

TAMESIDE MBC

EMPLOYMENT LAND STUDY

December 2009

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EXECUTIVE SUMMARY

Location

Tameside Metropolitan Borough is bounded by the Metropolitan Boroughs of Stockport and Oldham to the south and north respectively, the City of Manchester to the west and the Borough of High Peak in Derbyshire to the east.

The Borough comprises nine towns including Ashton-under-Lyne, Droylsden, Mossley, Audenshaw, Dukinfield, Stalybridge, Longdendale, Hyde and Denton. The Borough also makes up one of the ten members of the Association of Greater Manchester Authorities (AGMA).

History

The Borough has a rich heritage of manufacturing, where industry was based within large mills, of which there are many in the Borough. With the development of the mill networks came an organic growth of residential accommodation to house workers in close proximity to the mills. This continues to be the case creating a situation where there is a lack of clear delineation between residential and employment land.

With the decrease in manufacturing on both a national and local level, many of these mills have become obsolete. This has resulted in owners of these mills considering alternative uses. In recent years many of these have been put forward for residential conversion or redevelopment resulting in increased pressure on employment land supply.

Employment Land Overview

With regard to its employment land, the majority historically developed along the River Tame and the canals running north to south between Hyde and Stalybridge and westwards through Droylsden and on to Central Manchester. More latterly, development has occurred on the main road arteries of the M60 and M67 and in particular around Denton and Ashton.

Land has been categorised into four main areas in the Borough for the Tameside MBC Employment Land Study and Supplementary Planning Document (SPD) as follows:

1. River Tame through north Hyde and Dukinfield
2. Tame Valley west of Stalybridge

3. The M60/M67 interchange

4. Ashton Town Centre

In addition to this, there are also key pockets of employment land around Hattersley, Mossley and Mottram serving the local communities.

Supply

The total supply of employment land has been estimated at approximately 585 hectares (1,446 acres). The level of land available or potentially available for development has decreased over the last 11-12 years from approximately 190 hectares (470 acres) in 1995/1996 to circa 71.2 hectares (176 acres) as at 31st March 2009.

However of the 71.2 hectares (176 acres) of potential supply it is realistically considered that only approximately 42.5% of this supply (31.34 hectares/77 acres) can be developed and utilised in the near future with the remainder only becoming available through the process of churning sites, as occupiers scale up or down size, therefore releasing these sites. This figure is supported by Tameside MBC's Annual Monitoring Report for the period to 31st March 2009.

There is in the region of 31.34 hectares (77 acres) of land available at present it would appear that Tameside could be facing a situation of a considerable shortage of good quality employment sites moving forward. This will result in the Borough's inability to deliver accommodation for 'land hungry' development such as industrial accommodation on which the Boroughs employment market currently depends or for growth sectors in the North West economy that the Borough is seeking to target.

Take-up

Between March 2007 and March 2009 13.9 hectares (34.3 acres) of employment land had been taken-up and planning permission had been granted on a further 18 hectares (44 acres) between March 2007 and March 2008. This suggests that the availability figure of 71.2 hectares (176 acres) could have decreased further were it not for the number of windfall sites that had come forward for development. However, we are also aware that a number of businesses have closed over the last 12 months which may not have been factored into land availability including the former Grampian Foods of 2.43 hectares (6 acres).

A large proportion of the sites forming part of the proposed land supply are in private ownership and we are aware that in a number of cases the landowner is seeking to obtain a residential planning consent, adding greater pressure to the land supply position should planning consent for a change of use be granted.

Key Considerations

With regard to employment land availability going forward there are a number of issues that could significantly impact on the provision of employment land, including:

1. Ownership
2. The Economy
3. Competition
4. Viability/Profitability

These issues will be explored further within the report but in brief the nature of the ownership of the land will determine the motivation for its future use, development and disposal. The economy will impact on demand for accommodation, business expansion or contraction and consolidation. The global economy together with national and even local aspirations will drive competition for businesses, occupiers and investors that will affect growth in terms of take-up, rents and values and ultimately will affect the viability of new development/re-development of sites and profitability.

Previous Research & Findings

In order to support this report, we have reviewed the numerous studies that have been undertaken in relation to the employment sector of Tameside including:

- Greater Manchester Employment Land Position Statement – August 2009
- Employment Land Supplementary Planning Document – January 2009
- Local Development Framework Annual Monitoring Report – December 2009
- Greater Manchester Property Analysis – Midas – December 2008
- Godley Hill Options Development Study – May 2008

The common findings from all these reports include:

- Tameside has traditionally benefited from a high degree of manufacturing employment
- The manufacturing sector is in decline
- There is a largely inactive office market
- There are a significant number of local residents working outside the Borough
- 82.9% of businesses within the Borough employ 10 or less people
- There is a relative scarcity of good quality employment land available for development

Conclusions

Tameside has a historic employment base focused around the industrial and manufacturing industries. With these industries in decline, Tameside faces some difficult decisions as to how best to re-weight its employment base. 20.8% of employment currently remains in manufacturing, which is predicted to decrease to 11% over the coming 15 years; this decrease further enforces the need to adopt new employment strategies to develop better quality employment accommodation to attract new industries / occupiers to Tameside to protect employment within the Borough.

This refocus must also examine how to grow business size within the Borough, as at present circa 83% of the business in the Borough have a 10 staff or less. This size restriction of business may reflect the deficit of suitable sized accommodation in which businesses can grow into; thus, are lost to neighbouring Boroughs once these organisations reach a certain size.

The employment land that is currently available is not the defined 71.2 hectares (176 acres) but more likely to be in the region of 42.5% of that figure. If it is in the region of 31.34 hectares (77 acres), that only represents 4.5 years of land currently available based upon the average take-up of the last five years of 6.8 hectares (16 acres) per annum.

1 INTRODUCTION

Project Brief

CB Richard Ellis has been instructed to undertake a review of the property market in Tameside and to assess the demand for those market segments identified in the ODPM guidance as part of the Tameside employment land review.

For the avoidance of doubt those market segments include:

- Established or Potential Office Locations
- High Quality Business Parks
- Research and Technology/Science Parks
- Warehouse/Distribution Parks
- General Industrial/Business Areas
- Heavy/Specialist Industrial Sites
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industrial Sites

Review of Previous Studies

In order to complete this project CB Richard Ellis has reviewed a number of pieces of work, including:

- Greater Manchester Employment Land Position Statement – August 2009
- Employment Land Supplementary Planning Document – January 2009
- Local Development Framework Annual Monitoring Report – December 2009
- Greater Manchester Property Analysis– December 2008
- Godley Hill Options Development Study – May 2008

Additional Analysis

In addition, CB Richard Ellis has surveyed, through extensive inspections, all the employment land currently offered by the Borough. They have assessed the industrial and office market sectors, liaised with local agents and utilised in-house resources and expertise to form an opinion as to the current level of supply and future demand for

industrial and office accommodation.

This analysis has also included considering what is occurring within the rest of the North West and Greater Manchester specifically focussing on those Boroughs immediately adjacent to Tameside, namely Stockport, Oldham and Manchester.

2 THE LOCAL ECONOMY

A full assessment of the Borough's local economy is outside the scope of this report. However, in order to put the purpose of this report into context, it is perhaps useful to set out below some of the key factors and initiatives that have influenced or that will influence the local economy and to offer our opinions on how these factors impact upon the property market within Tameside.

Historical Context

The Borough has a long industrial history dating back to the 18th century. The communications introduced to the area during this and the following centuries (toll roads, canals and railways) laid the foundation for significant economic advances which helped to establish the textile industry and the development of a considerable number of mill buildings, a great number of which still remain today.

Over the last two centuries, the economy of the Borough has depended upon the manufacturing sector including textiles, metal fabrication, food processing and the coal mining industry.

An example of the economic strength of manufacturing and its decline within Tameside is the Hatting industry, which employed over 50% of the population of Denton until the 1920's, yet few firms survived the 1960's following the decline of the fashion for wearing hats.

Other examples include coal mining which was the principal supplier of power to the local mills until the final colliery closed in 1959 and iron and steel production employed over 1,000 people in Stalybridge until the lack of room for expansion resulted in the plant relocating to North Wales.

Today

In September 2009, the Tameside Economic Masterplan 2008-2013 was published which highlighted a number of key issues that the Borough needs to address immediately:

1. The decline in manufacturing
2. The loss of jobs not being replaced by higher skilled opportunities
3. The lack of development of a local skills base
4. The lower than average income base
5. The recession
6. Worklessness and deprivation

Addressing these issues is essential to enable Tameside to maintain and continue to promote itself as a key sub regional centre within the City Region. Attracting investment into the Borough is therefore key to addressing the above issues and to achieve its objectives. Key objectives decided upon as part of the Borough's strategy included:

1. The retention of existing businesses
2. The development of new employment sites
3. Building on links with Manchester
4. Investment in the Borough's transport infrastructure
5. Improving the skills of the present workforce
6. Provision of suitable incubator, workspace and grow on space to facilitate business start up and growth
7. Exploit knowledge
8. Attract investment in identified growth sectors
9. Protect existing employment sites
10. Focus development in the EDZ
11. Develop international links
12. Promote tourism

In addition to the above, a study by Manchester Enterprises has informed a Manchester City-Region Development Programme. This identified six key sectors that potentially offer the greatest opportunity for accelerated growth within the region. These are:

- Manchester Airport
- Financial and Professional Services
- Life Science Industries
- Creative / Digital / New Media
- Manufacturing
- ICT Digital / Communications

Tameside, as a Borough, has one predominant employment sector, that of manufacturing. 20.8% of the Borough's working population are employed within the manufacturing sector and in particular textiles, metal fabrication and food. However, this figure has declined annually since 1999 and is forecast to continue to do so significantly

over the next 15 years until it falls more in to line with the average across Greater Manchester of 11.1%.

In addition to the above it is also interesting to note that in stark contrast to the number of large companies employing a substantial number of the local workforce until the middle of the 20th century, today over 82% of the Borough's businesses employ less than 10 people.

There are now few large employers in the Borough with many of those that remain having been acquired by larger multi-national corporations. They retain a presence/facility in the area through subsidiary operations based upon historic context, but with decisions being made on a global level the local operation and economy is continually vulnerable to global economic trends and decisions made by foreign parent companies with no loyalty or relationship with the local markets. A couple of recent examples include Premier Food and Vion Food Group, both of which have closed down facilities in the last 12 months employing over 250 people each.

This declining employment base highlights the need for the Borough to greater diversify from the historic traditional labour base to a more balanced employment market through the development of new sectors and the investment in existing sectors to ensure employment and the ultimate livelihood of the Borough as a whole.

Travel to Work

A study by Nathaniel Lichfield and Partners in August 2009 (Greater Manchester Employment Land Position Statement) highlighted that over 15,000 of the Boroughs workforce commuted daily into Manchester with a further 5,000-10,000 commuting to Stockport. This is significant leakage of the working population outside the Borough and in our opinion needs to be addressed if the Borough is going to build on its economy. The immediate danger is that as manufacturing employment continues to decline a greater number of the local workforce will be forced to seek work outside the Borough. This situation can only realistically be tackled through the development of other business sectors.

Based upon the 2001 census the employed population of Tameside equated to 93,699 people. Therefore the workforce leakage adopting the figures above is at a level of circa 25%.

Unemployment

Unemployment rates within Tameside currently stand at 5.3% versus the Greater Manchester average of 5.1%. As has been mentioned above continuing manufacturing decline will put upward pressure on the employment rate if other business sectors are not developed.

