

Report to:	EXECUTIVE CABINET
Date:	24 March 2021
Executive Member:	Cllr Gerald Cooney – Executive Member (Housing, Planning and Employment)
Reporting Officer:	Jayne Traverse – Director of Growth
Subject:	AUTHORITY’S MONITORING REPORT
Report Summary:	<p>This report seeks approval to publish an updated Authority’s Monitoring Report (AMR) for 2019/20 to satisfy the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004. The AMR monitors implementation of the Local Development Scheme (LDS), local planning policies, and activities under the duty to cooperate as set out by Section 34 of the Town and Country Planning (Local Planning) England Regulations 2012.</p> <p>This is the 11th AMR for Tameside and covers the monitoring period 1 April 2019 to 31 March 2020.</p>
Recommendations:	That Executive Cabinet be recommended to agree: to the publication of those documents which comprise the 2019/20 AMR as listed in paragraph 2.1 and appended to this report.
Corporate Plan:	The AMR supports the Corporate Plan vision by helping to ensure that Tameside is a place where people can start well, live well and age well, through the publication of information which discharges statutory duties and helps to inform planning decisions.
Policy Implications:	None. The AMR does not introduce or amend the application of existing policy.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	<p>There are no direct financial implications arising from this report.</p> <p>However it is important to note that the supply of land for residential or commercial use within the borough supports the sustainability of the Council’s medium and long term financial planning. Assumptions will be included for the receipt of additional Council Tax or Business Rates revenue levels as appropriate.</p>
Legal Implications: (Authorised by the Borough Solicitor)	The legal implications are set out in the summary and risk management sections of this report.
Risk Management:	In not publishing an updated AMR the Council risks failing to comply with its legal requirements under Section 35 of the Planning and Compulsory Purchase Act 2004.
Access to Information:	Information can be accessed as detailed in Appendix 1 and will be published on the Councils website at: Planning Monitoring (tameside.gov.uk)

Background Information:

The background papers relating to this report can be inspected by contacting John Harrison



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1. INTRODUCTION

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to prepare an Authority's Monitoring Report (AMR) at least every 12 months. The AMR must begin with the end of the period covered by the authority's most recent report. Amendments brought about through the Localism Act 2011 afford the Authority a degree of flexibility to prepare its AMR as a series of individual monitoring reports instead of a single report as it currently does, as this affords efficiencies in publishing information as soon as it becomes available.

2. UPDATE

- 2.1 The role of the Authority Monitoring Report is to show activity relating to the duty to cooperate, publish information collected which relates to indicators within the plan, report progress with plan preparation and detail any policies which are not being implemented. This AMR covers the monitoring period 1 April 2019 to 31 March 2020 and is published as a series of individual reports monitoring progress against the following:
- Local Development Scheme (LDS);
 - local planning policies;
 - duty to cooperate activities;
 - local plan performance indicators; and
 - industrial and commercial land.
- 2.2 Publishing reports this way allows the Council to avoid duplication of monitoring activities and more readily publish information as it becomes available. Monitoring of residential land supply is for instance already undertaken through the Strategic Housing and Employment Land Availability Assessment (SHELAA) which is already available on the Council's website for the 2019/20 year.
- 2.3 The Council's most recent AMR was published September 2020 and covered the monitoring period 1 April 2018 to 31 March 2019. It is therefore timely to update the AMR to reflect on monitoring activities for 2019/20 and to meet the Council's legal requirements.

3. RECOMMENDATIONS

- 3.1 As set out at the front of the report.

Tameside Local Development Scheme

Monitoring Report 2019 - 2020

Introduction

This report has been prepared to meet the requirements of Regulation 34 (1) of the Town and Country Planning (Local Planning) (England) Regulations 2012. It provides details of progress against the timetable set out in Tameside's Local Development Scheme (LDS) and covers the period 1 April 2019 to 31 March 2020.

Documents Specified within the LDS

Tameside Council's seventh Local Development Scheme was updated and adopted by the Council in January 2017, covering a three year period to 2019. Beyond the monitoring period the Council updated this in September 2020.

The 2017 LDS sets out two development plan documents the:

- Greater Manchester Spatial Framework; and
- Local Plan.

Progress on each of these documents is discussed in turn below.

- **Greater Manchester Spatial Framework**

Subject:

The GMSF will focus primarily on setting the strategic framework for growth, including the housing and employment land requirements for GM, the infrastructure requirements to deliver this and the environmental capacity of GM to accommodate this in the most sustainable manner.

Coverage:

Whole of Greater Manchester (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan).

Timetable:

Initial Evidence Base	November 2014
Consultation on Draft Growth Options	November 2015 – January 2016
Consultation on Draft GMSF	October 2016 – January 2017
Publication of plan	June 2017
Submission	November 2017
Examination	February – April 2018
Adoption	January 2019

Stage Reached:

Regulation 18 Consultation on Second Draft Plan.

The Consultation of the Publication Plan did not take place during the monitoring period as set out as the next step within the plan making timetable. The progress of the GMSF was delayed shortly after the election of the Greater Manchester Mayor in May 2017, in order to re-examine the issues of the scale and distribution of development and potential changes to Green Belt boundaries.

Tameside's seventh Local Development Scheme was published January 2017 which will be updated in due course. Just prior to the monitoring period, consultation on a Revised Draft GMSF took place, January – March 2019. During the monitoring year the representations to that consultation were reviewed and further evidence progressed to support the publication of the plan.

- **Local Plan**

Subject:

Intends to set out a complementary vision, objectives and strategy for the spatial development of Tameside at a more localised level. List sites allocated for development, which are illustrated on an accompanying Policies Map. Intends to set out the policies against which planning applications will be considered.

Coverage:

Covers the whole of Tameside Metropolitan Borough Council's administrative area.

Timetable:

Regulation 18 Notification	January 2017
Integrated Assessment Scoping Report	March 2017
Consultation on Draft Local Plan	August – September 2017
Publication of plan	May – June 2018
Submission	November 2018
Examination	March – April 2019
Adoption	Autumn 2019

Stage Reached:

Regulation 18 Notification and Consultation on Integrated Assessment Scoping Report.

Consultation on Tameside's Draft Local Plan did not take place in August-September 2017 as had been scheduled to occur as the next plan making step. Given the close relationship between the GMSF and the Tameside Local Plan, particularly in terms of the GMSF setting the housing requirement for the Local Plan, consultation on an initial draft local plan was timetabled to follow (Regulation 19) Publication of the GMSF, which was due to occur in June 2017. Scheduling of the Council's Local Plan in such a way allows the Local Plan to be developed with a firm understanding of the planning context being provided by the sub region through the GMSF.

A further draft (regulations 18) GMSF was consulted upon just prior to the monitoring period.

Tameside's eighth Local Development Scheme will identify a revised Local Plan timetable to reflect the movement in GMSF timescales.

The proposals map

There was no timetable included within the seventh LDS for the proposals map but it did identify that the proposals map will be updated alongside the production of the Local Plan.

Supplementary Planning Documents

The seventh LDS does not specifically identify a timetable for the production of any SPDs.

Statement of Community Involvement

The Council's Statement of Community (SCI) involvement was adopted in August 2016 and has guided the approach which has been taken to consultation and engagement activities associated with the production of the Greater Manchester Spatial Framework to date. However, given the time which has passed since its adoption, it is considered appropriate to now review the SCI and ensure it remains fit for purpose. Beyond the monitoring period the Council commenced work to review its SCI, most notably due to the challenges brought about by the Covid-19 pandemic.

Tameside Local Plan

Policies Monitoring Report 2019 – 2020

Introduction

This report has been prepared to meet the requirements of Regulation 34(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012. For monitoring purposes the regulation requires that where a local planning authority is not implementing a policy within a Local Plan, the monitoring report must identify that policy and include a statement of:

- The reasons why the local planning authority are not implementing the policy; and
- The steps (if any) that the local planning authority intend to take to secure that the policy is implemented.

