps.	
H-MOSSLE-128	0.03	Land With Garages Opposite 9-13 Sun St	DISSML	Very small informal car parking area.	
H-MOSSLE-129	0.01	50 Manchester Rd	DISSML	Vacant terraced property with railway line to rear.	
H-MOSSLE-132	0.67	Audley Street, Mossley	DISEMP	Employment site	
H-MOSSLE-133	2.81	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	0.04	Bus Stop On Manchester Rd, Opposite Three Counties Rd	DISSML	Grass verge with steep gradient between railway line & Manchester Rd.	
H-MOSSLE-135	0.17	St. Anthonys Drive	DIS	Vehicle hire company adj to Manchester Rd & railway line.	
H-MOSSLE-136	0.97	Park Mill Industrial Estate, Manchester Rd	DIS	Existing established employment location.	
H-MOSSLE-138	0.18	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	0.18	Rough town Green, off New Earth St	DISGS	Amenity space with play area to rear of terraced houses.	
H-MOSSLE-141	0.01	Adj. to 1 Higher Newtons off Roughtown Rd	DISSML	Enclosed land with steep gradient adj to terraced houses.	
H-MOSSLE-142	0.06	PH Car Park Manchester Rd	DISSML	Public house car park with mature trees adj to houses.	
H-MOSSLE-144	0.39	Jacobs Ladder	DIS	Steep sided site with footpath linking Hanover St & Stamford Rd.	
H-MOSSLE-145	0.05	Plot 2 Woodmeadow Court off Carrhill Rd & Mill Lane	DISSML	Vacant naturalised land with steep gradient between houses.	
H-MOSSLE-147	0.01	D & G Motors 43 Carrhill Rd	DISSML	House.	
H-MOSSLE-148	0.01	D C Joinery 42 Carrhill Rd	DISSML	Family business with single storey offices on road frontage & large workshop at rear.	
H-MOSSLE-149	0.05	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	0.39	Sheldon's View, Carrhill Rd	DIS	Detached house & garden.	
H-MOSSLE-151	0.07	Stockport Rd Car Wash	DISSML	Former petrol filling station & end terraced house used as car wash.	
H-MOSSLE-152	0.06	Car Park/ Allotments, Stockport Rd	DISSML	Formal resident car park on Stockport Rd.	
H-MOSSLE-153	0.35	Benchmark Building Suppliers Ltd, Manchester Rd	DIS	Builders merchants adj Warmco Industrial Estate.	
H-MOSSLE-154	0.05	Garage Site off Roughtown Rd Mossley	DISSML	Garage site & land to rear of houses off Roughtown Rd.	
H-MOSSLE-155	0.03	Former George Hotel Stamford St Mossley	DISSML	Former public house, with ground floor in use as a bar & first & second floors in residential use.	

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H-MOSSLE-156	0.03	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	0.02	Barn at Little Haigh Farm Quickedge Rd Mossley	DISSML	Barn attached to farmhouse, located within the Green Belt.	
H-MOSSLE-166	0.04	Bank Chambers Old Brow	DISSML	Vacant former bank with offices above.	