Transport

Key improvements to the transport system in the Borough are planned or underway which will aid in the improvement in economic development in the Borough:

- Construction for phase 3A of the Metrolink has commenced. This will see a new line from the current terminus at Manchester Piccadilly rail station through East Manchester to Droylsden town centre. £88M of funding is included within the Association of Greater Manchester Authorities (AGMA) programme to extend the line through to Ashton Town Centre with an anticipated start date in 2010.
- Ashton Northern Bypass (Stage 2) will complete the ring of relief roads around the town centre and has the potential to open up new employment development sites. The £16M scheme is also included in the AGMA programme and work is anticipated to commence in 2010.
- £100M of Regional Funding has been allocated in the AGMA programme for the Longdendale Integrated Transport Scheme (LITS), a replacement for the former Mottram, Hollingworth and Tintwistle Bypass and the Glossop Spur schemes, previously promoted by the Highways Agency and Tameside MBC respectively. LITS, which is now being managed entirely by Tameside MBC, is exploring options for resolving the severe congestion on the A57 and A628 in Mottram and Hollingworth. Implementation is expected late 2012/early 2013 on completion of comprehensive consultation and subject to the outcome of the statutory procedures.

Improving connectivity with the Borough and City regions enables a greater ease of movement for people to commute to work locations.

3 THE PROPERTY MARKET

As previously referred to in the Tameside Economic Masterplan 2008-2013 there are a number of key issues that the Borough needs to address immediately:

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

Each of these aspects has a direct impact upon the property market and how that market operates within the Borough. As such, a property market review or appraisal is a key element when developing an employment land review. This section is focussed upon Tameside as a Borough; however, to give this section relevance and context, commentary is also provided on the current national property market and comparison between other Boroughs within Greater Manchester.

The UK Economy and Property Investment Market

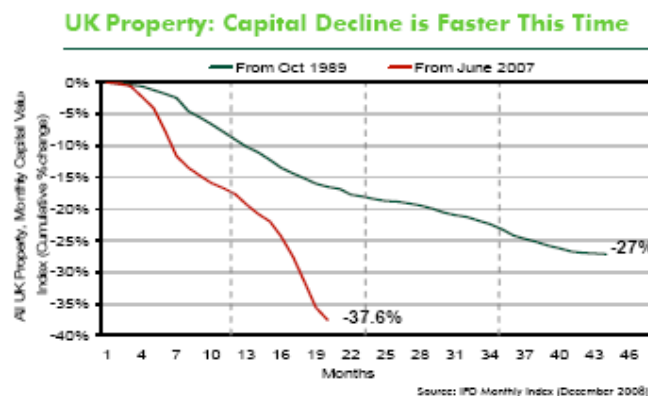
The UK economy has undergone a turbulent year in terms of expectations, with large revisions to forecasts seen across the board; particularly with regard to GDP for 2009. In September 2008, the consensus forecast expected GDP would grow by 0.5% in 2009, now over a year on we see a much uglier picture of the UK and global economy than was first imagined. The consensus expectation now is for the UK economy to contract by 4.5% in 2009, following the worst rolling 4 quarters of output declines since the Depression of the 1920s and 30s. On the up side, 2010 GDP growth is forecast to be better than thought earlier this year, with CB Richard Ellis Research forecasting growth of 1.8% in 2010. The improving outlook for 2010 will have positive consequences on unemployment levels in the UK, with levels not expected to peak as severely as in previous downturns.

Employment levels are a crucial driver for the property market. Oxford Economics forecasted that the sharpest fall in employment will take place this year and that the rate of decline will ease in 2010 but still be in excess of 1.0% in year on year change in all regions. Mild employment growth will then return to some regions in 2011. In total, 1.3m jobs are forecast to be shed during this period. The major regional Cities have all felt the effects of the economic downturn. Against the backdrop of greater economic uncertainty and rising unemployment, it is unsurprising that demand for commercial space across the City region was subdued during the first half of 2009, with many organisations either remaining in-situ or contracting in size.

The success or failure of the wider economy obviously has a huge bearing upon the property market. In order to give the property market appraisal we must firstly examine

context of the economic downturn and recession that has been experienced since the collapse of Northern Rock in 2007; and the knock on affects to the property market. The severity of the downturn since mid-2007 reflects the extent of the preceding inflation of values, which were almost entirely a product of yield compression, with hardly any contribution from rents to capital growth. Likewise, the fall in values over the last 18 months has been driven by re-pricing in the capital markets triggered by the lack of finance available due to a heightened risk aversion from lenders.

This current downturn has been deeper and faster than that of the 1990s. The Investment Property Databank (IPD) monthly index recorded a decrease in commercial property values from its peak in mid 2007 to January 2009 of 37.6%. When compared with that of the early 1990's when the peak-to-trough fall took twice as long resulting in a 27% devaluation of commercial property illustrates the severity this financial crisis has had upon the property markets. The graph below demonstrates the situation as at January 2009; it has worsened over the course of 2009 with commercial property capital values having bottomed out 44% below their mid-2007 peak.



The fall in values accelerated in the final quarter of 2008 as the volume of the investment market activity remained subdued. From a peak of £19.6 billion in the fourth quarter of 2006, investment purchases had slipped to under £5.0 billion by the final quarter of 2008. The value of acquisitions in 2008 as a whole was 56% down on 2007.

Having said that, the IPD Monthly Index showed August 2009 to be the first month of positive capital value growth in over 2 years. This may mark the start of a tentative recovery, which will have come sooner than expected and is testament to strengthening investor demand. Year to August values were down 13.1% on the IPD Monthly Index and CB Richard Ellis Research expects capital values to improve further over the remainder of the year, leaving them down 10.8% over 2009 as a whole, a large improvement on previous expectations. Given the positive movement in yields and capital values that emerged over Q3, property returns in 2009 are anticipated to be around -4%. Assuming economic recovery gathers strength in the coming year, downward momentum in average property yields will increase as investors gain a greater appetite for risk.

This is expected to produce positive capital growth and double digit property returns in 2010 and 2011. The shape of recovery depends on the path remaining trouble free; further stumbling blocks would undoubtedly mean that property values could face a more protracted recovery. A key factor in the recovery will be the occupier market. In the main businesses have consolidated, contracted or put on hold any relocation strategies. This has resulted in downward pressure on rents, greater incentive packages being offered to encourage activity and increasing supply of accommodation. An improved economic picture will start to reverse this trend and CB Richard Ellis would forecast that the occupier market recovery will lag the investment market upturn, with rents finally growing only from 2012.

A feature of the market in the final quarter of 2009 has been some fairly rapid yield compression in certain investment sectors. Those investors that bought well in late 2008/early 2009, at yields that now appear to have been historically low levels, are in some cases realising the potential of bringing these sales back to the market to take advantage of the current high level of demand and lack of stock. This dramatically improved sentiment and rapid hardening of prime yields appears to have begun to encourage some property companies and Institutions to bring product to the market, with the hope of executing some opportunistic sales at premium prices.

The imbalance between weight of money allocated for prime property and available stock being offered to the market continues to increase. This has resulted in buyers increasingly considering shorter leases if the property fundamentals such as location and covenant strength are robust. The Institutional market is driving demand for prime well let stock, with property companies and private investors focusing on the smaller lot sizes or assets that do not satisfy the requirements of the typical Institutional investor. The lack of product is creating considerable competition and prices are beginning to rise quickly. There is already concern that this represents something of a false recovery for the market as once the Institutional appetite has been satisfied there are few other active buyers because of the continued lack of finance available from the Banks.

The table below illustrates CB Richard Ellis's in-house view on the impact that this weight of money has had on property values/pricing in the six months to December 2009 as compared with the previous 24 months between June 2007 and June 2009.

PRIME PROPERTY INVESTMENT YIELDS
Peak to Trough to Today

UK	Jun-07	Jun-09	Jun07-Jun09	Dec-09	Jun09 Dec09	Jun07-Dec09
	Equivalent	Equivalent	Change in	Equivalent	Change in	% of 2007 CV
	Yield %	Yield %	bps	Yield %	bps	recovered
	(Peak)	(Trough)	(fall)	(Now)	(recovery)	
OFFICES	%	%	bps	%	bps	%
Major Provincial	4.50	7.00	+250	6.00	-100	30%
Secondary	5.75	10.50	+575	9.75	-75	9%

INDUSTRIAL						
Prime Distrib'n	5.00	8.00	+300	6.50	-150	38%
Prime Estate	5.00	8.75	+375	7.25	-150	28%
Secondary Est	5.75	11.00	+525	11.00	0	0%

Overview of UK Office and Industrial Sectors

Offices

The performance of the office market nationally can be characterised by decline in take-up, fall off in demand, shortening lease lengths, greater incentive packages and downward rental pressure. The seven main regional cities outside London (Manchester, Birmingham, Leeds, Liverpool, Glasgow, Edinburgh, Bristol) provide evidence of this. Within the first half of 2009 only 1.3 million sq ft of office accommodation was taken-up compared to 4.3 million sq ft throughout the whole of 2008.

Manchester is the dominant office market within the City Region and its performance is indicative of the North West office market in general. Take-up in Manchester City Centre in the first half of 2009 reached 247,000 sq ft, down 45% on the second half of 2008, mirroring the national trend.

The public sector has been the most active occupier across the seven regional Cities examined, accounting for almost a quarter of take-up. The business services sector was also a key driver of demand, accounting for a fifth of the total. After some notable transactions last year such as Bank of Mellon New York's acquisition in Manchester, the banking & finance sector was generally inactive in the first half of 2009. The chart below represents take-up for business sectors for the first half year of 2009 (H1 2009).

Take-up by Business Sector H1 2009

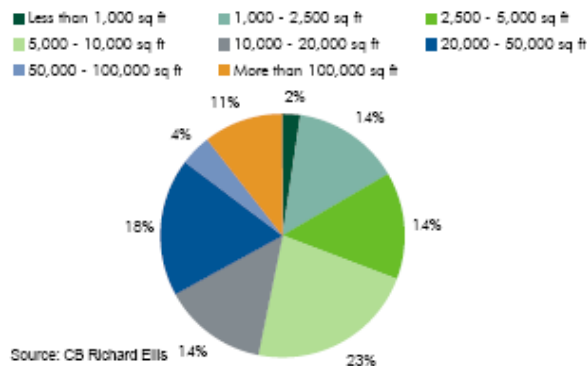


Source: CB Richard Ellis

Looking at the size composition by volume of space let shows that during the first half of the year, demand was heavily focused on units under 10,000 sq ft. Deals below this

threshold accounted for over half the total space let. The most prevalent size band was 5,000-10,000 sq ft which accounted for 23% of all deals. It is evident that occupiers remain cautious and are therefore reluctant to acquire large new office units despite the presence of excellent opportunities on the market. The demand for office space continues to be largely driven by lease events or the need to rationalise space requirements. However, active searches often result in the existing lease being re-gearred, with landlords willing to offer very favourable terms to ensure tenants do not move elsewhere.

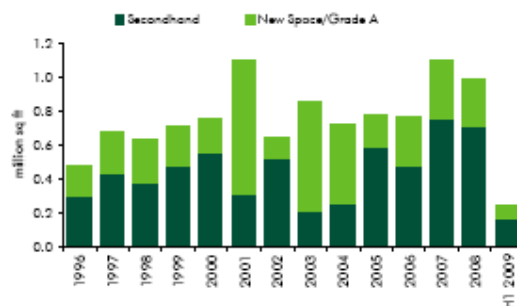
Take-up by Size H1 2009



The outlook for demand over the second half of the year was mixed. In some markets such as Manchester, there is a high volume of space under offer which should help boost the annual take-up figure. Of particular significance is the 140,000 sq ft relocation to No 1 First Street by Manchester City Council.