For the monitoring year 1 April 2019 – 31 March 2020, the local plan policies for Tameside were the policies of the Unitary Development Plan (UDP) that have been saved. Many of the policies contained within the UDP relating to minerals and waste matters have now been replaced by the policies of the Greater Manchester Joint Waste Development Plan Document and the Greater Manchester Joint Minerals Development Plan Document. The monitoring of the policies of these latter two documents are addressed in separate reports.

All of the saved policies of the Unitary Development plan were being implemented during the monitoring year, except for those policies listed in the table below. The table also identifies reasons why, and what steps if any are being taken to secure their future implementation.

UDP Policy No.	UDP Policy Name	Reason why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
UDP Part 1 Policies			
1.13	Meeting Obligations on Minerals, Waste and Energy	Superseded or partially superseded by policies in the Greater Manchester Joint Minerals DPD and Greater Manchester Joint Waste DPD	Not applicable.
UDP Part 2 Policies			
E1	Regional Investment Site/Strategic Regional Site	Partially - Development has already been brought forward on much of the identified site with the exception of a portion of land bounded by M60 motorway, rail line, Richmond Street and Lord Sheldon way, known predominantly as plot 3000.	Not applicable

E2	<p>Development Opportunity Areas</p> <p>Allocates sites as Development Opportunity Areas where the council will permit redevelopment/refurbishment for high quality employment, leisure, retail, residential or a mix of uses.</p>	Partially – Development has been brought forward on several of the 14 identified Development Opportunity Area sites.	Not applicable
H1	Housing Land Provision	Partially – The sites allocated for housing provision within Policy H1 have now largely been brought forward with development having completed on many of the 18 identified sites.	Not applicable
OL6	Outdoor Sport, Recreation and Play Space Developments	Improvements have been brought forward on some of the allocated sites. Notably these include opening up public access to the former railway line (site 7) and improvements to the playing fields and new changing facilities at Stockport Road Playing Fields with industrial development on the western part of the site (site 9).	Not applicable
T3	Major Highway Schemes	Partially – Allocation T3(2) comprises stage 2 of the Ashton Northern Bypass between Turner Lane and Penny Meadow. The bypass has been completed therefore this allocation is no longer required.	Not applicable
T5	Metrolink Extension	The policy refers to the Metrolink extension to Ashton via Droylsden and Audenshaw. The Metrolink has been constructed and is operational therefore this policy is no longer required.	Not applicable.

MW1 – MW9	Mineral Working, Waste Management and Pollution Control Policies	Policies MW1 to MW9 have been superseded or partially superseded by policies in the Greater Manchester Joint Minerals DPD and Greater Manchester Joint Waste DPD.	Not applicable.
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Tameside Local Plan

Duty to Cooperate Monitoring Report 2019 – 2020

Introduction

Section 33A of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011, introduced a duty to cooperate in relation to the planning of sustainable development.

The duty requires Tameside to cooperate with other local planning authorities and other prescribed bodies on **strategic matters that cross administrative boundaries**. To this extent Tameside are required to engage on an effective and on-going basis to ensure the production of a positively prepared and justified strategy.

Key to the examination of plans will be to determine whether they are sound. Plans are sound if, amongst a number of other considerations, they are effective; this requires them to be based on effective joint working on cross boundary strategic matters that have been dealt with rather than deferred, and evidenced through statements of common ground.

A statement of common ground is a written record of the progress made by strategic policy making authorities during the process of planning for strategic cross-boundary matters. It can document where effective cooperation is or is not happening throughout the plan making process and is a way of demonstrating at examination that plans are deliverable over the plan period, and based on effective joint working. This monitoring report forms part of the evidence to support the drafting of statements of common ground, demonstrating that plan making activities are based on effective cooperation and have complied with the duty to cooperate.

The NPPF identifies a number of areas for strategic policies to consider¹, including an overall strategy for the pattern, scale and quality of development but also making sufficient provision for:

- Housing (including affordable housing, employment, retail, leisure and other commercial development);
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change through mitigation and adaptation.

The public bodies identified as part of the duty to cooperate, in addition to local planning authorities, are:

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England (formerly Homes and Communities Agency)
- Tameside and Glossop Clinical Commissioning Group
- Office of Rail and Road
- Highways England

¹ National Planning Policy Framework (2019) Ministry of Housing, Communities and Local Government. Para. 20.

- Transport for Greater Manchester
- Tameside Local Highways Authority
- Marine Management Organisation

Also acknowledged is the relevance of the Greater Manchester Local Enterprise Partnership and the Greater Manchester Local Nature Partnership (Greater Manchester Natural Capital Group).

The Town and Country Planning (Local Planning) (England) Regulations 2012² require that details of activities undertaken in relation to the duty are recorded and published in a monitoring report. In accordance with these requirements, this monitoring report provides details of Tameside's main activities in relation to the duty to cooperate over the period 1 April 2019 to 31 March 2020.

This report will make up a key part of the evidence base in support of the Council's plan making activities and whether it has brought this forward in line with the duty to cooperate as a key legal test against which any plan will be assessed against when considered at public examination³.

Activities relating to Strategic Issues during the 2019/2020 monitoring period

Tameside has been involved in a number of areas of joint working on strategic issues which are of relevance to the duty to cooperate during the 2019/20 year. In addition to the activities listed, there are also numerous discussions with local authorities and other prescribed bodies on a variety of issues including individual planning applications with cross boundary implications, and responding to consultations from neighbouring authorities.

Many of the strategic cross-boundary issues affecting Tameside are addressed through the forthcoming Greater Manchester Spatial Framework (GMSF) and will be detailed further in Greater Manchester Combined Authority (GMCA) published documents. These include issues such as:

- Scale, distribution and type of housing;
- scale and distribution of employment land;
- transport;
- air quality;
- flood risk;
- Green Belt;
- Gypsies, travellers and travelling show people;
- Tame Valley Employment Area; and
- GMSF Strategic allocations

The table below provides a summary of activities undertaken by Tameside Council during the 2019/20 monitoring period in relation to the above strategic issues.

² Town and Country Planning (Local Planning)(England) Regulations 2012, part 6, regulation 34(2)

³ Planning and Compulsory Purchase Act 2004, section 20(5)