H-MOSSLE-176	0.01	3 Arundel St	DISSML	Mid terrace property with retail shop on the ground floor & living accommodation above	
H-MOSSLE-179	0.11	Land at Greaves St	DIS	Rocky outcrop with steep gradient enclosed by housing	
H-MOSSLE-180	0.10	Billy Goat ph. & Rear Car Park, 71 Stamford St	DIS	Occupied public house & rear car park located within the Green Belt	
H-MOSSLE-182	0.10	Land at Foxwood Drive	DISGB	Vacant land to the north of 1 Foxwood Drive	
H-MOSSLE-186	0.19	Midgehill Farm, Midge Hill, Mossley	DISSML	Green belt site as part of farm	
H-MOSSLE-189	0.27	Waggon Rd, Mossley, Ashton-under-Lyne	DISBLR	Former works site	
H-MOSSLE-190	0.02	73 Micklehurst Rd	DISSML	Vacant land between residential dwellings	
H-MOSSLE-193	0.01	6 Lees Rd	DISSML	Residential dwelling	
H-MOSSLE-200	0.01	Land Between MDR Autos & Heron Lane Manchester Rd	DISSML	Vacant land north of Manchester Rd	
H-MOSSLE-203	0.06	Broadcarr Lane, Mossley OL5 0JL	DIS	Exisitng building	
H-MOSSLE-205	0.06	MDR Autos 114B Manchester Road, Mossley	DISSML	Vacant land next to garage site	
H-MOSSLE-208	0.01	373 Manchester Road, Mossley	DISSML	Existing dwelling with associated land	
H-MOSSLE-213	0.79	Land to the North of Britannia New Mill, Two Mills Lane / Queen Street, Mossley OL5 9AL	DIS	Site of Old Mill, now overgrown	HSP CFS
H-MOSSLE-214	0.24	Land to the south of Britannia New Mill, Two Mills Lane / Queen Street, Mossley OL5 9AL	DUP	Site in housing land supply	HSP CFS
H-MOSSLE-215	10.70	Land east of Hudddersfield Road, Mossley	DISGB	Steep land within Green Belt	
H-MOSSLE-216	0.04	Bank Terrace, Huddersfield Road, Mossley	DISGB	End terrace and garage. Small site within Green Belt	
H-MOSSLE-217	0.47	Quickedge Road, Mossley	DISGB	Land within Green Belt	
H-MOSSLE-218	2.01	Land off Waterton Lane, Mossley	DISGB	Woodland area within Green Belt	
H-MOSSLE-219	10.57	Land south of Old Kiln Lane, Mossley	DISGB	Woodland area within Green Belt	
H-MOSSLE-220	70.38	Land west of Huddersfield Road, Stalybridge	DISGB	Golf course within Green Belt	
H-STANTH-001	0.06	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	0.09	Stamford Arms PH 815 Huddersfield Rd	DISSML	Grade II listed public house with ancillary car park to the south.	
H-STANTH-003	0.16	Boundary Cottages, off Staley Rd	DISSML	Private gardens, allotments & out buildings & lock up garages.	HSP CFS
H-STANTH-005	0.06	Adj. to 61 Moorgate Rd, Carrbrook	DISSML	Grass amenity space enclosed by housing.	
H-STANTH-006	0.19	Carr Rise and Thorn Bank, Carrbrook	DIS	Communal drying area/car parking to the rear of Carr Rise & Thorn Bank.	
H-STANTH-007	0.10	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	0.09	Rear of Spring Bank, off Carr Lane, Carrbrook	DISSML	Communal grass space to rear of houses	
H-STANTH-009	0.42	Carrbrook Bowling Green, Carr Rise, Carrbrook	DISGS	Bowling green & club house located at centre of Carrbrook Conservation Area.	
H-STANTH-010	0.09	Drying Ground, Rear of Long Row, Carrbrook	DISSML	Narrow communal grass space to rear of houses.	
H-STANTH-011	0.33	Carrbrook Car Park, Carr Rise, Carrbrook	DISGB	Green Belt site off Carr Rise used as informal car park.	
H-STANTH-012	0.17	Hey tor, 670 Huddersfield Rd, Carrbrook	DIS	Detached house & garden.	
H-STANTH-015	0.18	Baptist Church Hall, Ambleside	DIS	Church/ community centre & car park.	
H-STANTH-016	0.08	Side of Community Centre John St Heyrod	DISSML	Community Centre car park & adj area of natural space with mature trees.	
H-STANTH-017	0.04	Small Garage Site Next to Community Centre John St Heyrod	DISSML	Small garage site between to houses.	
H-STANTH-018	0.11	Rear of Holland Ave/ Cambridge St	DIS	Garages & informal green space with limited vehicular access.	
H-STANTH-019	0.05	Adj. to Gordon Terrace	DIS	Informal triangular green space bound by houses on all sides with no vehicular access.	
H-STANTH-020	0.15	Land to The Rear of 17-29 St Georges St	DISGS	Park/ formal garden enclosed by houses.	
H-STANTH-021	0.15	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	0.33	Land to The North East of Arlies Primary School, Broadhill Rd	DIS	Mature, steep woodland area.	
H-STANTH-023	0.07	Land Adj. to 4 Borrowdale Terrace, off Springs Lane	DISSML	Informal green space enclosed by housing with no access.	

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H-STANTH-024	0.10	Land at The End of Grasmere Close/ Langdale Terrace/ Wasdale Terrace	DISSML	Enclosed vacant green space adj to houses.	
H-STANTH-025	0.04	Land Adj. to 10 Lapwing Close	DISSML	Private front garden.	