At the end of the second quarter, there was 2.4m sq ft available in Manchester, of which 665,000 sq ft was ready-to-occupy grade A space. This compares with 1.8m sq ft of availability at the end of 2008. At the end of June, there was a further 365,000 sq ft of supply being built speculatively which, with the exception of one scheme, is due to complete in the second half of 2009. There is also approximately 200,000 sq ft of unwanted tenant space that is available on assignment or sub-lease.

Manchester Take-up



2009 has been a challenging year for office take-up in the Regional cities but with the economic outlook improving, we expect leasing activity to pick up in 2010. However, as a result of the high level of supply in the market, we do not expect any further speculative development in the next two years as developers wait for existing supply to be absorbed; thus reducing the available stock to a point where speculative/pre-let development will commence again. This lack of speculative development will impact upon the delivery pipeline and may have the affect of strengthening the rental market in Manchester due to a lack of supply moving forward.

Rental Levels

Office rental declines are not expected to be quite as bad as first expected in 2009, with all office rental values forecast to fall by 18.5% over 2009 and by another 8.1% in 2010. This will be lead by Central London which is expected to see falls of around 25% of average rental values this year and 11.4% again in 2010. In wider office markets, rental levels are expected to fare much better, with South East and rest of UK offices expected to correct by just 7.9% and 6% respectively this year. The recovery in office rents is expected to begin in 2012.

Within the Greater Manchester City Region, current rental levels are as follows:

Town/City/Borough	Rent (£ per sq ft)	Rent (£ per sq m)
Manchester (City Centre)	£28.00	£301.39
Manchester (South)	£19.50	£209.90
Oldham	£15.00	£161.46
Stockport	£18.50	£199.13
Bolton	£15.50	£166.84
Rochdale	£15.50	£166.84
Bury	£15.50	£166.92
Trafford	£16.50	£177.60
Wigan	£12.50	£134.55
Tameside	£16.00	£172.22
Salford	£21.50	£231.43

The rental levels demonstrated above are headline figures for high quality office

accommodation. With regard to Tameside, the adopted rent reflects quoting terms for the St Petersfield development in Ashton.

Industrial

The economic impact has also been felt within the manufacturing and industrial sectors. After the considerable amount of speculative development and resultant over supply in the industrial market throughout 2006 and 2007, there has been very limited new speculative development since the downturn commenced, almost 24 months ago. At the start of 2009 there was a reduction in speculative development of almost 75% compared with mid 2008. This inevitably raises the question of where new stock will come from in the forthcoming years, with a number of established markets, for example in the South East and areas of London, currently experiencing a lack of supply.

The companies that traditionally dominated the industrial development market, have effectively said that they do not intend to speculatively develop industrial units in the foreseeable future. They are increasingly focused on reducing void rates and the associated empty rates liability. We expect that the only new developments occurring will be where there is a pre-let agreed for a long unexpired term to a strong covenant.

There have been some recent transactions in this market, with Canada Life having completed a forward commitment on a ProLogis warehouse in Glasgow on which Co-Op have agreed to take a 20 year lease. The Co-Op have also recently agreed to take a 20 year pre-let on a 500,000 sq ft distribution warehouse in Andover from Goodman.

The development pipeline has also been further hampered by a lack of development sites currently available on the market. Land values have dropped considerably over the last 2 years, by typically 50% to 60%, such significant drops in value has resulted in many landowners deciding to hold their interest in the land until markets have stabilised and values returned; this will be dictated by the return of confidence in the occupational market. Developments have therefore, effectively been put on hold until the occupational market begins to show signs of improvement and there is appetite which will improve land values.

Industrial rents are forecast to fall the least of the three main sectors, with a correction of 6% this year, and 4.4% in 2010; less severe than in the early 1990's. Coming out of the downturn however, industrials are forecast to see only a mild upturn.

Tameside and the Region

Tameside Borough Council commenced work on an Employment Land SPD in 2006 to tackle the growing pressures that were being experienced in maintaining full employment sites after numerous attempts were made through the planning process to redevelop sites as either residential or other non-employment uses. The document was adopted in January 2009.

Tameside has a significant imbalance between the type and sector of property that it offers to the market; in comparison to other Boroughs. There is a considerable weighting towards the provision of industrial property as opposed to the office sector. Within this section both property sectors will be examined in addition we will comment on employment trends within the Borough and City Region.

Employment Trends

According to a study by Nathaniel Lichfield and Partners in August 2009 (Greater Manchester Employment Land Position Statement) Greater Manchester has experienced growth in the region of 10.6% in employment from 1,061,500 to 1,174,600 for the 10 years between 1997 and 2007 respectively.

Manchester grew by 16.5% during this 10 year period, with Trafford also experiencing significant growth (15.8%). However Tameside experienced limited growth in comparison to its neighbours (0.04%).

Greater Manchester contains a lower percentage of manufacturing jobs standing at 10.9%, which is lower than the North West average (12.4%). With regard to Tameside, the Borough leads the table of manufacturing based employment with 20.8% of its workforce based in this sector as compared with the other Boroughs that form part of Greater Manchester. For example, Oldham (16.7%), Rochdale (16.6%) and Bolton (15.1%) have the next highest proportions of their employment based in this sector. This to some extent explains the diversity between the industrial and offices sectors within the Borough. The growth experienced by Manchester and Trafford has principally been based on the financial and service industries which saw considerable expansion over the 10 years from 1997 requiring the development of considerable office accommodation. Tameside remains based in the manufacturing / processing industries and has only diversified its employment sectors in a limited way.

In the 2001 Census, of 93,699 residents of Tameside in employment, 21.7% were employed in manufacturing (higher than demonstrated by the 2007 figures), 10.4% in health and social work, 18.2% in retail and wholesale, 10.2% in property and business services, 7.2% in construction, 6.8% in transport and communications, 6.4% in education, 5.3% in public administration and defence, 4.2% in finance, 4.0% in hotels and restaurants, 0.9% in energy and water supply, 0.5% in agriculture, and 4.0% in other sectors. This was roughly in line with national figures except manufacturing was 50% more than the national average.

Tameside Office Market

On examination of the office market of Tameside it becomes evident that it is limited with no centrally focussed office district/ hub. The market is, in the main, dominated by second hand stock of poor quality, which does not offer larger occupiers viable accommodation to relocate into.

St Petersfield, Ashton, offers the best opportunity to develop an office hub within the Borough. The scheme has outline consent for 320,000 sq ft of commercial accommodation and will be developed in several phases offering office accommodation from circa 3,700 sq ft up to 40,000 sq ft.

To date St Petersfield has developed approximately 100,000 sq ft of Grade A office accommodation. Of this accommodation only 1 building was developed speculatively. Developed in 2006, the property provided 48,696 sq ft of accommodation which has let over the past 4 years as follows:-

Year of Letting	Amount of Space Let (sq ft)
2006	28,067
2007	4,598
2008	12,674
2009	3,357
TOTAL	48,696

The remainder of the scheme was pre-sold to the NHS. The major occupiers within St Petersfield are Public Sector and charitable organisations who have taken 40,566 sq ft or 83% of the total accommodation on a leasehold basis. Of the scheme as a whole 92% has been taken up by the Public Sector.

Ashton-under-Lyne, as the most prominent centre within Tameside, is the only centre that has the capability at present to supply a major office hub within the Borough. If St Petersfield is selected as the main office location for the Borough there needs to be a more concerted approach as to how it is integrated within the centre in order to ensure its and the Town's success in developing a new employment hub and sector. St Petersfield could offer the supply of office accommodation for years to come; however, there are numerous threats to a central office hub, particularly in the case of St Petersfield.

- 1) Economic climate and changes to development strategies; no development will occur in the near future without a considerable pre-let in place. This creates something of a dichotomy, as tenants and their search criteria tend to be based on known tangibles including the availability of completed properties. The dichotomy therefore is without the product there will be little appeal from tenants but without the tenants it will not be possible to build the product.
- 2) Aesthetic & Environs; St Petersfield currently lacks connectivity to the Town Centre. In our experience, this weakness has resulted in the scheme being discounted by

prospective tenants.

- 3) Competition; due to a lack of available accommodation tenants have had no choice but to choose other locations outside the Borough such as Stockport, Oldham and Manchester.

Grade A take up for Tameside has generally been focussed around the development at St Petersfield simply because there is no other Grade A accommodation available in the market. There are two exceptions to this which are the Muse/Stayley Development 100,000 sq ft design and build solution for Greater Manchester Police Authority (GMPA) completed in April 2009, and the Hyde Building comprising of 55,000 sqft of Grade A office space occupied by Findel Education Plc in Hyde. However, we would state that the Hyde Building was designed and built by Findels and then sold to the market via a sale and leaseback transaction; it was not offered to the market and thus is not included within the office take up figures.

Supply

The Borough has the ability to deliver Grade A office accommodation through St Petersfield and Ashton Moss:

- St Petersfield – can deliver circa 200,000 sq ft of additional office accommodation. However it will not be developed on a speculative basis.
- Ashton Moss – although established as a modern warehousing/distribution location the Park can provide office accommodation with existing outline planning consent of up to 85,000 sq ft for new office development. According to our research additional office development could be made available although it would require a change to current planning policy.

Grade B accommodation is provided by smaller scale schemes such as:

- Tameside Business Park where circa 18,000 sq ft of office accommodation remains available having let 7,500 sq ft.
- Droylsden Marina where the proposed mixed-use development will incorporate 30,000 sq ft of office accommodation.
- Hyde Spinning Mill (Findels) – outline permission for 28,000 sq ft,
- Tower Mill, Park Road, Dukinfield has full planning permission for mixed-use development including 61,903 sq ft of office accommodation.

Fairfield Clough and Kings Road - comprising 18.46 hectares (45.63 acres) this is a mixed use development site with outline planning consent for C1/C2/B1/A1 uses. This is deemed a high quality employment site. The present development proposal shows that there could be up to 128,000 sq ft of B1/B2 use and 8,600 sq ft of retail space.

Future Supply

There are few locations within the Borough that potentially offer all the attributes required to attract high quality and large office space users. However, potentially one location could be the 1 hectare (2.47 acre) site adjacent to Ashton Railway Station. Currently providing surface car parking this site was put forward by Tameside MBC as a potential site to relocate the Co-operative Group's headquarters.

Competition

We have already commented above on issues that have hindered the ability of St Petersfield to attract occupiers, however, in addition to these issues, competing schemes outside the Borough also offer significant threats. The following commentary examines the competing neighbouring Boroughs of Stockport and Oldham. It evaluates their offer in comparison to that of Tameside and begins to draw themes from these successful developments looking at:

1. development types,
2. attractiveness to the market;
3. sustainability and economic viability.

This assessment will lead on to examining how these successes could potentially be replicated for Tameside and seek to offer potential locations for such developments.

Stockport

Stockport has been a strong commercial centre for a number of years however from the 1990's a lack of development and investment in the Town Centre saw a considerable decline to its offer. This situation was particularly acute within the office market. There was a lack of development sites and an abundance of aging, outdated office stock with no alternatives being offered.

However, since the beginning of the century development sites have been pieced together by developers with the support of the Local Authority, who have the built out a number of schemes which have absorbed the 'pent up' demand for good quality affordable office accommodation offered on both leasehold and freehold terms to occupiers.

This demand has seen the development of a number of schemes, most notably:

- Kings Reach (developed by Seddon Developments) – which, once all phases are completed, will provide circa 150,000 sq ft of high quality Grade A office accommodation. The size will range from floors of 2,500 sq ft to 80,000 sq ft buildings offering occupiers considerable choice for the scheme and due to the

sites location immediately off J1 of M60 orbital motorway and easily accessible by both public transport and car it can attract a workforce from Stockport area and other surrounding Boroughs. This scheme currently has 36,000 sq ft of standing accommodation available to the market, which is offered on either a leasehold or freehold basis.

