

Tameside Council

Strategic Housing and Economic Land Availability Assessment

2021 - 2037

April 2021



Prepared by

Planning Policy
Tameside Metropolitan Borough Council
PO Box 304
Ashton-under-Lyne
Tameside
OL6 0GA

Main contributors

Simon Pateman
Laura Smith
Patrick Rushton

Checked By

Graham Holland – Planning Policy Team Manager

Issued By

Nick Fenwick – Interim Assistant Director of Place Shaping and Planning

Approved By

Cllr Ged Cooney – Executive Member - Housing, Planning and Employment
Ian Saxon – Director of Place

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Executive Summary

The 2021 Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an up to date picture of the supply of land for housing and economic development for the period 1 April 2021 to 31 March 2037. The assessment has been prepared in accordance with national planning policy and guidance and will be used to inform the preparation of both the Tameside Local Plan and the Places for Everyone – Joint Development Plan Document.

This SHELAA provides a review of the sites identified in the 2019/20 SHELAA and takes account of completions on all sites with an extant planning permission at 31 March 2021. In addition, it includes new sites with planning permission and reviews the small site windfall allowance in order to complete the overall residential land supply picture for the next 16 years.

Of the 1,648 **residential** sites assessed 313 were deemed to have the potential to deliver 6,177 gross additional dwellings. Taking into account projected losses and the annual small sites windfall allowance then the potential supply is **6,612 net additional dwelling** for the 16 year period.

For the **office, industry and warehousing** land supply, 29 sites have been identified with the potential to yield a **net 96,753 square metres of floorspace**. This is derived from a combination of extant planning permissions and vacant employment land identified through the Council's annual monitoring.

There is currently no supply of retail floorspace included in this report.

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1.0 Introduction

- 1.1 Paragraph 60 of the National Planning Policy Framework 2021¹ (NPPF) states that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 1.2 In order for strategic plan making authorities to have a clear understanding of the land available in their area, paragraph 68 of the NPPF advises they prepare a strategic housing land availability assessment (SHLAA) to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 68 also states that planning policies should identify a supply of:
- a) Specific, deliverable sites for years one to five of the plan period, and
 - b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 1.3 Paragraph 81 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 82 of the NPPF states that planning policies should set out a clear economic vision and strategy to encourage sustainable economic growth, set criteria, or identify strategic sites to meet anticipated needs over the plan period and seek to address potential barriers to investment. In addition paragraph 83 advises that planning policies and decisions should recognise and address specific locational requirements of different sectors.

¹ The 2021 iteration of the National Planning Policy Framework has been used to inform the 2021 SHELAA methodology.

- 1.4 Planning Practice Guidance² advises that plan making authorities may carry out land availability assessments for housing and economic development as part of the same exercise, in order that sites may be identified for the use(s) which is most appropriate. In line with this guidance and in order to provide a comprehensive picture of the land supply in Tameside, the Strategic Housing and Economic Land Availability Assessment (SHELAA) combines residential, industry, warehousing, office and retail land availability.
- 1.5 Having regard to the above, Tameside Council has produced this combined SHELAA that identifies the potential future supply of land for housing and economic development for the 16 year period 1 April 2021 to 31 March 2037 in line with Places for Everyone (PfE) – Joint Development Plan Document plan period.
- 1.6 The purpose of the SHELAA is to:
- Identify sites and broad locations with potential for housing and economic development;
 - Assess their development potential;
 - Assess their suitability for development and the likelihood of development coming forward (i.e. their ‘availability’ and ‘achievability’);
 - Informs and makes use of sites identified in the Brownfield Land Register³; and
 - Inform the preparation of Places for Everyone – a Joint Development Plan Document (PfE)⁴ and Tameside Council’s emerging Local Plan.

² MHCLG (2019). Planning Practise Guidance, Housing and Economic Land Availability Assessment, Paragraph: 001 Reference ID: 3-001-20190722

³ <https://www.tameside.gov.uk/planning/brownfieldregister>

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

- 1.7 The assessment will form a key part of the evidence base used to inform policies in these development plans and to support the delivery of land to meet identified needs. However, this assessment is not Council policy and does not allocate land for development; its purpose is to provide information on a range of suitable sites. The allocation of land will be done through the forthcoming PfE and the Tameside Local Plan.
- 1.8 It is important to clarify that identification of land in this assessment does not imply that either planning permission will be granted or that a site will be allocated in the local plan. All land and future development proposals remain subject to the plan making and development management processes. The assessment does not preclude land from being developed for uses other than that identified in this assessment, nor does it preclude the possibility of development being granted on sites that have not been included in this assessment.