H-STANTH-026	0.54	Land Between Pennine View & Wakefield Rd, Heyrod	DISGS	Natural space/ countryside with steep gradient & footpaths connecting Pennine View & Wakefield Rd.	
H-STANTH-028	0.03	Adj. 10-16 Newton St	DISSML	Informal parking area.	
H-STANTH-030	0.41	Land Between Milton Ave/ Huddersfield Rd, Millbrook	DISGS	Formal amenity space with ball court & footpath linking Huddersfield Rd to Milton Ave.	
H-STANTH-031	8.09	Millbrook Sidings	DISGB	Green Belt site. Location of disused railway line adj to Huddersfield Narrow Canal.	
H-STANTH-035	0.06	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	0.01	13-15 Stamford St	DISSML	Existing building in residential use.	
H-STANTH-037	0.02	Vacant land adjoining 13-15 Stamford St	DISSML	Vacant land/garden enclosed by stone wall & railings.	
H-STANTH-044	0.04	54 Stamford St	DISSML	Terrace house with informal parking area to rear.	
H-STANTH-048	0.98	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	0.67	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	1.04	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	6.97	Site to The East of Wakefield Rd, Heyrod	DISGB	Green Belt site comprising fields, footpaths & pylon with over head power cables.	
H-STANTH-052	0.02	91 Market St, Stalybridge	DISSML	Three storey mid terrace located within Stalybridge town Centre/Conservation Area, backing onto the River Tame.	
H-STANTH-070	2.27	Printworks Rd/Northend Rd, Stalybridge	DISBLR	Overgrown land between factories.	
H-STANTH-071	0.66	Clarence St, Stalybridge	DISBLR	Site of former mill.	
H-STANTH-073	0.04	120 Wakefield Rd	DISSML	Garden area next to residential dwelling.	
H-STANTH-078	0.01	2 Crow Hill, Stalybridge SK15 3SA	DIS	End terrace	
H-STANTH-080	0.01	2 Stamford Grove, Stalybridge	DISSML	Existing dwelling	
H-STANTH-089	8.36	Land at Melyncourt, Wakefield Road, Stalybridge	DISGB	Land within Green Belt	
H-STANTH-090	6.70	Windy Harbour Farm, Arlies Lane, Stalybridge	DISGB	Land within Green Belt	
H-STANTH-091	6.23	Arlies Lane, Stalybridge	DISGB	Land within Green Belt	
H-STANTH-092	2.48	Wakefield Road, Stalybridge	DISGB	Land within Green Belt	
H-STANTH-093	1.41	Land east of Long Row, Stalybridge	DISGB	Resevoirs and land within Green Belt	
H-STASTH-001	0.11	Land Between 20 & 22 Crantock Drive	DISSML	Raised grassed area with trees adj to houses.	
H-STASTH-002	0.25	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	0.34	Land Rear of 2-32 Flaxfield Ave	DIS	Triangular grassed site with steep gradient with no vehicular access adj to houses.	
H-STASTH-005	0.36	Land Adj. to Copley High School/ 2 Walkerwood Drive, Copley	DIS	Part of Leisure Centre/School car park & garden area.	
H-STASTH-006	0.86	Land Next to Copley Mill, off Huddersfield Rd, Copley	DIS	Informal car park associated with adj mill.	
H-STASTH-007	0.08	Land In Front of 6-18 Copley Ave	DISSML	Grass amenity space with footpaths & steep gradient in front of houses.	
H-STASTH-008	0.07	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	0.06	Land Between 175-177 Demesne Drive	DISSML	Part of school playing fields off Demesne Drive.	
H-STASTH-010	0.11	Land at The End of Demesne Crescent	DISSML	Steep, grass verge adj to houses.	
H-STASTH-011	0.14	Opposite 25-41 Oxford St	DISSML	Amenity space with trees, foot paths & benches.	
H-STASTH-013	0.52	Land Opposite Stalyhill Infants School, Stalyhill Drive	DIS	Site forms part of the playing fields & car park for the adj schools.	
H-STASTH-014	0.12	Side of 39/50 Bardsley Gate Ave	DISSML	Private garden containing mature trees & a watercourse on steep gradient.	
H-STASTH-015	0.25	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	0.18	Land at The Junction of Stalyhill Drive/ Mottram Old Rd	DIS	Heavily wooded site containing group TPO.	