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Scale and distribution of housing across Greater Manchester	<p>Identify the net amount of additional new homes required across Greater Manchester over the GMSF plan period and how it should be distributed across the city region including setting district housing targets.</p> <p>Local authorities need to be agreed at a sub-regional level due to the identification of Greater Manchester as a housing market area.</p>	Ensure appropriate provision is made for housing delivery across Greater Manchester.	Regular discussions at Greater Manchester meetings: Chief Planners, Directors of Place, separate Land Supply Group and other GMSF associated discussions.	All other Greater Manchester local authorities and the GMCA.
Type of housing delivered across Greater Manchester	Identify the broad mix of dwelling types required across Greater Manchester and take forward the approach with the precise mix being determined through district local plans.	Ensure appropriate provision is made for housing delivery across Greater Manchester.	Regular discussions at Greater Manchester meetings: Chief Planners, Directors of Place, separate Land Supply Group and other GMSF associated discussions.	All other Greater Manchester local authorities and the GMCA.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Scale and distribution of office development across Greater Manchester	Identify the scale and distribution of office requirement across Greater Manchester, the provision within Tameside and how this contributes to the Greater Manchester requirement.	Ensure appropriate provision is made for office development for Tameside and across Greater Manchester.	<p>The potential for office development within Tameside has been identified through the Council's Strategic Housing and Economic Land Availability Assessment. The assessment forms part of the evidence base underpinning both the emerging Greater Manchester Spatial Framework and the Tameside Local Plan.</p> <p>Regular discussions at the Greater Manchester meeting of Chief Planners, Directors of Place, separate Land Supply Group and other GMSF associated discussions.</p>	All other Greater Manchester local authorities and the GMCA.
Scale and distribution of industrial and warehousing development across Greater Manchester	Identify the scale and distribution of industrial and warehousing requirement across Greater Manchester, the provision within Tameside and how this contributes to the Greater Manchester requirement.	Ensure appropriate provision is made for industrial and warehousing development across Tameside and Greater Manchester.	<p>The potential for industrial and warehousing development within Tameside has been identified through the Council's Strategic Housing and Economic Land Availability Assessment. The assessment forms part of the evidence base underpinning the Greater Manchester Spatial Framework.</p> <p>Regular discussions at the Greater Manchester meeting of Chief Planners, Directors of Place, separate Land Supply Group and other GMSF associated discussions.</p>	All other Greater Manchester local authorities and the GMCA.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Transport infrastructure across Greater Manchester	<p>Assess the potential impact of anticipated levels of development on Greater Manchester's transport infrastructure. Promote sustainable transport, mitigate impacts and enhance existing network.</p> <p>Transport infrastructure is a strategic cross-boundary issue and needs considering at a Greater Manchester level given the spatial strategy set out within the GMSF and the cross boundary nature of the network.</p>	Ensure residents, businesses and visitors to Greater Manchester benefit from a sustainable and integrated transport network.	<p>Transport Assessment work is ongoing at a Greater Manchester level, led by Transport for Greater Manchester (TfGM).</p> <p>Regular discussions at the Greater Manchester meeting of Chief Planners, Directors of Place, Greater Manchester Transport Strategy Group and other GMSF associated discussions.</p> <p>Meetings with TfGM, Systra and Highways England and adjacent boroughs to discuss Tameside issues as part of the Greater Manchester assessment.</p>	All other Greater Manchester local authorities, the GMCA, High Peak Borough Council, Derbyshire County Council and Highways England.
Air Quality across Greater Manchester	Air quality is a strategic cross-boundary issue not restricted to local authority boundaries.	Improve air quality across Greater Manchester.	<p>Joined up working at a Greater Manchester level resulted in the development of the revised draft GMSF and policy GM-S 6 concerning Clean Air.</p> <p>Greater Manchester is currently developing an updated Clean Air Plan.</p>	All other Greater Manchester local authorities, the GMCA and TfGM.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Flood Risk and Water Management across Greater Manchester	Assess flood risk for development sites, the impact of future development on flood risk and to safeguard land for future flood risk management.	Continue to manage and mitigate flood risk and manage water resources across Tameside and Greater Manchester.	<p>A level 1 Strategic Flood Risk Assessment (SFRA) was completed in April 2019. The Environment Agency indicated the need for a level 2 Assessment to be undertaken through the GMSF consultation which is nearing completion.</p> <p>Regular discussions at Flood Risk Officers Group and Greater Manchester Flood and Water Management Board.</p> <p>Regular discussion with United Utilities to appraise the development pipeline for any waste or fresh water infrastructure constraints, easements or associated infrastructure which need to be taken account of.</p>	All other Greater Manchester local authorities including Lead Local Flood Authorities, the GMCA, Environment Agency and United Utilities.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Greater Manchester's Green Belt	<p>Define new Green Belt boundaries for Greater Manchester, to meet future development needs whilst also identifying new areas of land to bring into the Green Belt.</p> <p>Given the interconnected nature of the spatial strategy the issues need to be considered at a Greater Manchester level.</p>	To bring forward appropriate provision of land for development whilst minimising loss of Green Belt.	<p>Regular discussions at the Greater Manchester meeting of Chief Planners, Directors of Place, separate Green Belt Steering Group meetings and other GMSF associated discussions.</p> <p>Greater Manchester undertook an assessment of its Green Belt which was published alongside the initial draft of the GMSF (2016). Further to this sites on the edge of the urban area, outside of existing Green Belt, were assessed and published in the revised draft GMSF in 2019 with an accompanying GMSF Green Belt topic paper.</p>	All other Greater Manchester local authorities and the GMCA.
Gypsies, travellers and travelling showpeople	Meeting the accommodation needs of the Travelling community is a strategic cross-boundary issue to be considered at the Greater Manchester level.	To ensure the Tameside Local Plan considers the provision of pitches as part of a coordinated strategy across Greater Manchester.	Regular discussions at the Greater Manchester meeting of Chief Planners regarding the scope of the GMSF.	All other Greater Manchester local authorities and the GMCA.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Tame Valley Employment Area	The GMSF identifies the Tame Valley as a strategically valued employment area that is important to maintaining a strong and diverse supply of sites and premises both within Tameside, but also throughout Greater Manchester. This is recognised through Policy GM-P 2 'Employment Sites and Premises'.	To ensure the GMSF sets an appropriate policy framework to preserve and enhance the Tame Valley, and to support its role within Tameside and Greater Manchester as a strategic employment area.	Discussions as part of GMSF strategic approach, covering land supply and proposed allocations at the meetings of Greater Manchester Chief Planning Officers and other meetings associated with the GMSF.	The nine other Greater Manchester local authorities, the GMCA and Organisations notified as part of the consultation on the Draft GMSF.
Ashton Moss West	Ashton Moss West is one of the three GMSF strategic site allocations within Tameside. Policy GM Allocation 42 of the 2019 GMSF sets out the overall policy approach for it.	To ensure the GMSF sets an appropriate policy framework to deliver the site.	Discussions as part of GMSF strategic approach, covering land supply and proposed allocations at the meetings of Greater Manchester Chief Planning Officers and other meetings associated with the GMSF.	The nine other Greater Manchester local authorities, the GMCA and organisations notified as part of the consultation on the Draft GMSF.
South of Hyde	South of Hyde is one of the three GMSF strategic site allocations within Tameside. Policy GM Allocation 44 of the 2019 GMSF sets out the overall policy approach for it.	To ensure the GMSF sets an appropriate policy framework to deliver the site.	Discussions as part of GMSF strategic approach, covering land supply and proposed allocations at the meetings of Greater Manchester Chief Planning Officers and other meetings associated with the GMSF.	The nine other Greater Manchester local authorities, the GMCA and Organisations notified as part of the consultation on the Draft GMSF.

Strategic Issue	Description	Objective	Activity undertaken	Organisations involved
Godley Green Garden Village	Godley Green Garden Village is one of the three GMSF strategic site allocations within Tameside. Policy GM Allocation 43 of the 2019 GMSF sets out the overall policy approach for it.	To ensure the GMSF sets an appropriate policy framework to deliver the site.	Discussions as part of GMSF strategic approach, covering land supply and proposed allocations at the meetings of Greater Manchester Chief Planning Officers and other meetings associated with the GMSF.	The nine other Greater Manchester local authorities, the GMCA and Organisations notified as part of the consultation on the Draft GMSF.

Tameside Local Plan

Performance Indicators Monitoring Report 2019 – 2020

Introduction

The Tameside Unitary Development Plan (UDP) 2004 identifies sixteen indicators that will be used to measure performance of the plan in each annual review. This report sets out the status of each indicator for the monitoring period 1 April 2019 to 31 March 2020. Where information relating to a particular indicator is located in a separate report this is recorded in the table below. Figures provided are as of year end unless otherwise stated.

Indicator	Status for monitoring period 2019/20
1. Area of land developed for employment purposes, and floorspace provided	see Industrial and Commercial Land Supply Report https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
2. Remaining supply of land for employment development	see Industrial and Commercial Land Supply Report https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
3. Area of land previously used for employment which was developed for other uses	see Industrial and Commercial Land Supply Report https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
4. Total number of new dwellings completed	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
5. Number of dwellings completed on windfall sites	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
6. Number and proportion of dwellings completed on windfall sites	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
7. Number of social or affordable dwellings completed	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
8. Number of dwellings cleared, including tenure and occupancy	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
9. Remaining supply of land for housing development	see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment

10. Number of commercial premises in each town centre and vacancy ratio			A comprehensive review of the borough's town centres will be undertaken in the 2020/21 monitoring year to provide a consistent basis for monitoring vacancy rates across centres moving forward.
11. New retail and leisure floorspace completed in-centre, edge-of-centre and out-of-centre			see Strategic Housing and Economic Land Availability Assessment https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment
12. Net change in protected greenspace			1043.7ha
13. Net change in buildings protected for heritage value and in number of buildings at risk	Listings and no. of buildings protected		337 Listings
			449 buildings
	Number of buildings at risk ¹		10 listings 1 Conservation Area
14. Net change in sites protected for nature conservation value	Local Nature Reserves		8
	Sites of Biological Importance	Number	57
		Area	1445.2 ha
	Sites of Special Scientific Interest	Number	3
		Area	122.1 ha
	Special Areas of Conservation (SAC)/Special Protection Areas (SPA)		105.98 ha
15. Net change in protected trees and woodland	Tree Preservation Orders	Individual trees	2353
		Woodland/forests	691 covering 267.5 ha

¹ Reported as the number of listings identified in the Historic England Heritage at Risk Register 2019 and refers only to the number of list entries; list entries may contain multiple buildings.