- Rhino Court (developed by Marshalls) – the development offers 58,013 sq ft of leasehold accommodation and occupies a prominent position on Bramhall Moor Lane in Hazel Grove - an affluent suburb of Manchester. Hazel Grove is located approximately 2 miles south of Stockport town centre and provides a mix of business, retail and recreational amenities. Nearby Stockport Station provides a direct service to Manchester and London Euston. Manchester International Airport is easily accessed and approximately 8 miles to the west. Regular bus services run along the A6 corridor which is within walking distance. There is currently 10,000 sq ft of accommodation available at the scheme.
- St Peters Square (developed by BAM) – is the newest office accommodation in Stockport centre. The building provides 51,402 sq ft of Grade 'A' BREEAM 'Excellent' office accommodation over 6 floors with secure car parking for 20 cars. Located on A6 its prominence and links with the centre will provide larger floor plate town centre accommodation to the market. This scheme has only recently completed and is still unoccupied.

Stockport MBC have aspirations of creating a civic quarter behind the town hall which has begun with the redeveloping key sites under its control such as Ponsonby House, which Stockport MBC will occupy themselves.

Oldham

Broadway Business Park is located immediately off Junction 21 of the M60 motorway and offers varying styles of office accommodation to the market including:

- Howarth Court - constructed on a speculative basis this building offers Grade A office accommodation from 2,250-25,500 sq ft and is offered to the market on a freehold / leasehold basis.
- Broadgate House - 12,500 sq ft of refurbished office accommodation available on a leasehold basis.
- Salmonfields - provides 2-storey self-contained office units offered on a Freehold basis. The accommodation comprises 1,600 sq ft per unit. There have been four phases to the scheme, the majority of which have now been sold.
- Kings Point – located in Oldham Town Centre this development was constructed on a speculative basis and offers Grade A office accommodation from 1,500 – 35,000 sq ft available on a leasehold basis.

Tameside Industrial Market

Tameside has a long heritage of industrial employment dating back to the industrial revolution. As many Boroughs have moved towards more financial/service based industries Tameside has continued to be underpinned by industrial employment.

The historic nature of the industrial employment is the backdrop to the style and age of many of the properties located within the Borough. Tameside has considerable industrial accommodation; however, the majority provide dated, inflexible premises such as the Globe and Kayleigh Industrial estates. Many firms that remain within the Borough have organically grown within their existing sites and have expanded through acquiring adjoining properties rather than relocating into more modern premises.

We estimate that there is in excess of 630,000 sq ft of industrial accommodation available to let within the Borough. The majority of this accommodation is of poorer quality. There are notable exceptions such as the recently developed Hyde Point, SK14 and Tameside Business Parks. It should be noted that this available accommodation is standing stock, not development sites for Design and Build solutions.

Demand for industrial property has been limited in the Borough due to a number of factors. It remains very much a local market providing accommodation for smaller operators, with the majority of transactions taking place being less than 3,000 sq ft. This is linked to the nature of the majority of businesses within the Borough (circa 83% employing 10 employees or less). However, there is also a lack of good quality accommodation that is able to meet general requirements in the market place or indeed cater for potential requirements. For example, there is a distinct lack of industrial units of circa 20,000 sq ft which means that the Borough cannot attract businesses requiring this amount of space.

There is no transition or interim stock to allow businesses to grow, with the possible result being the relocation of certain companies to other areas where the property provision to meet the requirements can be provided.

Having said this with development of the M60 Motorway extension in 2000, Tameside is now very well located to access the wider motorway network linking it with Manchester City Centre, Manchester Airport and via the M62 to the North East of England.

This strong connectivity is a positive attribute sought by industrial, manufacturing and distribution operators.

The focus of the new accommodation has been Ashton Moss which has been extremely successful in attracting major occupiers to the area, due to the size of units that it can offer and the close proximity to the motorway network. The scheme has attracted numerous major occupiers including Office Depot's 287,000 sq ft distribution/warehouse and call centre is situated on a 7.08 hectare (17.5 acres) site and Norbain SD occupy a 51,354 sq ft distribution/ warehouse and office on a site of

approximately 1.21 hectare (3 acres).

Tameside also has a strong historic link with the food industry with numerous food producers being located within the Borough. These have included Grampian and Premier Foods, which due to company reorganisation has led to the closure of their facilities. Other organisations that remain in the Borough within this sector include Kerry Foods located at Godley Hill and Tulip Foods located on Bow Street in Dukinfield.

Based on our analysis, we have identified below some of the key estates within the Borough:

- **Kayley Industrial Estate, Richmond Street**

Kayley Industrial Estate is owned by CB Richard Ellis Investors and offers 392,732 sq ft of employment floor space in a designated “high” quality employment land site (6.482 ha/ 16 acres). The site is bounded by residential property, however it contains a mixture of single storey industrial units with manufacturing/storage uses with some office content. There is currently 50,138 sqft of vacant space equating to 13% of total stock. The biggest tenant is Whitecroft Lighting with circa 160,000 sq ft. There is potential for redevelopment of the site including new industrial units.

- **Globe Lane Industrial Estate, Globe Lane**

The estate is owned by ING and comprises a site area of 11.9 hectares (29.4 acres) containing around 613,376 sq ft of industrial accommodation. The site provides a mixture of property ranging in size, construction and age. The largest occupiers are Turner Bianca with their main national warehouse facility, and Georgia Pacific (GB) Ltd, a world leading US manufacturer of tissue and packaging. There is approximately 95,302 sq ft available. The site is in a high quality industrial location.

- **Tameside Business Park, Denton**

A major redevelopment by Ashtenne provides 25,000 sq ft of office accommodation known as the Forum and 32 new industrial units. These units offer accommodation ranging from 733 sq ft to 3038 sq ft. The Park is situated close to the M60/M67 motorways. There is currently circa 23,000 sq ft of industrial space available.

- **East Tame Business Park**

East Tame Business Park is owned by Northern Trust and covers approximately 6 hectares/14.82 acres and provides 283,368 sq ft of fully refurbished industrial and warehouse accommodation. Phase 1 comprising 120,000 sq ft is completely let, whilst phases 2,3,4 and 5 have approximately 130,000 sq ft of space available.

- **Area around Windmill Lane**

The area around Windmill Lane and Oldham Street is designated a high quality

employment land area and benefits from excellent links to the M60/M67 motorways. There are several pockets of employment land within fragmented ownership.

- **Langham Industrial Estate, Langham Street**

Langham Industrial Estate is located to the north of Ashton under Lyne. It covers an area of 3.725 hectares (9.2 acres) and contains 3 detached industrial/warehouse units. The property has 58,464 sq ft of available industrial space.

- **Berkeley Business Centre, Turner Lane**

Berkeley Business Centre, owned by Berkeley, will offer new build industrial/warehouse accommodation offering nursery units ranging from 1,000 sq ft to 12,000 sq ft. The development is only partially complete due to the current economic climate. Once built, it will comprise 31 industrial units offering circa 52,000 sq ft.

- **Broadway Industrial Estate**

Broadway Industrial Estate runs alongside the Peak Forest Canal and incorporates Broadway 67 (3.44 hectares/8.5 acres/130,000 sq ft). This development opportunity is in an established industrial location and can be developed on a design and build basis.

- **Holland Street Industrial Estate**

Holland Street Industrial Estate in Denton is comprises circa 100,000 sq ft of industrial space. Approximately 30,000 sq ft has been let.

- **Hyde Point**

Hyde Point, owned by Kilmartin Property Group, was completed approximately 2 years ago. It was developed on a greenfield site of about 1.7ha (4.2 acres). The scheme offers 121,628 sq ft of industrial space in 16 units. It has been successful in both freehold and leasehold transactions with only 4 units remaining totalling 42,000 sq ft.

- **Land between River Tame and Victoria Road/Dukinfield Road**

This corridor around the River Tame has the largest percentage of high quality employment land in the Borough and several large manufacturing and engineering companies are located within this area. These range from local companies to international businesses and subsidiaries. There are also public occupiers such as Tameside & Glossop Care Trust at Hyde Point. Similar to sites around Windmill Lane there are several pockets of available sites in supply (see Employment Land Map).

- **Adamson Industrial Estate**

Adamson Industrial Estate is owned by Adamson Property. The estate comprises

3.782 hectares (9.35 acres) and is located to the south of the M67. The estate provides 160,000 sq ft of industrial and manufacturing space of which currently circa 23,000 sq ft is available. The site also benefits from a significant amount of hard standing (3.443 ha).

- **Mossley**

According to Tameside Borough Council's earlier work for the Employment Land SPD, Mossley currently provides 23.8 hectares (58.8 acres) of employment land.

Mossley would not be considered a prime industrial location for external industries to locate due to its distance from the regional motorway network. The industrial property available in Mossley tends to be Grade B or Grade C. Most of the availability is owned by Warmco Properties who own several properties in Mossley including Squire Mill, Vale Mill, Woodend Mills, Eastgate Industrial Park and Centre Court. This is poor quality industrial accommodation with rents in the region of £2.00 per sq ft.

However the accommodation caters for a local need and there appears to be reasonably strong demand from local businesses such as Warmco and Sunlight Service Group. Whilst this accommodation is of low quality it is fundamental for the sustainability of the local economy.

- **Ashton Moss**

Ashton Moss is an 81 hectares development by Muse Developments. It comprises over 1.4 million sq ft of commercial/industrial and office space. The development has achieved significant lettings with over 51,354 sq ft let to Norbain and 287,000 sq ft let to Office Depot. The development has proved an excellent success due to access to the M60 and shows the appetite for national occupiers to locate within the Borough if the dual requirements of quality accommodation and accessibility can be met.

In addition to the above there are a number of estates with Local Authority control. These include:-

- **Charlestown Industrial Estate**

Small (circa 1,000 sq ft) industrial/warehousing units that can be used as 'start up' units for occupiers.

- **Plantation Industrial Estate**

Whitelands Road - larger industrial units ranging from 2,500 sq ft to 16,000 sq ft.

- **Hattersley Industrial Estate**

Stockport Road - has industrial space available from 2,000 sq ft to 4,000 sq ft.

Supply

It is difficult to put an exact figure on the level of current availability of industrial accommodation within the Borough given the spread of accommodation and the fact that many comprise small units of less than 3,000 sq ft.

However based on both on our own research and information obtained from MIDAS we are of the opinion that there is approximately 80,000 sq ft of availability in units of less than 3,000 sq ft.

In addition to this, there is approximately 550,000 sq ft of available space within the larger estates highlighted above. Of this, only 65,000 sq ft is considered to be Grade A accommodation. This is principally located within Hyde Point and Tameside Business Park. This totals in the region of 630,000 sq ft of accommodation currently available to the market, excluding design and build options.

Future Supply

With regard to future supply, we understand there is approximately 172,355 sq ft of consented industrial accommodation within the development pipeline including Berkeley Business Centre and Broadway Industrial Estate.

In addition, there are several sites within the Borough that have been identified as potential sites of development for employment uses. The main opportunities are highlighted below:

- **Ashton Moss Plot 3000**

A 13.00 hectare (32.13 acre) development opportunity and final phase of the Ashton Moss project undertaken by Muse Developments.

- **Toray Textiles Site**

The 2.69 hectare (6.65 acre) site is held within private ownership who we understand is seeking a residential/mixed use consent. This is a 'high' quality site in an established industrial location.