H-STASTH-034	40.38	Land to The East of Mottram Old Rd	DISGB	Green Belt containing fields & hedgerows.	HSP CFS
H-STASTH-035	6.89	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	0.20	Land Adj. to 240 Mottram Rd Stalybridge	DIS	Rear garden with steep gradient containing group tree preservation order & watercourses.	
H-STASTH-038	0.12	Land off Bardsley Gate Ave Stalybridge	DISSML	Private garden with water course & group tree preservation order.	
H-STASTH-040	0.14	Early Bank Road, Matley Lane, Hyde SK14 4EG	DIS	Cottage and surrounding area	

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H-STASTH-043	0.13	Croft House Howard St Millbrook Stalybridge	DISSML	19th century house with garden situated within the Millbrook Conservation Area.	
H-STASTH-063	1.25	Huddersfield Rd, Stalybridge	DISBLR	River embankment leading to industrial site	
H-STASTH-072	0.05	387 Mottram Road, Stalybridge	DISSML	Garden with associated land	
H-STASTH-073	1.03	Land east of Huddersfield Road, Stalybridge	DISGB	Area of land in Greenbelt	HSP CFS
H-STASTH-074	2.70	Bower Fold, Mottram Road, Stalybridge	DISGS	Football Stadium and Playing Pitch within protected GS	
H-STASTH-075	2.68	Land off Mottram Road, Stalybridge	DISGB	Allotments and tennis court within Green Belt	
H-STASTH-076	17.86	Land north of Matley Lane, Stalybridge	DISGB	Land predominantly within Green Belt	
H-STASTH-077	22.19	Land South of Matley Lane	DISGB	Land within Green Belt	
H-STASTH-078	6.37	Land south of Dewsnap Farm, Dewsnap Lane, Mottram	DISGB	Land within Green Belt	
H-STASTH-079	2.46	Land south of Hobson Moor Road, Mottram	DISGB	Land within Green Belt	
H-STASTH-080	18.37	Land off Roe Cross Road, Mottram	DISGB	Land within Green Belt	
H-STASTH-086	4.45	Land Next to Copley Mill, off Huddersfield Rd, Copley	DIS	Informal car park associated with adj mill and rear of church	
H-STMICH-002	0.03	19A Corkland St & Adjoining Land	DISSML	Commercial vehicle storage adj to terraced house.	
H-STMICH-003	0.04	79 Stamford St East	DISSML	Large 19th century residential property & garden.	
H-STMICH-005	0.01	174 Whiteacre Rd	DISSML	Commercial business located within terraced block in high density residential area.	
H-STMICH-006	0.08	Land Adj. to 17 Bowman Crescent	DISSML	Vacant land & grass verge adj to houses.	
H-STMICH-008	0.03	Site of Former Pointsmans Inn PH Clarence St Stalybridge	DISSML	Site of former public house currently used for car sales.	
H-STMICH-011	0.01	112 Queens Rd	DISSML	End terrace property in retail use adj to self storage site.	
H-STMICH-017	0.04	Land Adj. to 255 Whiteacre Rd	DISSML	Grass verge with tree adj to houses.	
H-STMICH-018	0.01	Land Adj. to 5 Arlies St	DISSML	Triangular area of enclosed hardstanding adj to terraced houses.	
H-STMICH-020	0.04	Lock Up Garage Plot On Board St	DISSML	Lock up garages on corner plot adj to houses.	
H-STMICH-022	0.38	Land to the rear of 13-16 Pavilion Drive	DIS	Area of overgrown land with no vehicular access.	
H-STMICH-023	0.05	Plot of Amenity Space Adj. to 72 Leech Ave	DISSML	Triangular grass verge with mature trees adj to road junction & houses.	
H-STMICH-024	0.09	Land Between 56 & 58 Leech Ave	DISSML	Private adjoining side gardens.	
H-STMICH-025	0.09	Land Between 44 & 46 Leech Ave	DISSML	Enclosed grassed area with trees between houses.	
H-STMICH-026	0.07	Land at Junction Between Leech Ave & Palace Rd	DISSML	Triangular grass verge with mature tree adj to road junction & houses.	
H-STMICH-027	0.21	Land to the rear of 145-169 Rose Hill Crescent	DIS	Strip of vacant land between houses.	
H-STMICH-028	0.08	Land Between 24 & 26 Hadfield Crescent	DISSML	Grass verge with public footpath connecting Hadfield Crescent & cemetery.	