	Ancient woodland	163 ha
16. Net change in area of derelict land	A comprehensive review of the borough's derelict land will be undertaken in the 2020/21 monitoring year, reviewing the brownfield elements of the Strategic Housing and Economic Land Availability Assessment alongside historical National Land Use Database (NLUD) entries to determine and set a framework to be taken forward.	

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1.0 Introduction

- 1.1 This report contains Tameside Council's monitoring information in relation to the commercial land supply and completions for the period 1 April 2019 to 31 March 2020. The information contained in this report is used for city-region and local level plan making purposes and for decision taking at a local level.
- 1.2 In order to measure the performance of local plan policies there are a number of indicators set out in the adopted Tameside Unitary Development Plan (2004)¹ (the UDP). The following of which relate specifically to employment land:
1. Area of land developed for employment purposes, and floorspace provided (UDP Indicator 1);
 2. Remaining supply of land for employment development (UDP Indicator 2; and
 3. Area of land previously used for employment which was developed for other uses (UDP Indicator 3).
- 1.3 Data for each indicator is presented and highlighted where it occurs in this report.
- 1.4 For the purposes of this report, employment uses are categorised in accordance with Policy E3 of the adopted UDP to include:
- light industry, research and development, and offices (Use Class B1);
 - general industry (Use Class B2);
 - storage and distribution (Use Class B8); and
 - *sui generis* commercial uses which have similar characteristics to industry or storage.
- 1.5 It is important to note that inclusion of a site in the supply does not indicate the intention of the owner(s) to sell the site or otherwise offer it for employment development. Much of the supply consists of sites unlikely to be brought forward in the short to medium term, or sites where owners intend to develop them for their own business purposes.
- 1.6 **Total supply available for employment development purposes in Tameside on 31 March 2020 was 37.35 hectares or 155,786 sqm** (see Appendix 1 for the full listing). This is an increase of 3.93 hectares or 10,639 sqm from the total supply at 31 March 2019.
- 1.7 Supply figure consists of:
- Vacant sites that are allocated or designated for employment use in the UDP, or that have permission for employment generating development; and

¹ Page 127 - Adopted Tameside UDP (2004) - <https://www.tameside.gov.uk/udp>

- Non-vacant sites that have permission for redevelopment or for extensions to existing premises for employment purposes.
- 1.8 Sites are removed from the supply when development is completed or additional information comes forward relating to their future prospects for employment use.
- 1.9 For the purpose of this report both land area in hectares and floorspace in square metres are included and no lower size threshold is applied. These figures are alternative interpretations of the supply available. The floorspace figures have been derived in two ways:
- Where available, floorspace figures are taken from the most up-to-date planning application relevant to the site; or
 - Where there is no planning permission then floorspace figures are derived using a 35% plot ratio to estimate the yield of that site (i.e. a one hectare site will yield 3,500 square metres of floorspace)².
- 1.10 Please note that the figures used throughout this report may not sum due to rounding.

² 4NW and Roger Tym and Partners – Setting Employment Land Targets for the North West – Final Report April 2010

2.0 2019-2020 Summary

Supply

- 2.1 Total employment land supply available for development for employment purposes on 31 March 2020 consisted of 59 sites totalling 37.35 hectares or 155,786 sqm of floorspace. This is an increase in the supply of 3.93 hectares or 10,639 sqm from the end of the previous monitoring year (33.42 hectares or 145,147 sqm).
- 2.2 Figure 1 below shows the annual employment land supply in hectares over the last 10 years. This shows a decline in employment land available since 2012/13 from 85.3 hectares down to 37.35 hectares, a decrease of circa 56%. Prior to this period the employment land supply reached a high point in the mid-1990s of 190 hectares.

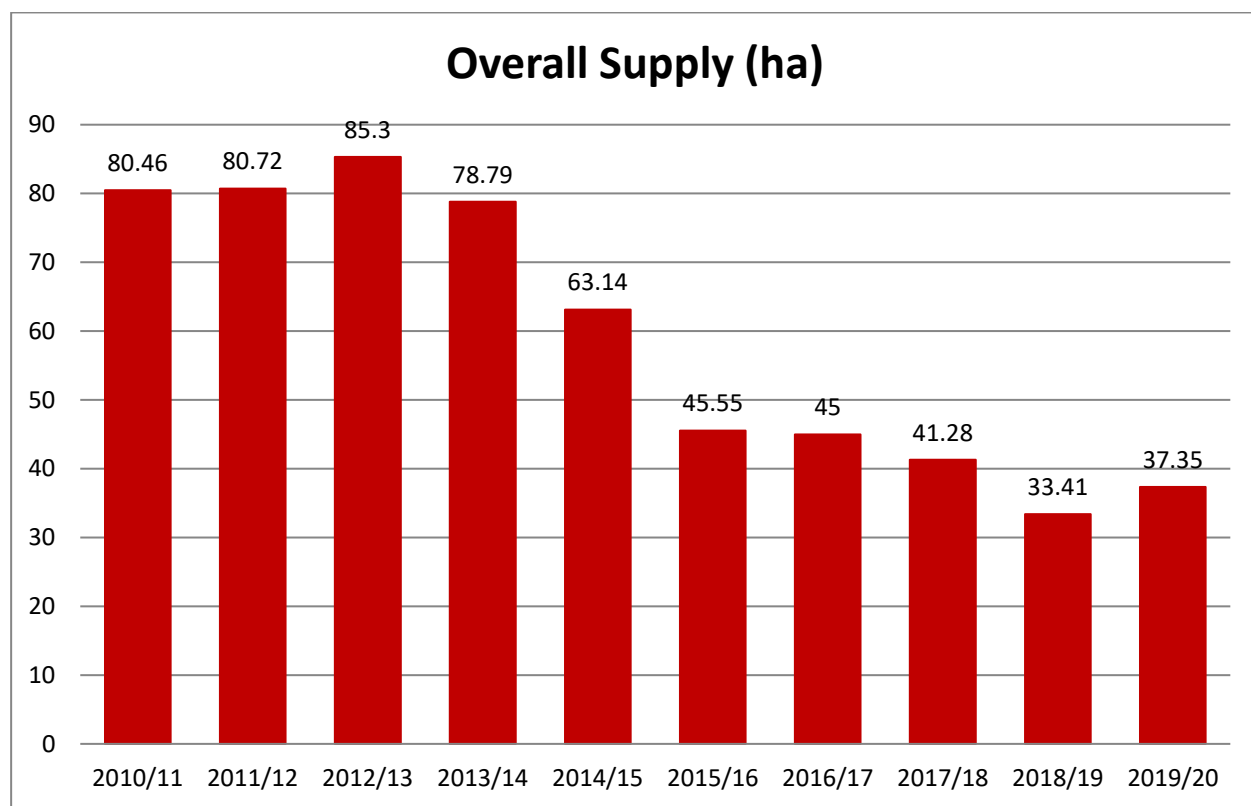


Figure 1: Employment land supply in hectares 1 April 2010 – 31 March 2020³

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

³ Figure 1: presents details of the Tameside UDP indicator 2 “Remaining supply of land for employment development”.