- **Former Premier Foods, Williamson Lane**

An 8.23 hectare (20.33 acre) site located to the south-east of Droylsden that originally contained the Robertson's Jam factory has recently been demolished and is available for development. The site is owned by Bovale and it is unclear as to their intentions.

- **Godley Hills, Hattersley, Hyde**

The site extends to 10 hectare (24.71 acre) and was the subject of a development study undertaken in May 2008. There are various issues which affect this site these are that

- 3 individual sites that make up this one potential development site;
- The size and topography of these sites means that specific development uses will be limited;
- There is a public footpath easement that runs through the site; and
- Part of the land is leased to a tenant farmer, making the development process timescales longer and increasing infrastructure costs.

Competition

There are a number of locations within the North West that immediately compete with Tameside for industrial accommodation. Some of the principal competitors are identified below:

- **East Manchester**

There has been significant investment in East Manchester and this has resulted in improvement in the quality of the industrial accommodation along the corridor between Manchester City Centre and Ashton via Ashton Old Road. St Modwen own a 6.40 hectare (15.8 acre) site on the Manchester controlled side of Edge Lane; the company is undertaking a phased refurbishment/redevelopment mixed-use programme that already provides 225,000 sq ft of industrial accommodation and will include a Morrison's supermarket. This is a major regeneration project that can only benefit the employment land in the medium to long term on the Tameside controlled side of Edge Lane.

- **Trafford Park, Trafford**

Trafford Park is the oldest and most established industrial park in the country. It covers an area of some 200 hectares (480 acres) provides accommodation to meet all requirements within the market from small to large, cheap to expensive new to old all with good connectivity to the motorway network.

- **Warrington**

Warrington's unique selling point is it's positioning between the M6, M62 and M56 motorways. As a consequence it has an established industrial market catering for local, national and international occupiers.

- **Stockport (Bredbury)**

The Borough has a number of established industrial estates located between Junctions 25 and 26 of the M60 within Bredbury and also within Bird Hall Lane close to Cheadle and junction 2 of the M60.

- **Stakehill Industrial Estate – Middleton**

Stakehill benefits from direct dual carriageway link to the A627(M) which in turn joins the M62 at Junction 20 approximately one mile to the north. The locational advantages of Stakehill have been acknowledged by a large number of major companies. Occupiers include Tesco, Aldi (UK) Ltd, Wincanton, Cert Services, Christian Salvasen and SSL International. The estate also benefits from a strong local presence with companies taking advantage of Stakehill's proximity to Rochdale, Oldham and Manchester City Centre.

- **Heywood Distribution Park – Heywood (Oldham)**

Heywood benefits from access to the M62 and M66 motorways. Heywood Distribution Park provides over 2.6 million sq ft of accommodation within an 81 hectare (200 acre) secure environment. The security provided at the estate is a major attraction for occupiers.

- **Kingsway, Rochdale**

This is the North-West's newest business-focussed mixed use development. Accessed directly from junction 21 of the M62 this 170 hectare (420 acre) development offers high quality, speculative and design and build accommodation.

4 EMPLOYMENT SITES

The following section provides a detailed analysis of employment land within the Borough. In particular it focuses on supply, take-up and demand for land and provides some commentary into the quality of existing sites to meet future demand.

Overview

A fundamental part of the Employment Land SPD was the review of every employment site within the Borough. This was carried out in 2007. The review at the time found that there were approximately 217 employment sites over 0.25 ha (0.62 acres). An assessment was made of the quality each site based on the following criteria: size, developable area, ownership, policy status, planning position, constraints, sequential test location, environmental quality and access. Each site was then scored and placed into one of three categories:

1. High Quality Sites
2. Middle Ranking Sites
3. Lower Quality Sites

The majority of high quality sites were found in the following 4 areas:

- Area adjacent to M60/M67 interchange including Windmill Lane and Oldham Street in Denton (Appendix A Inset Map 1).
- Area around the River Tame through Hyde & Dukinfield stretching from M67 in the south to Tameside Park in the North including Broadway Industrial Estate, Globe Lane Industrial Estate, Tudor Industrial Estate and Shepley Industrial Estate (Appendix A Inset Map 2).
- Tame Valley west of Stalybridge town centre extending westwards to Clarence Street (Appendix A Inset Map 3).
- Ashton town centre periphery including Ashton Moss, Kayley Industrial Estate, Charlestown Industrial Estate, Langham Industrial Estate and the St. Petersfield office development.

The middle ranking sites were spread around the Borough, although concentrations were found in a number of areas including:

- Droylsden

- Area from Guide Bridge through the Tame Valley on the Ashton/Dukinfield border extending to Clarence Street in the east
- Industrial area in Hyde running from Adamson's Industrial Estate up to the M67 and north of the M67 across to Commercial Street
- Pockets around Mossley, Stalybridge and Hattersley.

The lower quality sites were distributed throughout the Borough and were often isolated freestanding employment locations or on the fringes of other core and secondary employment areas.

Appendix A provides a number of plans identifying the key employment areas of the Borough.

Supply

The Employment Land SPD by Tameside Metropolitan Borough Council (2009) identified in the region of 585 hectares (1,446 acres) of employment land and sites within the Borough.

Based on the scoring criteria outlined above, this categorises the land/sites as follows:

- High Quality Sites – 45.4% (265.6 hectares/656.3 acres)
- Middle Ranking Sites – 49.5% (289.5 hectares/ 715.4 acres)
- Lower Quality Sites – 5.2% (30.2 hectares/ 74.6 acres)

As part of CB Richard Ellis's brief we have reviewed this information, visited all the employment areas around the Borough and researched the market through discussions with local agents and developers. This assessment will be revised as part of the full employment land review that this report will form part of.

Take-Up

The take-up of land for employment has fluctuated markedly over the last couple of decades. For the five years to 1993/94, 4.7 hectares per annum were taken-up. The five years to 1998/99 this improved to 7.5 hectares (18.53 acres). Since 2000 and the opening of the M60 Orbital, employment land take up has fluctuated significantly as follows:

Year	Area (Ha)	Area (Acres)
2001/02	7.12	17.54
2002/03	23.34	57.58

2003/04	5.73	14.09
2004/05	10.50	25.95
2005/06	4.03	9.95
2006/07	5.65	13.96
2007/08	6.39	15.78
2008/09	7.51	18.55

Currently, the five year average (April 2004 – March 2009) is 6.8 hectares (16.8 acres) per annum, however, based on the above, take-up has fluctuated markedly over that period and the most recent year saw an above average level of take-up. We would anticipate that the current economic environment will negatively impact on the rate of take-up for the current year but would forecast this to begin to bounce back during 2011.

Regional Spatial Strategy (RSS) 2005-2021

According to the RSS, Greater Manchester needs to provide an additional 2,285 hectares (5,646 acres) of employment land over 16 years from 2005 - 2021. The Employment Land SPD for Tameside identified that the Borough currently provides in the region of 585 hectares (1,446 acres) of employment land and that as at 31st March 2009 the Metropolitan Borough Council concluded that it had approximately 71.2 hectares (176 acres) of additional land supply.

Nathaniel Lichfield and Partners (NLP) were commissioned by the Association of Greater Manchester Authorities (AGMA) in May 2009 to produce a Position Statement on employment land provision across the ten Greater Manchester districts. This report was completed in August 2009 and entitled 'Greater Manchester Employment Land Position Statement'. The report sought to put in to context the Regional Spatial Strategy (RSS) for the North West, that had been published in September 2008 to cover a 16 year period from 2005-2021, and to disaggregate RSS Policy W3 to a district level. NLP have based their assessments for employment land need from 2007-2026. This is in line with GM districts Core Strategy time frames.

The NLP Context Statement identified that Tameside has a potential employment land supply of approximately 94 hectares (232 acres). NLP concluded that Tameside's employment land need is between 94 and 130 hectares (232 and 321 acres) between 2007 and 2026. Based on NLP's study this suggests the Borough has a potential shortfall of between 20 and 56 hectares (49.4 and 138.4 acres) in order to meet the

objectives of the RSS up to 2026.

Consequently the Borough has a significant lack of available employment land to meet the RSS target.

However, there is also a fundamental question to be addressed which is the deliverability of a considerable percentage of the 71.2 hectares (176 acres). From our assessment of this identified land supply, potentially only 42.5% can be developed and utilised in the near future; however, this figure does not take account of considerable site specific issues such as site development densities, topography, contamination and economic viability. The remaining sites will only become available through the process of churning, as occupiers scale up or down size, therefore releasing these sites. Another concern is the development of existing sites due to the current economic climate as developers seek funding and that some sites are not economically viable due to their size and location.

With only, in the region of, 31.34 hectares (77 acres) of land available at present it would appear that Tameside is facing a situation of a considerable shortage of good quality employment sites moving forward.

Supply, Demand and Competition

We have identified through our research that despite the difficult economic conditions and resultant business closures/relocations outside the Borough, there remains a relative scarcity of suitable employment land. The level of existing development is high in the key employment land areas and in many cases recycling of land has been the only route available given policy constraints of Greenbelt on development. The difficulty with this is that matching the timing of availability with the demand can be both a hindrance and result in missed opportunities.

The most attractive employment sites are the larger sites, free of constraints and in prime, accessible locations. The requirements of modern businesses increasingly favour well-designed premises with good communications. There are few opportunities in Tameside to offer this with the exception of Ashton Moss. Indeed these factors are confirmed when considering the success of Ashton Moss. However, development of Plot 3000 at Ashton Moss could prove to be difficult given the significant constraints of ownership, remediation and the need for existing uses to be relocated. Such factors are also common on existing brownfield sites thus add pressure to the development process.

Established businesses within the Borough with significant investment in premises, plant and machinery will tend to wish to remain in position and depending on their location and availability of land in close proximity can help to attract further businesses to the area.

Local agents that are active within the Borough, were questioned during this commission, regarding the state and issues of the property market with Tameside. They were of a

common view that the Borough has both a shortage of managed workspace and grow on space for new and expanding businesses and Grade A quality industrial accommodation over 20,000 sq ft.

In tandem with the above what has also become apparent during our research is that those areas surrounding Tameside within the Greater Manchester conurbation provide significant competition to the Borough by their ability to meet the needs/ requirements of the market.

We consider that those centres that directly compete with Tameside are East Manchester, Stockport, Oldham, Rochdale and Bolton. Many of the characteristics of Tameside are shared by these centres in terms of their economic development and the legacy of their built environment.

With limited employment opportunities and an already present leakage of workers out of the Borough, Tameside must take steps to safeguard businesses already located in the Borough by ensuring the provision of appropriate employment accommodation to meet their needs.

Ownership

Along with the industrial accommodation that is offered to the market through leasing structures there are a substantial number of owner-occupiers. A number of these are sizeable firms and key employers due to their considerable staffing levels within the Borough. Owner-occupied sites and buildings tend to be developed on a piecemeal basis through the organic growth of the business.

This style of piecemeal development is apparent in many of the sites that we inspected throughout the Borough, as the owners expand within the curtilage of their existing sites. This style of ad hoc development, depending on the organisations expansion policy, can result in less efficient space utilisation. The problem that can develop is that the organisation outgrows its location. In order to maintain business continuity many organisations would seek to relocate to a purpose built unit that could meet the businesses requirements.

There are a number of major employers within the Borough with substantial landholdings. Examples include:

- Barcrest
- Kerry Foods
- Tulip Foods
- Findel Plc
- British Gas
- Kappa

- Turner Bianca
- Whitecroft Lighting
- Georgia Pacific
- Welspun UK Ltd

Firms such as Barcrest have developed organically over time and have expanded within their own curtilage to the point that there is little room for further expansion without relocation. It is essential that these businesses can be accommodated elsewhere within the Borough should their existing sites not be able to meet their business needs. Not having viable relocation sites has obvious detrimental potential for the community and local economy.