H-STMICH-029	0.09	Fortress Self Storage, Queens Rd	DISSML	Secure shipping containers used for storage business.	
H-STMICH-030	0.04	Land at Junction of Gordon St/Wigmore St	DISSML	Car park to rear of commercial business & adj to houses.	
H-STMICH-031	0.04	Garages On Curzon Rd Stanhope St	DISSML	Triangular lock up garage plot adj to terraced houses.	
H-STMICH-032	0.05	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	0.02	Land Adj. to 8 Pot Hill Square	DISSML	Area of hardstanding adj to houses.	
H-STMICH-035	0.03	Land Adj. to 66 Smithy Grove	DISSML	Area of hardstanding adj to houses.	
H-STMICH-036	0.02	Land Adj. to 34 Smithy Grove	DISSML	Area of hardstanding between houses.	
H-STMICH-037	0.27	Land around Hurst Brook/ Cottingham Drive/ Holden St	DIS	Open grassed areas between houses.	
H-STMICH-038	0.11	Land Between 39 & 49 Neal Ave	DIS	Enclosed vacant green space with TPO trees between 39 & 49 Neal Ave.	
H-STMICH-039	0.05	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	0.12	Sycamore Inn, 4 Stamford Square	DIS	Public house with ancillary car park to the rear.	
H-STMICH-042	0.01	Land to The Side of 4 Corkland St	DISSML	Private side garden.	
H-STMICH-043	0.02	Electricity Substation to The Side of 17 Hall St	DISSML	Electricity sub station site.	
H-STMICH-044	0.21	Amenity Area On Rutland St/ to Rear of Marshall Court	DISGS	Play area including sports court in high density residential area.	
H-STMICH-046	0.53	Holly Bank, Currier Lane	DIS	House with private walled garden with TPO.	
H-STMICH-047	0.06	Rear Gardens of Larkhill & The Nook, Grafton St	DIS	Rear gardens.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-STMICH-048	0.05	Garden to Side of 76 Currier Lane	DIS	Side & rear garden with TPO.	
H-STMICH-049	0.26	225 & 227 Mossley Rd	DIS	Community & commercial premises.	
H-STMICH-050	0.39	The Churches off Currier Lane, Ashton-under-Lyne	DISSML	Large plot with house & garden to rear of houses on Currier Lane.	
H-STMICH-051	0.04	Land Between 13 & 19 Leech Ave	DISSML	Garage & informal resident parking area between houses.	
H-STMICH-052	0.09	Land On Corner of Hadfield Crescent & Chippendale Place	DISSML	Grass verge with footpath adj road junction & houses.	
H-STMICH-053	0.05	Gardens to The Side of 15 & 17 Palace Rd	DISSML	Private adjoining side garden.	
H-STMICH-055	0.09	Works at Carr St	DISSML	Works with garages to the south.	
H-STMICH-056	0.05	23 Cedar Avenue, Ashton-under-Lyne	DISSML	Residential Dwelling	
H-STMICH-057	0.22	Band Club, 2 Evans St Ashton	DIS	Childrens nursey.	
H-STMICH-058	0.06	Halfway House 123 Whiteacre Rd Ashton	DISSML	Public house located on junction adj to terraced properties.	
H-STMICH-062	0.00	Site of 61 Mount Pleasant St	DISSML	Former site of end terraced house.	
H-STMICH-078	0.01	Land Adjacent To 141 Whiteacre Road, Ashton-under-Lyne	DISSML	Vacant overgrown site	
H-STMICH-083	0.01	220 Whiteacre Road, Ashton-under-Lyne	DISSML	Existing dwelling	
H-STMICH-086	0.21	Green space south Holden St	DISGS	Green space south of Holden St	
H-STMICH-087	0.58	Rear 61-83 Palace Rd	DISGS	Green space south of Palace Rd	
H-STPETE-012	0.23	Land at St Peters St, St Petersfield	DIS	Site forms part of St. Petersfield redevelopment area.	
H-STPETE-026	0.02	142 Stamford St Central	DISSML	Early 19th century building in town centre with ground floor in retail use.	
H-STPETE-033	0.02	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	0.07	173 Union St, Ashton-under-Lyne, OL6 8NL	DIS	Vehicle repair garage.	
H-STPETE-040	0.46	Henrietta St	DIS	Employment site containing storage units, yard & garages located adj to housing.	