2.0 Scope of the Assessment

- 2.1 This report builds on previous iterations of the Tameside SHLAA and SHELAA, the 2013 Draft Employment Land Review and the Council's annual housing and employment land monitoring.
- 2.2 The SHELAA considers the potential development of sites for housing and economic uses including: offices, industrial, warehousing and retail. It also considers the potential for a mix of uses on individual sites, particularly on sites within town centres.
- 2.3 The baseline date for this assessment is 1 April 2021. It identifies sites for inclusion with the short term five year land supply covering the period 1 April 2021 and 31 March 2026, the medium term 1 April 2026 and 31 March 2031 and the longer-term supply between 1 April 2031 and 31 March 2037.

3.0 Methodology

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

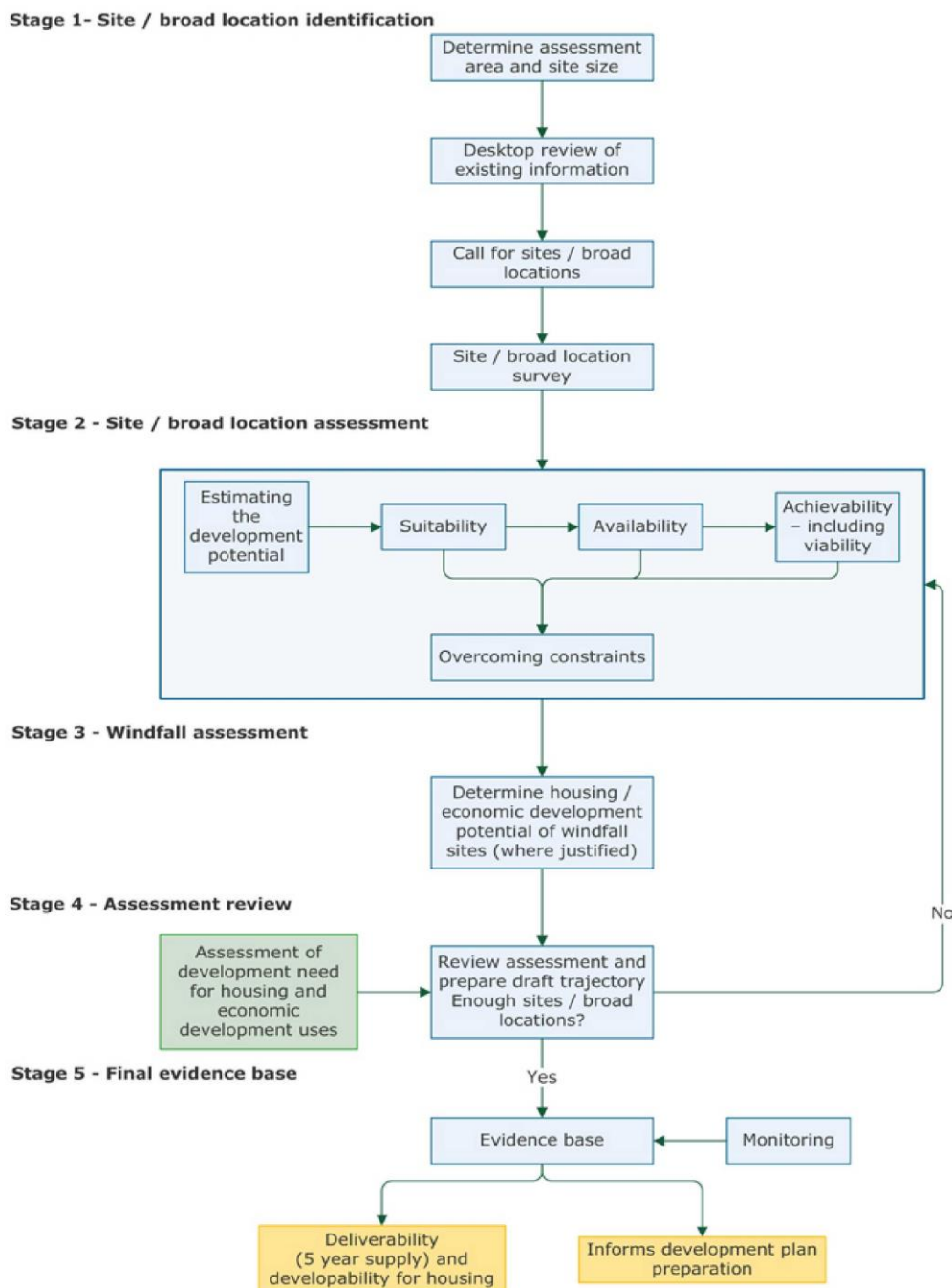


Figure 1: Planning Practice Guidance methodology⁵

⁵ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 005 Reference ID: 3-005-20190722.

- 3.2 The Council's SHELAA methodology, and how this relates to the Government's Planning Practice Guidance⁶ (PPG), is set out in the following sections.

Stage 1: Site and Broad Location Identification

Geographic area of assessment

- 3.3 The PPG advises that the assessment needs to be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area, in line with the duty to cooperate and need to maintain statements of common ground⁷. The 2019 Greater Manchester Strategic Housing Market Assessment states that 'while Greater Manchester has important and valuable relationships with neighboring districts and further afield, we can reasonably define it as a housing market area for strategic planning purposes'⁸.
- 3.4 The PPG states that the area selected for an assessment should be the plan making area and that this could be the local planning authority area, two or more local authority areas, or areas covered by a spatial development strategy⁹. At a Greater Manchester level there is agreement that each of the nine¹⁰ GM local planning authorities working collaboratively on PfE, should review their land availability assessments regularly in line with the NPPF and the national methodology set out in the PPG. These assessments will be used to inform development plans at both the local authority and Greater Manchester levels; with district data collected by the Greater Manchester

⁶ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁷ MHCLG (2019). Planning Practice Guidance: Housing and Economic Land Availability Assessment, paragraph: 007 Reference ID: 3-007-20190722.

⁸ GMCA January 2019. Greater Manchester Strategic Housing Market Assessment, page 16.

⁹ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 006 Reference ID: 3-006-20190722.

¹⁰ Bolton, Bury, Manchester, Oldham, Rochdale, Salford Trafford, Tameside and Wigan.

Combined Authority used to inform PfE. For clarification this assessment only covers the Tameside local authority area.

Who should plan makers work with?