5 SECTORAL ANALYSIS

According to the ODPM guidance note of 2004, the classification of employment property market segments are as follows:

- Established or Potential Office Locations
- High Quality Business Parks
- Research and Technology/Science Parks
- Warehouse/Distribution Parks
- General Industrial/Business Areas
- Heavy/Specialist Industrial Sites
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industrial Sites

Within this section of the report we consider existing supply and future demand for these segments within the Borough.

Established or Potential Office Locations

The Borough is not generally regarded as an office location. The office market has traditionally catered for local businesses and local government rather than larger corporates, as has been demonstrated by the take-up figures for St Petersfield and Ashton Moss. As a consequence the office market has not developed to levels far in excess of small managed business centres or office accommodation supporting other uses such as retail.

Ashton Moss although principally industrial and commercial accommodation has also included some B1 development owing to its proximity with the M60 and the strong road links into Manchester City Centre.

However, the principal office development within the Borough is St Petersfield, where circa 100,000 sq ft of office accommodation has been taken-up. It is our opinion that this is the natural focus for future supply.

High Quality Business Parks

There is a dearth of good quality business parks within Tameside and this is an area, which we believe could be addressed for the wider benefit of the Borough.

At present Tameside has only two business park locations of note:

- Tameside Business Park
- Hyde Park House

Based upon the successes of other schemes in Stockport (Kings Reach) and Oldham (Broadway, Business Park) we would suggest that the preferred location of such parks are close to motorway junctions, providing good quality Grade A / B accommodation of 2,500 sq ft to 20,000 sq on both a freehold and leasehold basis to attract tenants / owners of SME's.

Research and Technology / Science Parks

This is a very specialist sector which requires:

- Highly qualified work force
- Access to educational facilities (Universities)
- Specialist accommodation

Tameside without the access to the skilled work force and/or educational facilities to support this sector will struggle to develop a niche in this extremely competitive market place. As such it is a sector that we would suggest not be pursued by Tameside as a viable option in the short to medium term. To demonstrate the competitiveness of this sector we have listed below the competition that currently exists or is proposed within the North West:

- Birchwood Science Park
- Business & Technology Centre, Eccles
- Chorley Business & Technology Centre
- Daresbury Science & Innovation Campus
- Manchester Science Park
- Innovation Forum, Salford
- Lancaster Science Park
- Technology House, Salford
- Liverpool Knowledge Quarter (a proposed scheme which will be focussed around the two Universities)

Warehouse and Distribution Parks

Warehousing and distribution is a key aspect of the land usage within Tameside and with improved connectivity since 2000, Tameside is extremely well located to access the Motorway networks via the M60. The Borough has the following distribution parks which

vary in quality from modern high quality product at the top to poor quality old accommodation at the bottom.

- Ashton Moss
- Tameside Park
- East Tame
- Globe
- Kayley

General Industrial / Business

The provision of general industrial accommodation is extensive within the Borough but it is, as has already been stated, not to the standard or size that is required to provide a comprehensive offer to the market. In the main the properties are dated and of lower quality, there is a lack of 'start-up space' and limited provision of accommodation at circa 20,000 sq ft proving space for medium sized companies to expand into. The following list shows the main estates within the Borough:

- Langham Industrial Estate
- Berkeley Business Centre
- Broadway Industrial Estate
- Holland Street Industrial Estate
- Hyde Point
- Adamson Industrial Estate
- Shepley Industrial Estate
- Tudor Industrial Estate

Heavy / Specialist Industrial Areas

The organic development of industrial and particularly heavy industry within the Borough has concentrated along the Tame River Valley (between Ashton and Stalybridge) with the majority of Heavy industry co-locating in this area. This is a positive development, by co-locating these industries it mitigates the impact that such industries would have if they were located in areas where other development may take place.

Specialised Freight Terminals

There is no specialist freight terminal within the Borough.

Sites for Specific Occupiers

This is one of the issues highlighted by this study. In our opinion there are very few such opportunities within the Borough. Those that have been identified include:

- Godley Hills, Hattersley, Hyde
- Ashton Moss Plot 3000
- Former Toray Textiles site
- Fairfield Clough and Kings Road
- St Petersfield
- Former Premier Food site
- Land adjacent to Ashton Railway Station
- Cabot Plastics 'Gateway' Site, Ashton Street, Dukinfield
- Broadway 67, Broadway, Hyde
- Stalybridge West Development Opportunity Area

Recycling / Environmental Industrial Sites

Along with much of the Borough's heavy industry, much of the recycling/environmental industry is concentrated along the Tame River Valley (between Ashton and Stalybridge). As commented above within the 'heavy/specialist industrial areas' section, this is a positive development as by co-locating these industries, it mitigates the impact such industries would have if they were located in areas where other development may take place.

Tameside Established Industry

Food and Drink

Tameside has historical linkage with the food industry and as has already been mentioned there are a number of sites that have or continue to trade as food processing facilities. As a region, the North West has the highest concentration of Food & Drink Businesses in the UK with more than 400 companies. The industry is worth approximately £900 million.

The Borough has the expertise in this sector to remain at the forefront, but this will require attracting new operations and investment. Sites of particular interest from a food processing perspective include:

- Grampian Foods – which ceased trading in mid 2009, is a fully equipped 150,000 sq ft meat processing facility which can immediately accommodate a requirement for the food industry.
- Premier Foods - another facility which closed in 2009, however, this is now a cleared site providing the opportunity to build either a new facility or general industrial accommodation.
- Kerry Foods – this continues to operate and has examined the prospect of expanding and creating a hub for the food industry. This possesses a real opportunity for the Borough to become the focal point of the food and drink manufacturing industry, which is the largest manufacturing sector in the UK, with a turnover of £70 billion, accounting for 15% of the total manufacturing sector.
- Tulip Foods – although there are no clear opportunities to expand the Group's existing facilities, it is worth commenting that the business has been established in Ashton since 1954. Originally the company supplied shops throughout the North West with fresh pork, sausages and bacon products. The factory was extended to cope with the growing business and in 1986 a new abattoir was built adjacent to the main factory. The abattoir building on the other side of the River Tame was retained and refurbished, and has been used since variously for retail packing, storage, and extra cutting capacity. In 1991 the business was acquired by Dalehead Foods, and in 1999 became part of the Flagship Food Group. This led to a major investment in a state of the art new butchery facility in 2001. It is the Group's northern most location and given the level of investment in the facilities within Ashton demonstrates the expertise that the Borough retains in this sector.

6 CONCLUSIONS

The purpose of this study is to provide a market based assessment of employment land within the Borough of Tameside. A number of previous studies have been reviewed, additional research undertaken and discussions held with stakeholders and parties active in the property sector within the Borough. We have undertaken a number of days in the field to inspect current employment land supply in Tameside and also 'competition' within adjoining Boroughs.

Following this extensive review a number of key factors have been identified:

- The Borough has an over-reliance on manufacturing
- Circa 83% of all businesses in the Borough employ 10 people or less
- The Borough suffers from significant leakage of its working population to adjoining Boroughs
- There is a shortage of good quality industrial accommodation
- There is a shortage of good quality sites to facilitate such development
- There are a number of key employers within the Borough currently occupying average to poor quality sites
- The Borough's office sector is extremely limited
- The lack of availability of good quality employment accommodation has led to potential occupiers choosing alternative locations outside the Borough
- The Borough has lost significant employers from its borders in key traditional sectors

Based on the research available and our own investigations, current employment land take-up within the Borough has averaged 6.8 hectares (16.8 acres) per annum over the last five years. Based on the NLP Employment Land Position Statement's findings Tameside will be required to provide between 94 and 130 hectares (232 and 321 acres) of employment land over the period 2007-2026 in order to fulfil the requirements of RSS Policy W3.

Between 2007 and 2009 approximately 13.84 hectares (34.2 acres) of employment land were taken up, which in theory reduces the requirement to between 80 and 116 hectares (198 and 287 acres) over the next 12 years or 9.67 hectares (23.9 acres) per annum based on the RSS date of 2021 or 6.8 hectares (16.8 acres) based on the NLP date of 2026.

In addition to this a fundamental issue is identifying available or potential availability of employment land. From our assessment of identified land (circa 71.2 hectares/176 acres), potentially only 42.5% can be developed and utilised in the near future (not taking into account site specific issues) with the remainder only becoming available

through the process of churning sites, as occupiers scale up or down size, therefore releasing these sites. With only in the region of (31.34 hectares/77 acres) of land available at present it would appear that Tameside is facing a situation of a considerable shortage of good quality employment sites moving forward. It is important therefore for the Local Authority to maintain its stance of seeking to retain employment land and restrict the level of employment land that is given up for alternative uses, particularly within already established employment areas.

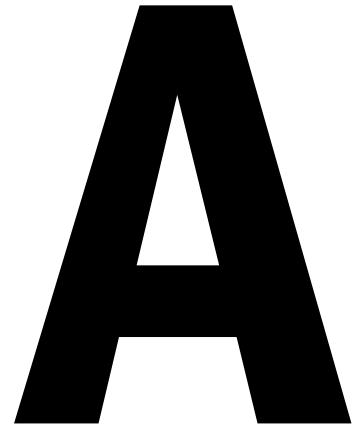
With regard to industrial accommodation, there is strong demand in Tameside for units of sub 3,000 sq ft of industrial space from local occupiers which mirrors the employment demographic of 83% of businesses employing 10 people or less. However, in order to encourage more diversity and growth in the employment sector a greater mix of accommodation is required. Based on our research, there is a lack of good quality industrial accommodation of circa 20,000 sq ft.

The Borough is well zoned in terms of its industrial offer. Based on the ODPM classification of employment property market segments there are a number of uses that are predominantly found in certain parts of Tameside; industrial accommodation generally provides low density employment and requires considerable land, further exasperates the employment land requirements. There are certain segments that are not found in the Borough such as research and technology/science parks, a fundamental issue is that the Borough is lacking in suitable sites for specific, land hungry, occupiers such as these.

With regard to office accommodation, this is an immature market in Tameside. The principal development is St Petersfield. The development is dominated by public sector occupiers. There is significant potential to further expand on the accommodation provided but there are certain issues that need to be addressed, including the developments connectivity to the Town Centre. This has and will continue to be a fundamental reason for potential occupiers declining to move to the development until this is addressed.