- 2.4 Of the total supply available at the 31 March 2020, 9.72 hectares were classed as 'immediately available'. This represents no change on the previous year.
- 2.5 Sites in the immediately available supply are categorised as such because they are considered to be actively marketed for sale during the monitoring year. Sites in the immediately available supply are identified in the Schedule of Employment Sites at Appendix 1.
- 2.6 The overall land supply, split into broad Use Classes, is shown in Table 1 below:

	Land (hectares)	Floorspace (sqm)
Office (B1a)	2.18	33,235
Industry and Warehousing	35.17	122,551
Total	37.35	155,786

Table 1: Overall employment land supply 31 March 2020⁴

Completions

- 2.7 Gross completions during the year to 31 March 2020 totalled 3,890 sqm floorspace on approximately 0.56 hectares of land, as detailed in Table 2 below.
- 2.8 The area of land developed for employment purposes⁵ was:
- Office development (Use Class: B1a) totalling 877 sqm on 0.22 hectares; and
 - Industry and warehousing (Use Classes: B1b, B1c, B2 and B8) totalling 3,013 sqm on 0.34 hectares.

ID	Site Name	Location	Result	Site Area (hectares)	Floorspace (SqM)	Use Class
AS605	Land at Langham Street	Langham Street, Ashton-under-Lyne	Development Complete.	0.0399	324	I&W
AS611	Day Centre	Lees Street, Ashton-under-Lyne	Change of Use Complete.	0.1090	657	Office
AS639	Ashton Business Centre	111-113 Old Street, Ashton-under-Lyne	Retrospective application for change of use.	0.0217	55	Office
AU526	Yard 1	Hanover Street North, Audenshaw	Development complete and occupied	0.0156	125	Office

⁴ Table 1: presents details of Tameside UDP indicator 2 "Remaining supply of land for employment development" split between the broad use classes of Office; and Industry and Warehousing.

⁵ Paragraph 2.7 – 2.8 and Table 2; presents details of Tameside UDP indicator 1: "Area of land developed for employment purposes, and floorspace provided".

DE564		20 Old Meadow Drive, Denton	Development complete	0.0372	8	Office
DU558	Tibard House	Broadway, Dukinfield	Development Complete.	0.0091	91	I&W
HY580	Fairhaven Caravan Park	78 Mill Lane, Hyde	Development complete.	0.0983	288	I&W
HY596	Former Aggreko Generators Ltd	Broadway, Hyde	Development complete.	0.0510	510	I&W
HY611	Land at car park to north of Frederick House	Dukinfield Road, Hyde	Development complete	0.1388	1,800	I&W
MO542	Unit E209 Warmco Industrial Estate	Manchester Road, Mossley	Development complete	0.0412	32	Office
				0.5617	3890	

Table 2: Employment land 1 April 2019 – 31 March 2020

Under Construction

2.9 There was 2,969 sqm gross of employment generating floorspace under construction at 31 March 2020 on a little under 0.4 hectares as detailed in Table 3 below.

2.10 Under construction office development (Use Class: B1a) totalled 1,046 Sqm on 0.12 hectares with industry and warehousing (Use Classes: B1b, B1c, B2 and B8) totalling 1,923 Sqm on 0.31 hectares.

ID	Site Name	Location	Description	Use Class	Net Size	Gross Floorspace (SqM)	Net Floorspace (SqM)
AS609	Player Bar	21-27 Old Street, Ashton-under-Lyne	Change of use of ground floors of public houses (A5) to offices (B1a).	Office	0.0536	371	371
AS621	Ashton Old Baths (Phase 2)	Stamford Street West, Ashton-under-Lyne	Internal works, repairs, restoration and alterations of the Ashton Old Baths to create office space (B1a).	Office	0.0683	675	446
AS623	Unit 3, Wharf Parade	Lower Wharf Street, Ashton-under-Lyne	Demolition of existing extension and replacement with a new extension.	I&W	0.0018	180	51
DU563	GCP Applied Technologies	Gate Street, Dukinfield	Proposed refurbishment of existing building.	I&W	0.0986	960	0
HY601	Stoneacre Body Shop	Unit 3 Redfern Industrial Estate,	Proposed body shop extension.	I&W	0.1873	572	381

Dawson Street, Hyde							
MO537	Unit E	115 Manchester Road, Mossley	Proposed side and front extensions to existing industrial unit to form two new industrial units.	I&W	0.014	150	150
MO546	Unit 115E	Warmco Ind Estate, Manchester Road, Mossley	Proposed extension to form ancillary offices.	I&W	0.0037	61	61
					0.4274	2969	1460

Table 3: Employment sites under construction 31 March 2020

- 2.11 Under construction sites could, theoretically, not be included as part of the ongoing supply as they are no longer available as part of the supply for development. Taking this scenario into account the headline supply figure should be reduced from 37.35 hectares of land or 155,786 sqm of floorspace to 36.92 hectares or 152,817sqm respectively.

New Permissions

- 2.12 Planning permission granted during 1 April 2019 – 31 March 2020 included 22 schemes covering 9,348 sqm of gross floorspace.

Lapsed Permissions and Changes to the Supply

- 2.13 Since 2016 the Industrial and Commercial Land Supply Report has reviewed lapsed permissions within the employment land supply at the end of each monitoring year.
- 2.14 For the 2020 update two sites have been removed from the supply following consideration of their current planning status and potential role in the future supply of land for development. This is in addition to removal of sites that were previously under construction and that are now recorded as complete.
- 2.15 The removed sites are as follows:
- AS603 – Whitecroft Electrical Ltd, Burlington Street, Ashton-under-Lyne; and
 - DU551 – Sprintshift, 17 Outram Road, Broadway IE, Dukinfield.
- 2.16 Both of the above sites have been removed from the supply due to a lapse of planning permission for employment development. Each site has been assessed based on updated information from the landowner and/or officer judgment, which confirms that the site is no longer considered deliverable for employment use.

- 2.17 The following table shows the total amount of the employment land and floorspace removed from the supply due to a lapsed planning permission or further evidence leading to the conclusion that the site will not come forward for employment development:

	Land (hectares)	Floorspace (sqm)
Industry and Warehousing	0.151	1,510
Total	0.151	1,510

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

Redevelopment of Employment Land and Floorspace

- 2.18 UDP Indicator 3 requires monitoring by the Council to calculate the area of land previously used for employment, but developed for other uses. This can take place via a number of means, for example, through the change of use of an existing employment building/site to a non-employment use or through the granting of permission to develop employment land for a non-employment use.
- 2.19 Changes principally take place through grant of planning permission for residential development or via a change of use that is permitted under The Town and Country Planning (General Permitted Development)(England) Order 2015, such as under Part 3, Class O - offices to dwellinghouses.
- 2.20 For the purposes of reporting these figures they are presented as hectares for land that has been redeveloped or floorspace for where there has been change of use of an existing building.
- 2.21 In order to determine the sites covered by this element of the annual monitoring only those complying with the following methodology have been included:
- Sites where construction or change of use had commenced; or
 - Sites as above, but where the development or change of use had also been completed in that monitoring year.
- 2.22 The following table sets out the sites covered by the methodology for the period 1 April 2019 to 31 March 2020:

ID	Site Name & Address	Town	Site Area	Floorspace Lost (Sqm)	Use Class Lost	Use Class Gained
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AS595	Mida Sign Services UK, Blandford Street	Ashton-under-Lyne	0.0365	390	B2	A4
AS612	157-159 Old Street	Ashton-under-Lyne	0.0253	142	B1(a)	A3
AS616	23-25 Booth Street	Ashton-under-Lyne	0.0142	92	B1a	C3
AS634	Anchor Staying Put, Unit 2 Lower Wharf Street	Ashton-under-Lyne	0.0111	116	B2	D2
AS653	129 - 133 Stamford Street Central	Ashton-under-Lyne	0.0243	359	B1a	Sui Generis
DE553	S.G. Turret Ltd, 96 Town Lane	Denton	0.1245	0	B2	C3
DE558	The Cottage Public House, 177 Hyde Road	Denton	0.0470	248	B1a	C3
DE563	53-55 Stockport Road	Denton	0.0292	131	B1a	Sui Generis
DR520	5 Station View, Ashton Old Road	Droylsden	0.0074	75	B1(a)	C4
DU562	Unit 1, Vale Industrial Estate, Furnace Street	Dukinfield	0.0714	489	B2	Sui Generis
HY590	Newton Business Park (West), Cartwright Street	Hyde	2.2265	0	B2	C3
HY594	Land and buildings at Haughton Street	Hyde	0.1306	0	B8	C3
HY599	Flat 52, Long Meadow Passage	Hyde	0.0101	61	B1a	C3
HY615	Alan Mechanical Services, Corporation Road	Hyde	0.0301	115	B1a	A1
MO541	B&H Precision Tooling Site, Egmont Street	Mossley	0.2472	0	B1(c)	C3
MO543	Grasmere Motors, Egmont Street	Mossley	0.2124	0	B2	C3
			3.2477	2,218.0		

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

2.23 The above data shows that approximately 3.25 hectares of former employment land was either redeveloped or changed for another use during 2019-2020.