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

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

Should the assessment be constrained by need for development?

3.6 The PPG advises that the 'assessment should identify all sites and broad locations (regardless of the amount of development needed) in order to provide an audit of available land¹¹'. Given this broad scope the assessment will identify all land opportunities that exist within the borough that may be suitable for the scale of development identified in the Local Plan and that will contribute towards the requirement in Places for Everyone.

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

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

¹¹ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph 008 Reference ID: 3-008-20190722.

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

- For housing – minimum of five or more dwellings; and
- For economic development – 0.25 hectares or 500 square metres of floorspace.

3.9 However, the PPG allows plan makers, where appropriate, to consider alternative site size thresholds¹². Therefore, this assessment uses the approach to thresholds set out below.

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

Short term 0-5 years:

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

Medium to long term 6-17 years:

- A threshold of 10 dwellings or more, i.e. major residential development, will be applied to sites with an extant outline permission unless the Council has clear evidence that housing completions will begin on site within the short term 0-5 years.
- A minimum threshold of five dwellings or more will be applied to all sites regardless of planning status.

¹² MHCLG (2019). Planning Practise Guidance: Housing and economic land availability assessment, paragraph 009 Reference ID: 3-009-20190722.

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

3.12 The suggested minimum threshold of five dwellings or more has been applied for those sites identified within 6-16 years of the supply. The exclusion of small sites (1 to 4 dwellings) from the medium – long term supply is offset by the introduction of a small sites windfall allowance. The small sites windfall allowance is based on historic delivery rates on small sites with further details set out later in this document.

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

- The government housing white paper 'Fixing our Broken Housing Market';
- The NPPF Chapter 11 Making effective use of land; and
- The 2004 Tameside Unitary Development Plan (UDP) Policy H7 Mixed use and density.

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

- A standard threshold of ≥ 0.25 hectares; and
- A lower threshold of ≥ 0.1 hectares and above for office, industrial and warehousing sites within identified town centre boundaries as defined by the 2004 Tameside (UDP) proposals map. The Council believes that these sites may present opportunities for high yield/high density development.