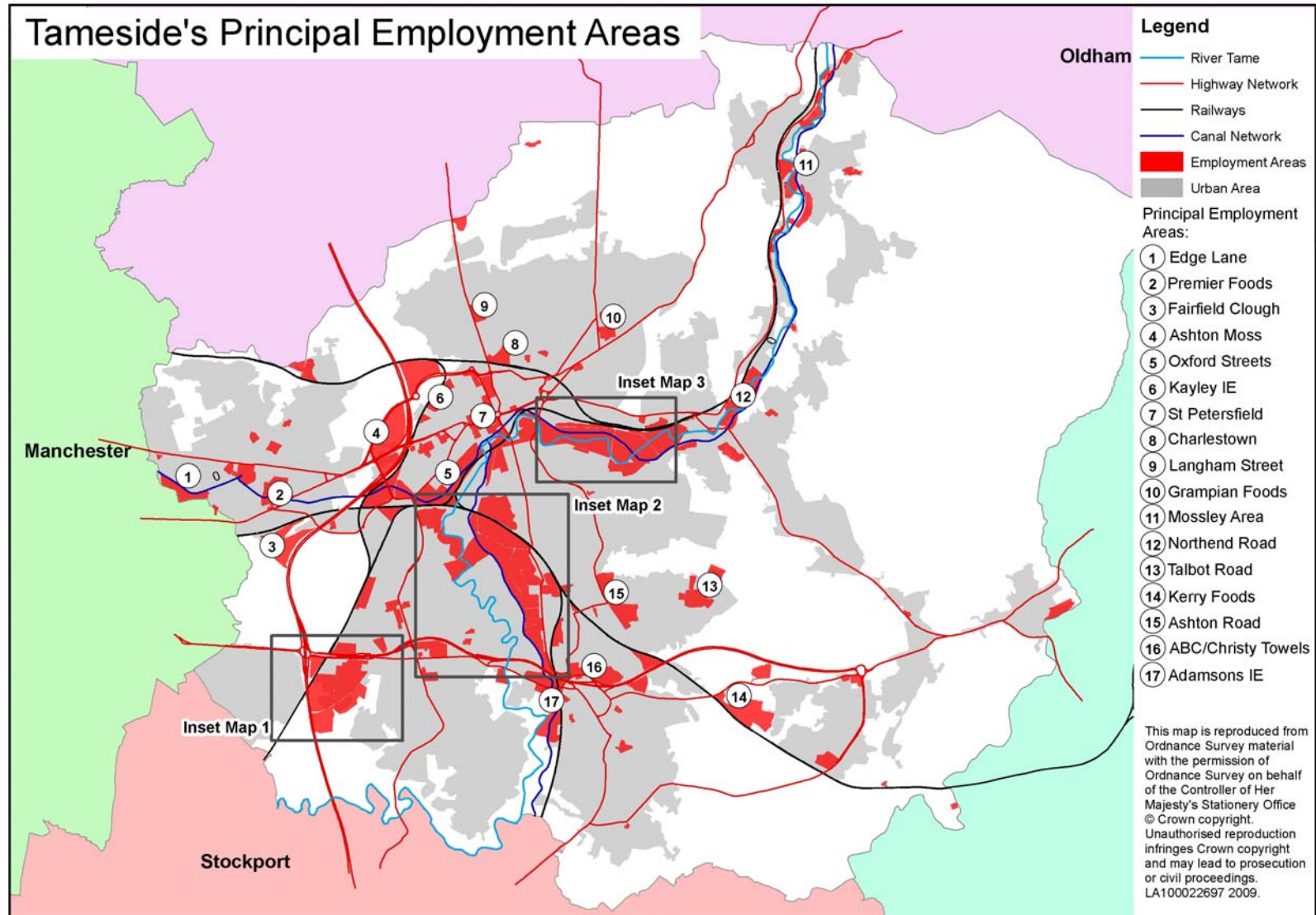
To attract potential occupiers there needs to be greater/higher quality amenity provision within scheme and improved accessibility/streetscape between St Petersfield, the town centre and the railway station. Employers examine the offer of the local town in terms of transportation and amenity (such as coffee shops, bars, restaurants, health and leisure facilities and general convenience retailing) and although St Petersfield offers the potential to provide good quality accommodation for such operators in the future, they are not currently present there or in the town as a whole. Therefore, an improved Town Centre would have a far-reaching impact to the wider area. In addition to the above, the Town has at times suffered from a negative image/profile. More effective marketing combined with improved amenity and accessibility will undoubtedly give St Petersfield the ammunition to attract additional and a more diverse range of occupiers. This lack of office based employers has led to workforce leakage to neighbouring Boroughs; this outward drain of local economy resources and income generation is a cause for concern for the Local Authority and is an issue that requires redress.

The shortage of employment land availability creates a potential problem for the Borough. With the exception of perhaps St Petersfield to provide office accommodation, there are few options currently open to the Borough. We have identified a number of key occupiers within the Borough that have grown extensively over time and further expansion may require relocation. It is imperative that the Borough ensures it has the land available to cater for the expansion and retention of indigenous employers and the attraction of new employers now and in the future.