3.0 Distribution

Distribution of Employment Land Supply by Township

- 3.1 Figure 2 below shows the spatial distribution of the borough's employment land supply by town, and split into office and industry and warehousing. It is clear that the towns of Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge contain the majority of the employment land in the supply at a combined 32.7 hectares (87%). This is unsurprising given the presence of the following large employment sites (sites of 1 hectare or more) in these locations:
- AS525 – St Petersfield (all plots), 1.43 ha
 - AS526 – Ashton Moss Plot 3000, 9.72 ha;
 - AS645 – Oxford Street Mills Site, 1.43 ha;
 - AU500 – Shepley Industrial Estate Extension, 2.12 ha;
 - AU506 – Moss Way/Audenshaw Road, E2(3) DOA, 4.87 ha;
 - HY502 – The Thorns, Godley Hill, 3.61 ha; and
 - ST560 – Former Total Petrochemicals, Bayley Street, 3.8 ha.
- 3.2 The seven sites above combined total 26.98 hectares or 83% of the land supply in Ashton-under-Lyne, Audenshaw, Hyde and Stalybridge. This is consistent with the size distribution of employment sites across the borough, i.e. large sites making up the majority of the land available. Furthermore, it is worth noting that 92% of the borough's office supply is concentrated in Ashton-under-Lyne in the plots that are available for development at St Petersfield.

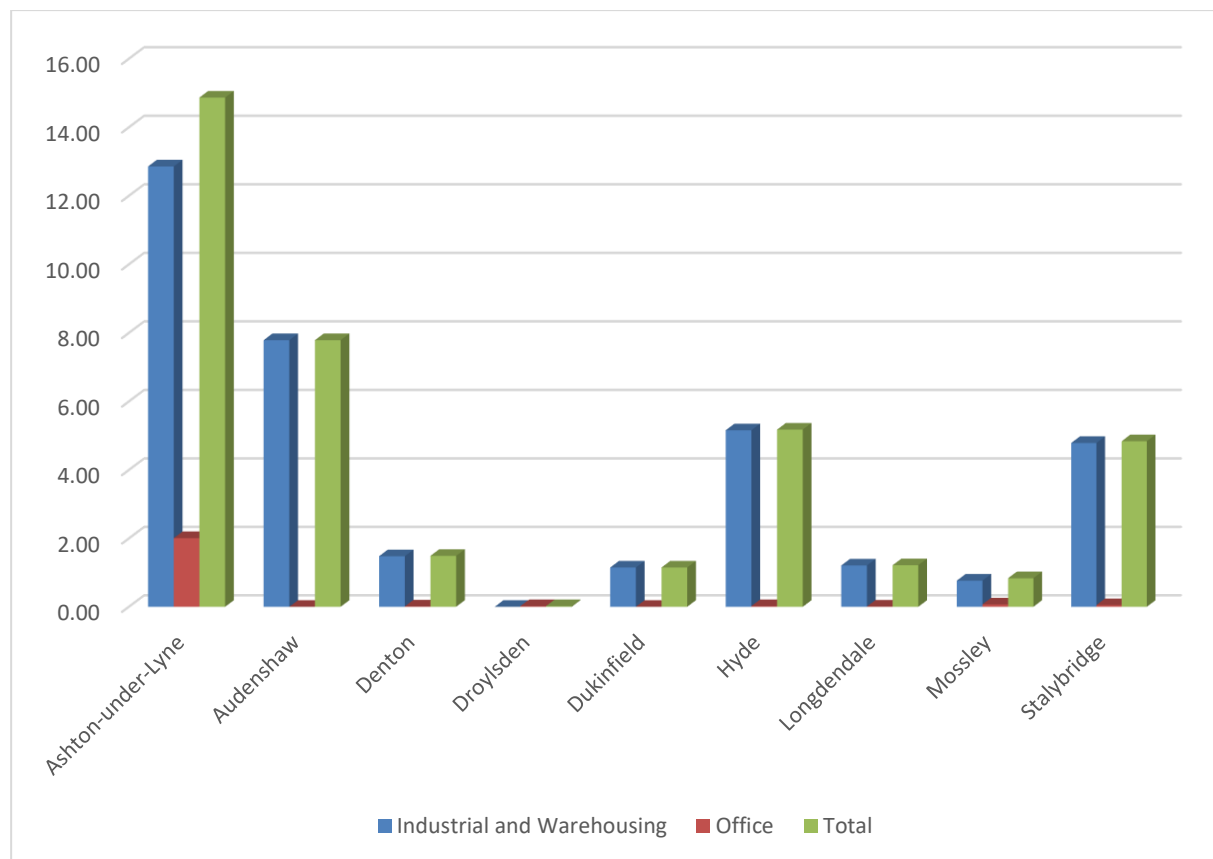


Figure 2: Distribution of Employment Land Supply by Township

Distribution of Sites by Size

- 3.3 Figures 3 and 4 below demonstrate that of the 59 sites that comprise the current employment land supply, eight are of more than one hectare in size accounting for over 74% (27.82 hectares) of the total supply. The remaining 51 sites account for less than 26% (9.53 hectares) of the total employment land supply. This means that the average size of site at the smaller end (sites of less than 1 hectare) of the supply is little over 0.18 hectares (9.53 hectare/51 sites).
- 3.4 Small site area limits the nature and size of any potential employment development. Many of these sites are included in the supply due to having extant permission for an extension to existing employment premises.
- 3.5 Whilst these small sites are valuable to the economic development of the borough only six have an extant planning permission in place for development of new standalone units which will be available for lease or sale on the open market. Therefore, the opportunity to attract inward investment in to the borough is limited by this characteristic of the supply.
- 3.6 26 sites (45% of sites) are below 0.1 hectares (or 1,000 sqm) in area. Further analysis indicates the following breakdown:

- 8 of the permissions were for new or replacement buildings;
- 10 of the permissions were for extensions to existing premises; and
- 7 of the permissions were for change of use.