H-STPETE-041	0.03	Cleared Land Adj. to 11 Melbourne St South	DIS	Previously cleared site adj to houses.	
H-STPETE-042	0.07	Junction of Romney St/Penny Meadow	DIS	Car park.	
H-STPETE-043	0.02	Side of 88 South St & 103 Pelham St	DISSML	Private side gardens of two end terraces.	
H-STPETE-044	0.02	Land to The Side 14 Sharon Close	DISSML	Flat grass amenity space adj to houses.	
H-STPETE-045	0.03	Land to The Side of 62 Crowthorn Rd	DISSML	Private side garden.	
H-STPETE-046	0.05	Land to The Side of 30 Mansfield St	DISSML	Vacant land adj to house & works.	
H-STPETE-047	0.02	Rear Garden of 55 Pelham St	DISSML	Private rear gardens.	
H-STPETE-048	0.03	Land to The Side of 89 Mansfield St	DISSML	Grass verge adj to houses.	
H-STPETE-049	0.03	Land to The Side of 25 & 27 Marlborough Close	DISSML	Private side garden.	
H-STPETE-058	0.11	Car Park Rear 6-12 Oldham Rd	DIS	Scrapyard, car park & commercial frontage.	
H-STPETE-059	0.47	Garages Works & 39-41 Hill St Portland St	DIS	Occupied works & yard.	
H-STPETE-060	0.25	Portland St/ Bentick St/ Works Building/ Portland St South	DIS	Occupied works & yard.	
H-STPETE-062	0.22	Works Building to South of Berkley St/Cavendish St	DIS	Employment site containing works & offices.	
H-STPETE-066	0.06	Grassed Area to Rear of 2-10 Ashworth Ave	DIS	Rectangular green space adj to houses.	
H-STPETE-067	0.04	Land to Rear of 53-57 Guide Lane	DISSML	Resident parking area & grass verge adj to houses.	
H-STPETE-071	0.03	Hooley Hill PH Guide Lane	DISSML	Public house.	
H-STPETE-072	0.08	Car Park Associated With Shopping Parade, Guide Lane	DISSML	Formal car park.	
H-STPETE-073	0.24	Shopping Parade Guide Lane off Chapel St	DIS	Two & three storey properties with commercial to ground floor & residential above.	
H-STPETE-074	0.02	Land Between 33 & 35 East St	DISSML	Private rear gardens.	
H-STPETE-075	0.03	Garage & Forecourt Adj. to 7 Enville St	DISSML	Garages & hardstanding enclosed by houses.	
H-STPETE-076	0.19	Queens Arms PH, Guide Lane	DIS	Public house with ancillary car park.	
H-STPETE-077	0.19	The Woodlands, Shepley Rd	DIS	Large detached building in own grounds.	
H-STPETE-078	0.09	Grassed Area to East of Sun Inn, Guide Lane	DISSML	Grass verge with mature trees.	
H-STPETE-079	0.09	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.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-STPETE-080	0.03	Garage Plot at Southern End of Garden St	DISSML	Enclosed garages adj to houses.	
H-STPETE-081	0.11	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	0.07	Open Land at Junction of Guide Lane & Scott Gate	DISSML	Grass verge on junction within 'Radburn style' housing layout.	
H-STPETE-084	0.04	Garden to Side & Rear of 14 Churchfields	DISSML	Private side garden.	
H-STPETE-085	0.10	Land at Corner of Manor St/Shepley St	DIS	Vehicular garage adj to industrial premises.	
H-STPETE-086	0.42	Portland Works Hill St	DIS	Industrial unit located within Portland Basin Conservation Area.	
H-STPETE-087	9.72	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	4.64	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	1.93	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	0.06	1 Dean St	DISSML	Social club located in Ashton town Centre.	
H-STPETE-104	0.02	15 Churchfields Audenshaw	DISSML	House & private garden.	
H-STPETE-108	0.08	Clyde House, Clyde St	DIS	Office building.	
H-STPETE-113	0.19	TMBC Car Park Burlington St	DIS	town centre car park with ground contamination.	
H-STPETE-124	0.04	140 Old Street, Ashton-under-Lyne	DISSML	Mixed use site Commercial/Resi	
H-STPETE-126	0.03	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	0.77	Grosvenor Mill Business Centre Junction Oxford St East/Grosvenor St	DIS	Existing employment site with occupied works	
H-STPETE-130	2.94	Guide Mills & Adjoining Land, Oxford St West	DIS	Works buildings & land at Guide Mills within employment areas	
H-STPETE-137	0.03	John St East, Ashton-under-Lyne	DISSML	Small area of green space adj to houses.	