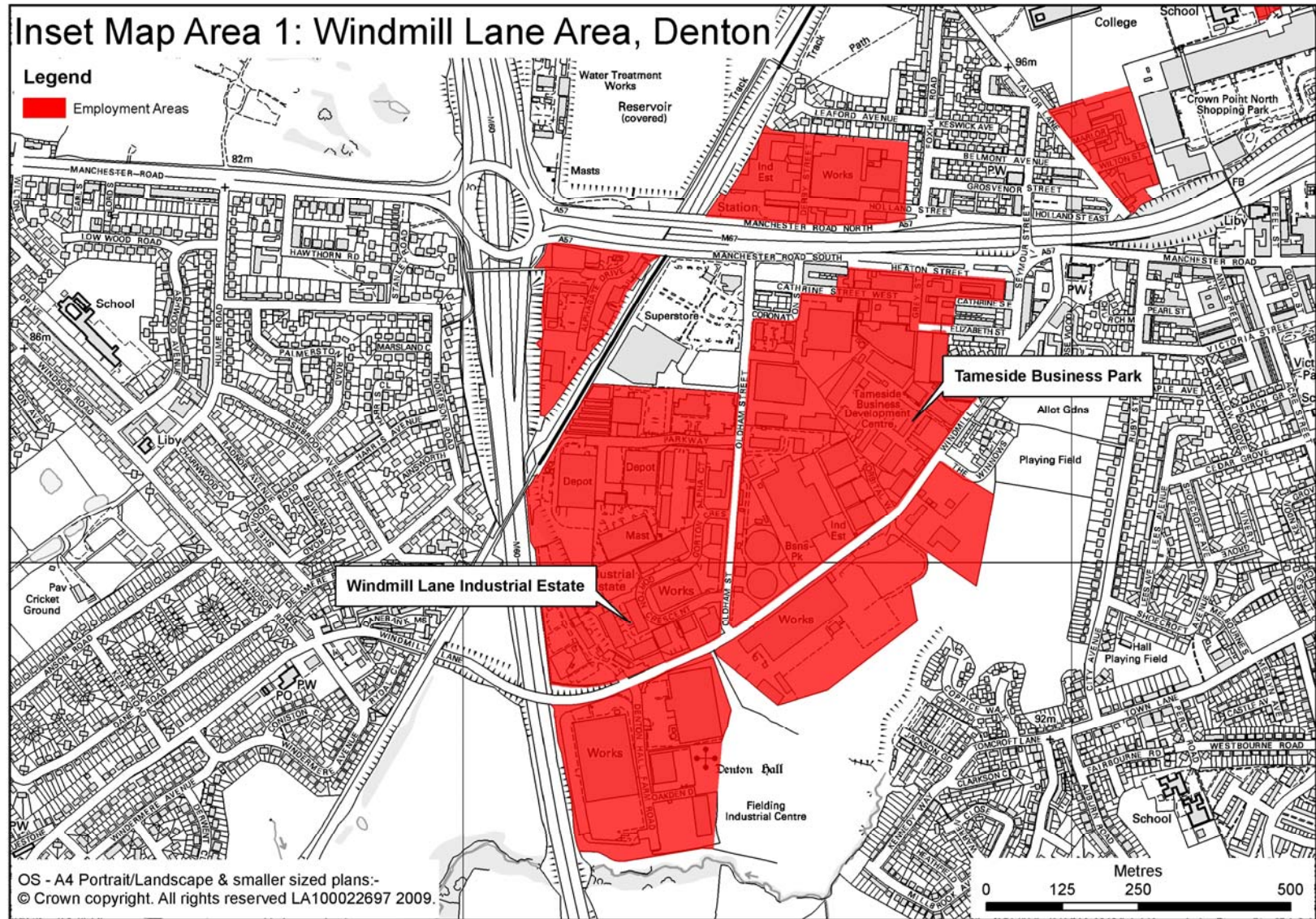


LOCATION MAPS

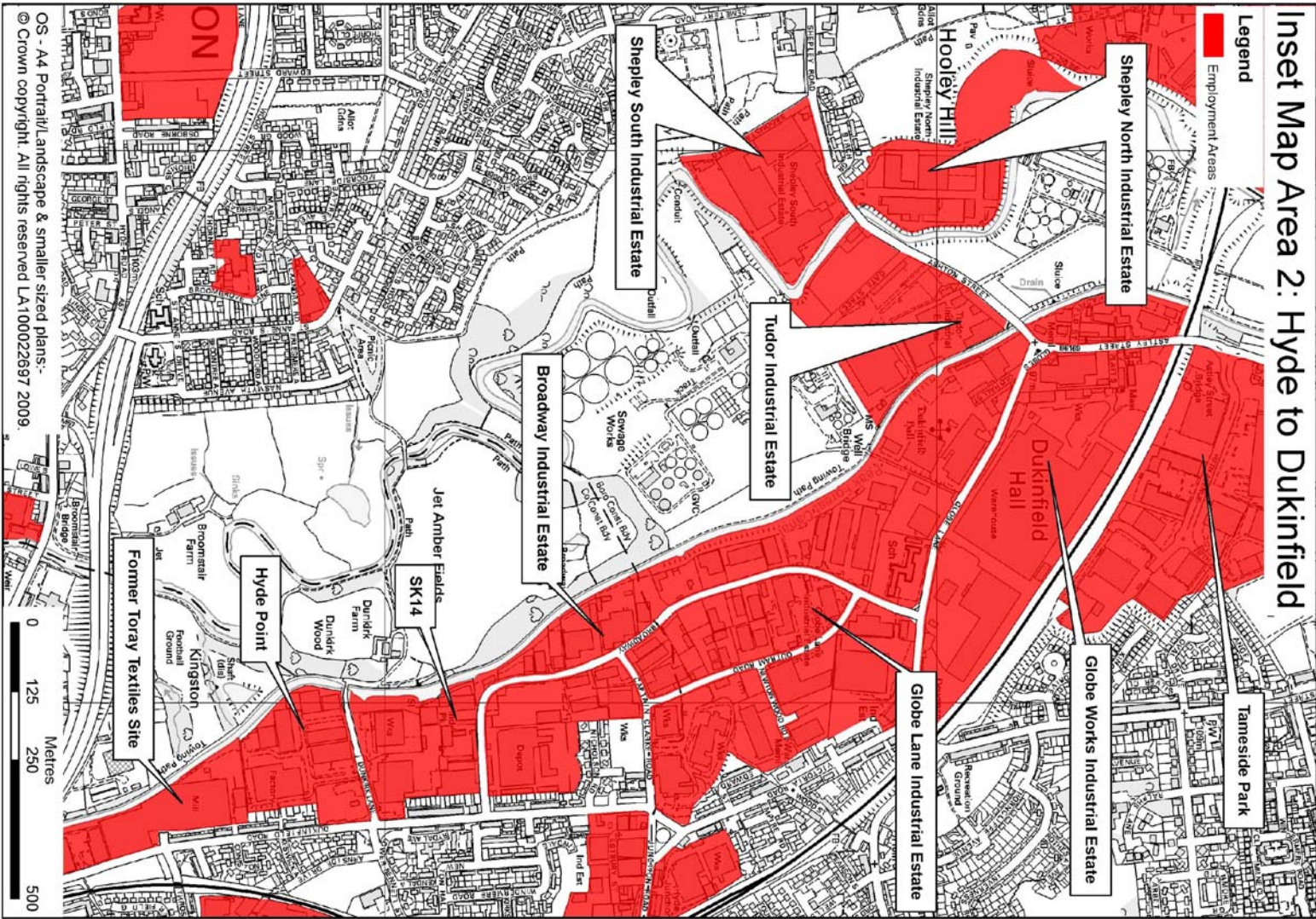
TAMESIDE'S PRINCIPAL EMPLOYMENT AREAS



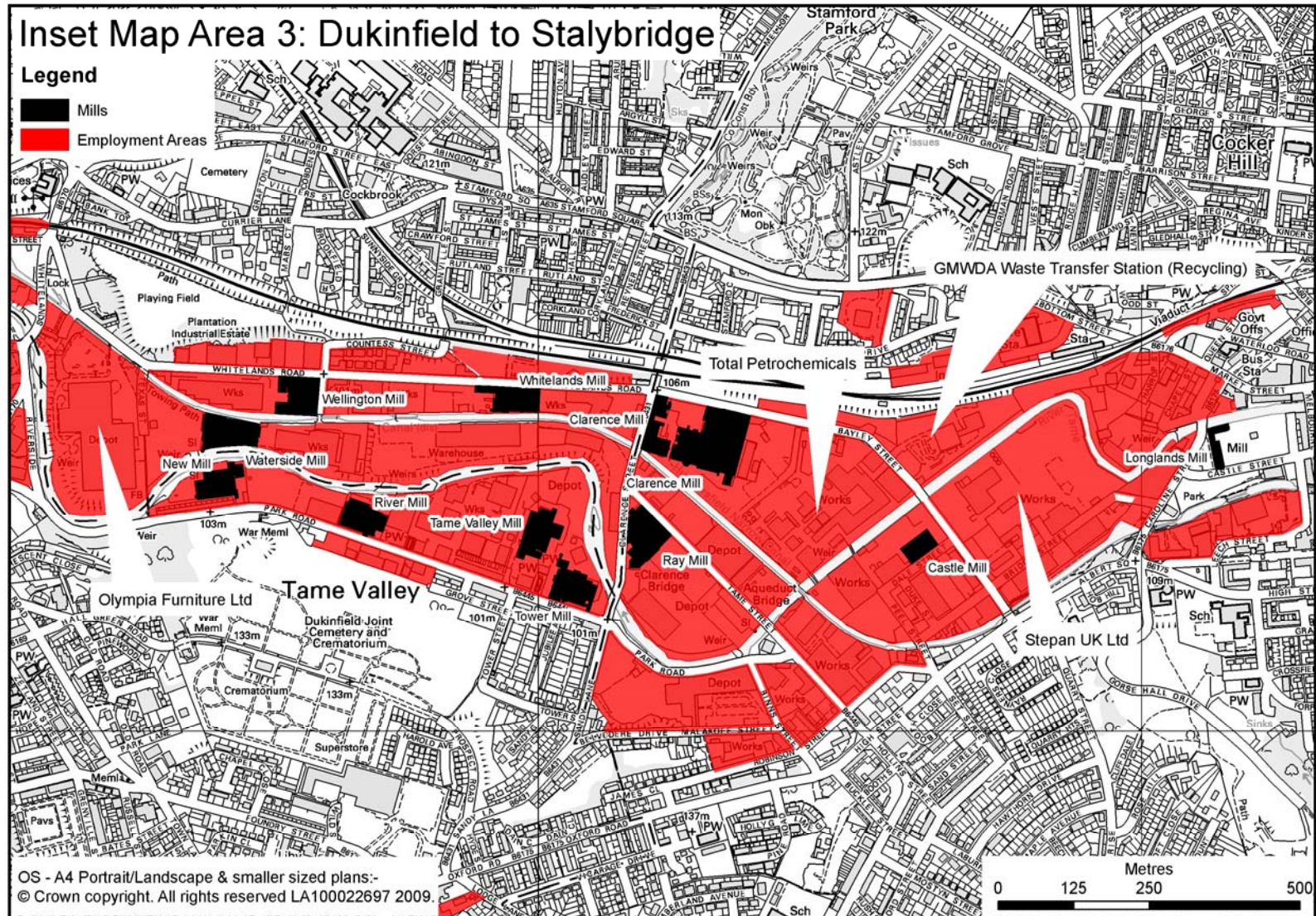
INSET MAP 1 - WINDMILL LANE, DENTON



INSET MAP 2 – HYDE TO DUKINFIELD



INSET MAP 3 – DUKINFIELD TO STALYBRIDGE








B




SCHEDULES OF AVAILABILITY




SCHEDULES OF AVAILABILITY - INDUSTRIAL




Date: December 2009


No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
1		Broadway 67, Broadway Industrial Estate	130,000 sqft	130,000 sqft	100%	<ul style="list-style-type: none"> • Design and build basis. • B1(c), B2 and B8 permitted use. • Purpose built industrial /warehouse units. • Freehold or Leasehold basis. • Marshall Developments. • Site 8.5 acres.
2		Holland Street, Denton	c. 100,000 sqft	70,000 sqft	70%	<ul style="list-style-type: none"> • ¼ mile from M60/M67 interchange. • Secure site. • Car parking. • 3 bay single storey industrial unit.

No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
3		Hyde Point, Dunkirk Lane, Hyde	121,628 sqft	42,000 sqft	35%	<ul style="list-style-type: none"> Available on a freehold or leasehold basis. New build units. High specification. 16 industrial units with only 4 units remaining. Owned by Kilmartin Property Group. Greenfield site of 4.2 acres.
4		Kayley Industrial Estate, Ashton Under Lyne	392,732 sqft	50,138 sqft	13%	<ul style="list-style-type: none"> Various sizes. Warehouse /industrial units. High quality employment land. Close proximity to North Ashton bypass. Site of 16 acres.
5		Globe Industrial Estate, Globe Lane	613,376 sqft	95,392 sqft	16%	<ul style="list-style-type: none"> Prime Industrial accommodation. Fully secure site. 24 hour security and CCTV. High quality industrial location. A mixture of property ranging in size, construction and age. Site is 29.4 acres.

No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
6		Industrial Units at Tameside Business Park, Denton	TBC	23,000 sqft	TBC	<ul style="list-style-type: none"> • Single story. • Range of accommodation new and refurbished industrial/warehouse units. • Available as leasehold and freehold. • Secure yard.
7		Berkeley Business Centre, Turner Lane	52,000 sqft	42,555 sqft	82%	<ul style="list-style-type: none"> • New Build industrial and warehouse accommodation. • 31 Nursery units from 1000 sqft to 12,000 sqft. • Owned by Berkeley.
8		East Tame Business Park, Talbot Road, Hyde, SK14 4GX	283,368 sq ft	130,000 sqft	46%	<ul style="list-style-type: none"> • Good access to Junction 3 M67. • ETBP covers 15 acres (6ha) of fully refurbished industrial and warehouse units. • Close to M60 Orbital Motorway. • 5 phases of development. • Phase 1 of 120,000 sqft completely let. • Phases 2/3/4/5 with 130,000 sqft available. • Northern Trust.



No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
9		Adamson Industrial Estate, Croft Street, Hyde, SK14 1EE	165,000 sq ft of Industrial Space and 5 acres of hard standing ground	23,000 sqft	14%	<ul style="list-style-type: none"> Varied industrial units and warehouses. Available of a short/medium/long term basis. 24/7 security and CCTV. Owned by Adamson Property. Site is 9.35 acres with 5 acres of hard standing ground.
10		Langham Industrial Estate, Langham Street	58,464 sqft	58,464 sqft	100%	<ul style="list-style-type: none"> 3 detached industrial / warehouse units. Site is approximately 2.5 acres.
11		Plantation Industrial Estate, Whitelands Road	52,000 sqft	27,000 sqft	52%	<ul style="list-style-type: none"> Units ranging from 2,500 sqft to 16,000 sqft. Tameside Borough Council owned. Approximately £5 psf.



No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
12		Charlestown Industrial Estate,	22000 sqft	2,000 sqft	9%	<ul style="list-style-type: none"> • 'Starter' units for occupiers. • Tameside Borough Council owned.
13		Arrow Trading Estate, Corporation Road, Audenshaw	219,133 sqft	21,913	10%	<ul style="list-style-type: none"> • Largest occupier is Rowpak who occupy 50% of space. • 11.68 acres (4.7 ha) site.
14		Former Cabot Plastics 'Gateway Site', Gate Street, Dukinfield	102,820 sqft	102,820 sqft	100 %	<ul style="list-style-type: none"> • Former industrial site and redevelopment land. • 2 sites totalling 12.81 acres (5.18 hectares). • Redevelopment land could be used for B1, B2 and B8 usage.

No.	Property	Address	Total Size	Vacant Space Available	Vacant Space as %	Comments
15		Shepley North and South Industrial Estates, Shepley Road, Audenshaw	390,000 sqft	102,052 sqft	26%	<ul style="list-style-type: none"> • Located 6 miles of Manchester City Centre. • Site security including palisade fencing and CCTV. • Refurbished accommodation available.

SCHEDULES OF AVAILABILITY - OFFICES



Date: December 2009



No.	Property	Address	Size	Vacant Space	Comments
1		St Petersfield, Ashton Under Lyne	100,000 sqft Grade A developed.	3,400 sq ft	<ul style="list-style-type: none"> • Development y by ASK. • ½ mile from Ashton-under-lyne. • Modern specification – raised floors/lifts/open plan. • 48,000 sqft let to Pennine Care Trust/Shaw Trust/TNG limited/Citylink. • Outline consent for 320,000 sqft of commercial accommodation.
2		Bankside House, Oldfield Street, Dukinfield	7620 sqft	3810 sqft	<ul style="list-style-type: none"> • New build offices. • Rent £12.50 psf. • Open plan office space.

No.	Property	Address	Size	Vacant Space	Comments
3		Scapa, Manchester Road, Ashton-Under - Lyne	5,239 sqft	5,239 sqft	<ul style="list-style-type: none"> • Un-refurbished Space. • To be sublet from current occupier. • Little interest.
4		The Forum at Tameside Business Centre Denton, M34 3QS	25,000 sqft	17,400 sqft	<ul style="list-style-type: none"> • Range of offices within Tameside Business Park. • Major redevelopment by Ashtenne. • New high quality 25,000 sqft office building called The Forum.

FUTURE AVAILABILITY – DEVELOPMENT SITE/PROPOSED DEVELOPMENTS

Date: December 2009

No.	Property	Address	Size	Use	Comments
1		Ashton Moss & Plot 3000	Plot 3000 is a 13.00 ha (32.13 acre) development opportunity and final phase of the Ashton Moss Development	Office, Industrial and retail	<ul style="list-style-type: none"> • By Muse Developments. • 81 hectares. 4 million sqft of commercial/industrial and office space. • Lettings to Norbain (51,000 sqft) and Office Depot (287,000 sqft). • Success due to access to M60 motorway.
2		Former Premier Foods site, Williamson Lane	8.23 ha (20.33 acre)	Office, Industrial and Leisure	<ul style="list-style-type: none"> • Located to the south-east of Droylsden that originally contained Robertson's Jam factory. • Owned by Bovale.

No.	Property	Address	Size	Use	Comments
3	No Picture	Toray Textiles Site	2.69 ha (6.65 acres)	Industrial	<ul style="list-style-type: none"> Held in private ownership. Seeking residential/mixed use development. The site is within a high quality site in an established industrial area.
4		Kerry Foods/ Godley Hills, Hattersley	10 ha (24.71 acre)	Mixed Use	<ul style="list-style-type: none"> A strategic development site that was subject to a development study in May 2008. Local employer. Pockets of land surrounding land.
		Fairfield Clough, Audenshaw	16 acres	Mixed Use	<ul style="list-style-type: none"> Mixed use development opportunity. Owned by United Utilities. Outline planning permission by Tameside Metropolitan Borough in November 2007. Consent was for retirement village (C2), Retailing (A1), Light industrial use (B1) and hotel/conference facilities (C1/D2).