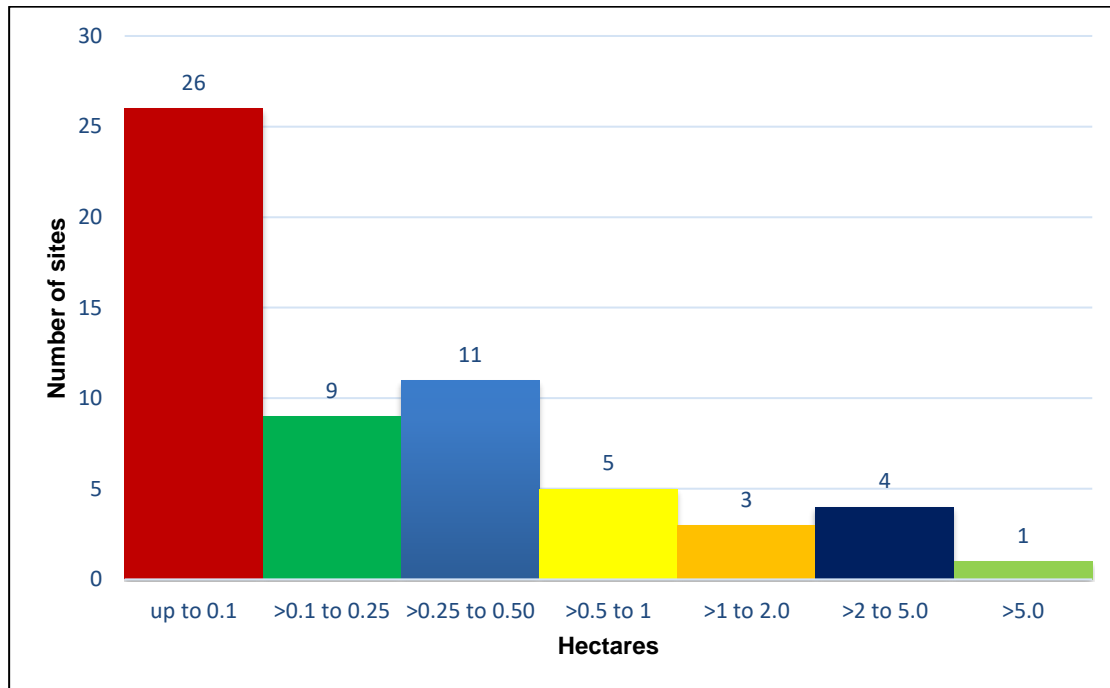


Figure 3: Distribution of sites by size (hectares) 31 March 2020

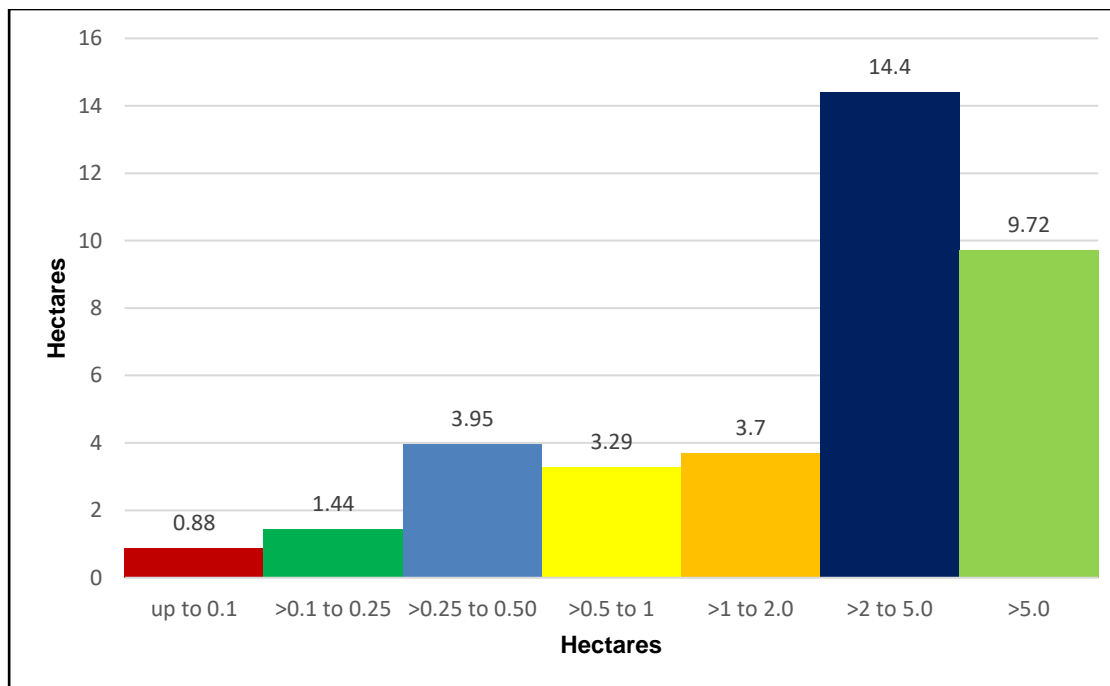


Figure 4: Amount of employment land by site size 31 March 2020

- 3.7 This indicates some key characteristics of the borough's employment land supply:
- There are a lack of development opportunities available to allow indigenous companies to expand when they have outgrown either their existing premises or site; and
 - The overall amount of employment land available is skewed towards a small number of larger sites - eight out of the 59 sites contribute over 74% of the land supply.
- 3.8 A number of the sites are the subject of interest for non-employment uses, primarily for residential development. The loss of similar sites, such as the former Robertson's Jam site in Droylsden (7.94 hectares), are a significant reason in the sharp decline of the available headline land supply over recent years. Due to the skewed nature of the employment land supply, as outlined in paragraph 3.3, the loss of further large employment sites to residential development could have a disproportionate impact on the remaining employment land supply.
- 3.9 Therefore, although the year-end figure for 2019-2020 indicates that 37.35 hectares of employment land is available this does not take into account the number of sites included in the supply that have known interest for residential or mixed-use development.

4.0 Vacant Land

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

	Number of sites	Area (hectares)	Floorspace (sqm)
Industry and Warehousing	25	28.47	97,869
Office	7	1.48	29,670
Total	32	29.95	127,539

Table 6: Vacant employment land available 31 March 2019

- 4.2 Vacant land is categorised as such where a site is cleared of structures. This gives a more accurate measure of the available employment land supply in the borough by removing land or floorspace which is linked to an extension or internal alteration, such as a mezzanine floor, to an existing building. As Table 6 shows the vacant land supply is 29.95 hectares of which 28.47 hectares is for industry and warehousing and 1.48 hectares is for office.
- 4.3 The figures in Table 6 indicate an increase of 2.77 hectares or 8,631 sqm in the employment land supply compared to that recorded 31 March 2019 (27.18 ha or 118,908 sqm). Consequently, the overall area of land recorded as available has increased by approximately 10%.

5.0 Conclusion

- 5.1 The employment land supply at 31 March 2020 is 37.35 hectares, or 155,786 sqm of floorspace. The split is:
- Industry and Warehousing – 35.17 ha (122,551 sqm)
 - Office – 2.18 ha (33,235 sqm)
- 5.2 Taking into account sites that are under construction then the headline supply figure could be reduced to 36.92 hectares or 152,817sqm of floorspace.
- 5.3 The 9.7 hectares strategic employment site at Ashton Moss Plot 3000 remains the largest employment site within the borough and is available and suitable for a variety of industrial uses. The site benefits from public transport accessibility from the nearby Metrolink service to Ashton-under-Lyne, including the stop at Ashton West.
- 5.4 In addition there are a number of other large sites that may be suitable for potential employment development:
- AU506 – Moss Way/Audenshaw Road, E2(3) DOA – 4.87 ha
 - ST551 – Former Total Petrochemicals Site – 3.8 ha; and
 - HY502 – Remaining land at the Thorns/Godley E2(5) DOA – 3.22 ha.
- 5.5 Further analysis of the employment land supply is published as part of the borough's Strategic Housing and Economic Land Availability Assessment (SHELAA)⁶. However, it should be noted that this document, in order to provide UDP monitoring data, does not apply a threshold. Whereas the SHELAA does apply a threshold in line with national planning guidance⁷.