H-STPETE-145	0.02	131 - 133 Stamford St Central, Ashton-under-Lyne, OL6 6XJ	DISSML	Properties with shops on ground floor & living accommodation on upper floors	
H-STPETE-147	3.72	Richmond St, Ashton-under-Lyne	DISBLR	Industrial estate	
H-STPETE-148	0.01	145 Old St	DISSML	Vacant retail property	
H-STPETE-159	0.01	85 Penny Meadow, Ashton-under-Lyne OL6 6EL	DIS	Electronics shop	
H-STPETE-162	0.01	202 - 204 Stamford St	DISSML	Vacant building north of Stamford St	
H-STPETE-172	0.01	57 Fleet Street, Ashton-under-Lyne OL6 7PG	DIS	Land opposite car park	
H-STPETE-176	0.06	Margaret House, Margaret Street, Ashton-under-Lyne OL6 7TH	DIS	Exisitng building on junction	
H-STPETE-178	0.02	276 Stockport Road, Ashton-under-Lyne OL7 0NS	DIS	Existing apartment on junction	
H-STPETE-180	0.01	40 Stockport Road, Ashton-under-Lyne	DISSML	Existing dwelling used as hot food takeaway	
H-STPETE-183	0.05	185 - 189 Stamford Street Central, Ashton-under-Lyne	DISSML	Existing retail unit	
H-WATERL-002	0.09	1-3 Leicester St	DISSML	Vacant warehouse & attached dwelling.	
H-WATERL-003	0.06	Land With Stables to Rear of 244 Newmarket Rd	DISSML	Site of stables to rear of Newmarket Rd.	
H-WATERL-005	0.02	130 Taunton Rd	DISSML	Former works located at the end of a terrace block now in retail use.	
H-WATERL-006	0.06	Garage Site at Wilshaw Place	DISSML	Garage site.	
H-WATERL-016	0.03	Land On Corner Adj. to 93 Newmarket Rd	DISSML	Grass verge with mature trees adj road junction & terraced houses.	
H-WATERL-017	0.08	Land to The Side of 2 Keswick Ave	DISSML	Part grass verge & part formal resident parking area adj to bungalows.	
H-WATERL-018	0.08	Dog & Partridge, 275 Oldham Rd	DISSML	Public house & ancillary car park shared with adj surgery.	
H-WATERL-019	0.02	239 Oldham Rd	DISSML	Former workshop.	
H-WATERL-020	0.13	Land In Middle of Borrowdale Crescent	DISSML	Oval grass amenity space adj to houses.	
H-WATERL-021	0.07	Land to Side of 19 Borrowdale Crescent	DISSML	Grass verge within 'Radburn style' housing layout with no vehicular access.	
H-WATERL-022	0.13	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	0.05	Land to Side of 69 Taunton Rd	DISSML	Side garden with TPO trees.	
H-WATERL-024	0.16	Rear gardens of Brampton the Hurst Hadden and the Nest	DIS	Rear gardens with TPO associated with 4 houses.	
H-WATERL-025	0.03	Garden to The Side of 6 Knowle Ave	DISSML	Private side garden with trees/ bushes along boundary.	
H-WATERL-026	0.03	Land to Side of 3 Knowle Ave	DISSML	Enclosed grass verge with adj TPO.	
H-WATERL-027	0.06	Garage Court Adj. to 20 Glenthorne Drive	DISSML	Lock up garages adj to houses with TPOs on eastern boundary.	

SHELAA Ref	Site Address	Site Size (ha)	Supply Status	Description	Source
H-WATERL-028	0.21	Land Between 17 & 19 Camberwell Drive	DIS	Pylon & electricity cables running through the centre of the site.	
H-WATERL-029	0.32	Land to Rear of Derwent Ave/ Buttermere Rd	DIS	Vacant land enclosed by houses with no vehicular access.	
H-WATERL-030	0.08	Land to Rear of Grasmere Grove/ Windermere Crescent	DIS	Vacant site enclosed by housing with no vehicular access	
H-WATERL-032	0.04	Land Between 55 & 57 Thirlmere Ave	DISSML	Vacant land enclosed by rear of houses with no vehicular access.	
H-WATERL-033	0.22	Land on junction of Back Lane and Richmond St	DIS	Grassed space.	
H-WATERL-034	0.36	Land at the end of Marsden Close/Rothbury Ave/Morpeth Close	DIS	Strip of overgrown land to the rear of houses.	
H-WATERL-035	0.21	Land between 28 Lindisfarne Rd and 15 Grove St	DISGS	Grassed amenity area with trees.	
H-WATERL-036	0.05	Land to The Rear of 61 to 63 Penrith Ave	DISSML	Former garage plot enclosed & to rear of housing with limited vehicular access.	
H-WATERL-037	0.02	Garages at The End of Taunton Hall Close	DISSML	Garage site adj to houses & gardens.	
H-WATERL-038	0.04	Land Between 109 & 111 Camberwell Drive	DISSML	Entrance to amenity space with footpath located between houses.	
H-WATERL-039	0.03	Land to The Side of 118 Cranbourne Rd	DISSML	Private side garden.	
H-WATERL-040	0.10	Works Unit On Minto St & Surrounding Land On Elgin St	DISSML	Works unit & adj yard/ garage plot within residential area.	
H-WATERL-041	0.59	Land to Rear of Downshaw Rd/ Beech Mount/ Reins Lee Rd	DIS	Site tightly enclosed by housing with no vehicular access.	
H-WATERL-042	0.06	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	0.15	Land at The top of Turner Lane	DISGS	Grass amenity space forming green gateway to Ashton-Park Bridge railway path.	
H-WATERL-044	3.05	Former Ashton Sewage Works, off Taunton Brook Lane	DISGB	Green Belt site adj to Taunton Brook containing UU facilities.	
H-WATERL-045	0.53	Dale Grove School Wilshaw Lane	DIS	Former school site with permission for non residential use	
H-WATERL-046	5.60	Limehurst Farm, Oldham Rd Ashton	DISGB	Green Belt site comprising fields, farmhouse & ancillary buildings located adj to steep river valley to north with SBI.	HSP CFS
H-WATERL-047	1.04	Land forming part of Hope Farm, Littlemoss	DISGB	Green Belt site comprising field/open space to north of Back Lane	
H-WATERL-048	0.24	Howbro House, 5 Howbro Drive Ashton	DISGB	Green Belt site including No. 5 Howard Drive house & garden.	
H-WATERL-049	16.51	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.	HSP CFS
H-WATERL-058	0.01	Site of 323 Oldham Rd	DISSML	Former site of end terraced property	
H-WATERL-059	0.02	Daisy Nook and Oakhill Riding School, Newmarket Rd, Ashton-under-Lyne, OL7 9JS	DISSML	Equestrian centre with ancillary stables & manege.	
H-WATERL-065	0.44	Former Taunton Sunday School	DISGS	Area of natural greenspace	
H-WATERL-068	0.02	37 Taunton Road, Ashton-under-Lyne	DISSML	Garden area of dwelling	
H-WATERL-069	0.04	56 Buttermere Road, Ashton-under-Lyne	DISSML	Garden area of dwelling	
H-WATERL-070	2.34	Blaugh Bros (former Medevale) Oldham Road, Ashton	DISGB	Industrial site in Green Belt	HSP CFS

Appendix 6 – SHELAA Glossary of Terms

Brownfield (previously developed land)	Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.[48]
BLR	Brownfield Land Register
CFS/Call for Sites	Site identified through Tameside call for sites exercise
DIS	Discounted site
DISGB	Discounted Green Belt site
DISGS	Discounted green space
DISSML	Discounted small site
EXP	Expired planning permission
GMSF	Greater Manchester Spatial Framework
GMSF Call for Sites	Site identified via the Greater Manchester Spatial Framework call for sites exercise
Greenfield	Undeveloped land in a city or rural area
HSP	Homes, Spaces, Places – Tameside's Local Plan
HSP CFS	Homes, Spaces, Places Call for Sites
NLUD	Site identified via the National Land Use Database
Not permissioned	Site without planning permission
NPPF	National Planning Policy Framework (Dec 2024)
Permissioned	Site with an extant planning permission
PfE	Places for Everyone Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (2024)
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
UDP	Tameside Unitary Development Plan (2004)

[48] National Planning Policy Framework, 2024, Annex 2: Glossary