⁶ Tameside Strategic Housing and Economic Land Availability Assessment - <https://www.tameside.gov.uk/Planning/Strategic-Housing-Land-Availability-Assessment>

⁷ Planning Practice Guidance - Housing and economic land availability assessment – Para 9: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#Identification-of-sites-and-broad-locations>

Appendix 1: Schedule of Employment Sites 31 March 2020

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

Office

ID	Site Name	Location	Description	Site Size (hectares)	Proposed Floorspace (sqm)	Dev Stat
AS525C	St. Petersfield - Plots 2 & 3	Stamford Street West, St. Petersfield, Ashton-under-Lyne	6,433 sqm office development	0.3177	6,433	A
AS525D	St. Petersfield - Plot 9	Old Street, St. Petersfield, Ashton-under-Lyne	2,664 sqm office development	0.1664	2,664	A
AS525E	St. Petersfield - Plot 4	Stamford Street West, St. Petersfield, Ashton-under-Lyne	6,000 sqm office development	0.2503	6,000	A
AS525F	St. Petersfield - Plots 5, 6 & 7	Stamford Street West, St. Petersfield, Ashton-under-Lyne	8416 sqm office development	0.2421	8,416	A
AS525G	St. Petersfield - Plot 8	Old Street, St. Petersfield, Ashton-under-Lyne	1,152 sqm office development	0.1029	1,152	A
AS525H	St. Petersfield - Plot 1	Bentinck Street, St. Petersfield, Ashton-under-Lyne	4,075 sqm office development	0.3501	4,075	A
AS538	Goldgem Site	Katherine Street, Ashton-under-Lyne	Mixed-use development	0.4409	1,900	A
AS609	Player Bar	21-27 Old Street, Ashton-under-Lyne	Proposed Office	0.0536	371	U
AS615	Howarth Timber Ltd	Katherine Street, Ashton-under-Lyne	Proposed Office	0.0162	104	A
AS621	Ashton Old Baths (Phase 2)	Stamford Street West, Ashton-under-Lyne	New office space	0.0683	675	A
AU529	Unit 2B Arrow Trading Estate	Corporation Road, Audenshaw	New office space	0.0013	13	A
DE561	Unit 2	Peel Street, Denton	New office space	0.0056	36	A
DR519	First Floor, Unit 1	Greenside Trading Centre, Greenside Lane, Droylsden	Vacant premises with Class B1a use	0.0185	185	A

ID	Site Name	Location	Description	Site Size (hectares)	Proposed Floorspace (sqm)	Dev Stat
HY606	68-70 Market Street	Market Street, Hyde	New office space	0.0226	168	A
LO509	Manor House	2 Market Place, Mottram, Longdendale	New office space	0.0069	69	A
MO544	Unit 10 and 11 Glover Centre	Egmont Street, Mossley	New office space	0.0714	44	A
ST538	15 Shepley Street	15 Shepley Street, Stalybridge	4 storey building, upper 3 floors B1 office	0.0468	930	A
				2.1816	33,235	

Industry and Warehousing

ID	Site Name	Location	Description	Net Size (hectares)	Proposed Floorspace (Sqm)	Dev Stat
AS526	Ashton Moss Plot 3000	Lord Sheldon Way, Ashton-under-Lyne	Up to 400,000 sq ft B1(c), B2 & B8	9.7199	37,161	I
AS532	Industrial Site	Kershaw Street, Ashton-under-Lyne	6 no. industrial starter units	0.1178	522	A
AS559	Unit 2	Waterside Works, Clarence Street, Ashton-under-Lyne	Existing industrial site	0.5141	1,799	A
AS561	Remaining Land at Berkeley Business Park	Turner Street, Charlestown, Ashton-under-Lyne	Undeveloped part of site	0.5355	1,161	A
AS563	Former Sawmill	14 Bentinck Street, Ashton-under-Lyne	Former Old Beaver PH	0.0293	145	A
AS617	Stamford Street Methodist Church	Stamford Street Central, Ashton-under-Lyne	Existing employment unit.	0.0571	263	A
AS623	Unit 3, Wharf Parade	Lower Wharf Street, Ashton-under-Lyne	Existing employment unit.	0.0018	180	U
AS625	Unit 6, Langham Street	Langham Street, Ashton-under-Lyne	Existing employment unit.	0.0807	76	A
AS627	Offices at 1 Winton Street	Winton Street, Ashton-under-Lyne	Existing employment unit.	0.2824	478	A
AS631	Kayley Industrial Estate	Richmond Street, Ashton-under-Lyne	Existing employment unit.	0.0571	1,804	A
AS645	Oxford Street Mills	Oxford Street East, Ashton-under-Lyne	Cleared site of former mill complex	1.4317	5,011	A
AU500	Shepley Industrial Estate Extension	Shepley Road, Audenshaw	Extension of existing industrial estate	2.1170	3,749	A
AU506	Moss Way / Audenshaw Road DOA	Grobby Road North / Hanover Street North, Audenshaw	Part of DOA E2(3)	4.8736	17,058	A
AU528	Saica Natur	York Street, Audenshaw	Extension to premises.	0.8003	285	A

ID	Site Name	Location	Description	Net Size (hectares)	Proposed Floorspace (Sqm)	Dev Stat
DE506F	Lofting Services Site (third and final unit)	Denton Hall Farm Road, Windmill Lane, Denton	1 no. industrial unit (B2)	0.3046	960	A
DE549	Alpha Court	Gorton Crescent, Denton	Small industrial units	0.0283	283	A
DE562	T K Components	4 Cranberry Drive, Denton	Small additional unit.	0.0137	300	A
DE565	Former Gasworks	Oldham Street, Denton	Cleared site.	1.1358	2,750	A
DU510	Cleared land	Ashton Street / Gate Street, Dukinfield	Cleared brownfield site.	1.1334	3,967	A
DU554	Tyre Treads Ltd	Wharf Street, Dukinfield	New tyre bay	0.0150	150	A
HY502	The Thorns	Off Hattersley Road West, Hattersley, Hyde	Agricultural land.	3.6157	12,655	A
HY506	Hyde Wharf	Canal Street, Hyde	Industrial / commercial development	0.2956	1,035	A
HY508	Plot B	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.7847	3,607	A
HY509	Plot A	Hattersley Industrial Estate, Stockport Road, Longdendale	Undeveloped grassed area	0.4236	1,096	A
HY522	Tract of vacant land	Talbot Road / Victoria Street, Hyde	Light industrial development	0.4903	1,716	A
HY532	Proposed Industrial Workshop Site	Castle Street, Newton, Hyde	Industrial Workshop for Vehicle Repair	0.0305	170	A
HY567	Former Jewsons Builders Yard	Manchester Road, Hyde	Former Builders Yard	0.0255	255	A
HY595	Involvement Packaging Ltd	Dunkirk Lane, Hyde	Existing warehouse	0.1101	1,740	A
HY601	Stoneacre Body shop	Unit 3 Redfern Industrial Estate Dawson Street, Hyde	Extension to unit.	0.1873	572	A
HY603	The Works (Phase 3)	Edward Street, Hyde	Existing industrial premises	0.0242	242	A
HY604	61-63 Dowson Road	Dowson Road, Hyde	Additional employment floorspace.	0.0084	89	A

ID	Site Name	Location	Description	Net Size (hectares)	Proposed Floorspace (Sqm)	Dev Stat
HY608	Rhino Events	John Street, Hyde	Additional employment floorspace.	0.0140	103	A
HY610	Site of Caxton Mill	Dukinfield Road, Hyde	Former mill site	0.1496	524	A
HY613	Land at junction of Sheffield Road & Bottoms St	Hyde	New employment unit.	0.0741	253	A
HY620	Stockport Truck Centre	Broadway, Hyde	Extension to existing premises.	0.1299	909	A
MO506	Waste Ground/Vacant Land	Bury Street, Mossley	New employment unit.	0.2318	811	A
MO520	Land adjacent 28 Bury St	Bury Street, Mossley	Small fenced off area.	0.0693	168	A
MO528	Metal Brite Ltd	Unit 31, Audley Street Works, Mossley	Cleared vacant employment site.	0.4508	1,578	A
MO537	Unit E	115 Manchester Road, Mossley	Existing industrial unit.	0.0140	150	U
ST560	Former Total Petrochemicals	Globe House, Bayley Street, Stalybridge	Former chemical plant	3.7952	13,283	A
ST567	Site of Former Ray Mill	Clarence Street, Stalybridge	Former cotton mill	0.6569	2,299	A
ST569	Former Norwest Gas Board Depot	Winton Street, Stalybridge	Former Norwest Gas Board Depot	0.3410	1,194	A
				35.1716	122,551	

Appendix 2: Distribution of Employment Sites 31 March 2020