- 3.15 For retail development a gross threshold of 500 square metres (gross) of floor space has been applied in line with the methodology set out in the PPG¹³. PPG describes gross retail floor space (or gross external area) as the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for storage, display or sale of goods¹⁴.

Identification of sites and broad locations

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

Types of sites and sources of data used

- 3.17 In line with paragraph 67 of the NPPF the SHELAA includes an assessment of the deliverability and developability of all types of sites and all relevant available data sources as part of a desktop review. To be considered deliverable in the short term, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. For a site to be considered developable in the medium (6-10 years) and long terms (11-15+ years), sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged¹⁵.

¹³ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability, paragraph: 009 Reference ID: 3-009-20190722.

¹⁴ MHCLG (2020). Planning Practise Guidance: Town centres and retail, footnotes.

¹⁵ MHCLG (2021). National Planning Policy Framework, Annex 2: Glossary.

Type of site and data sources reviewed

3.18 Desktop review of existing information consisted of:

- Sites with extant planning permission and / or under construction at 31 March 2021 for the uses covered by this assessment;
- Sites allocated in the UDP for housing and economic development (or mixed use allocation);
- Sites with a planning application that is pending determination;
- Sites with expired permission for residential and / or employment uses, but where it is considered that there is still development potential and are not excluded due to their size or yield being below the thresholds above in paragraphs 3.10 and 3.14;
- Vacant and derelict previously developed land and buildings identified through the Council's historic National Land Use Database (NLUD) records;
- Other underused land and buildings;
- Ordnance Survey maps;
- Ariel photography;
- Greenfield land;
- Land in Council ownership and other surplus public sector land; and
- Land in existing housing areas where there is potential for redevelopment and redesign.

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

- Previous iterations of the SHLAA;
- The Council's Brownfield Land Register;
- The Council's 2017/18 Open Space Review;
- The Council's Draft (2013) Employment Land Review;
- The Council's annual housing and employment monitoring; and

- Site visits where considered necessary.

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

Call for Sites and broad locations

3.21 The SHELAA will be updated on an annual basis and presents an ongoing opportunity for stakeholder engagement. Therefore, stakeholders are encouraged to contact the Council's Planning Policy Team¹⁶ and complete a land availability pro-forma with up to date information on sites that are either currently identified within the SHELAA or to suggest any additional sites not currently included¹⁷. Information submitted up to 31 March each year will be used to inform the annual update of the SHELAA.

Site and broad location surveys

3.22 The PPG suggests that site surveys should be proportionate in their detail to the level required for a robust appraisal with more detail required where sites are considered to be realistic candidates for development¹⁸.

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

- Site size, boundaries and location;
- Current land use and character;

¹⁶ planpolicy@tameside.gov.uk

¹⁷ <https://www.tameside.gov.uk/planning/ldf/evidence/shlaa>

¹⁸ MHCLG (2019) Planning Practise Guidance: Housing and economic land availability assessment, paragraph: 014 Reference ID: 3-014-20190722.

- Land uses and character of surrounding area;
- Physical constraints, such as access, topography, flood risk etc.;
- Potential environmental constraints;
- Proximity to services and other infrastructure, such as public transport;
- Consistency with the development plan's policies;
- Development progress (where sites have permission); and
- Initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

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

Calculating the development potential

3.24 The development potential (yield) of each site can be estimated using existing or emerging plan policy including locally determined policies on density. The PPG also advises that plan makers seek to make the most effective use of land in line with policies in the NPPF¹⁹. In order to estimate the potential housing yield for each site the following has been taken into account:

- Policy H7 (b) of the adopted (2004) Tameside Unitary Development Plan (UDP) encourages 'schemes which make efficient use of land through housing densities between 30 and 50 dwellings per hectare net, or greater in locations highly accessible by public transport'. Locations that the Council consider to be highly accessible by public transport and appropriate for site density optimisation include: town centres; sites close to rail or Metrolink stations; and along high quality / high frequency bus corridors (See Table 2 below);
- Tameside's Residential Design Supplementary Planning Document Policy RD3, which sets a minimum density of 30 dwellings per hectare;

¹⁹ MHCLG (2021), National Planning Policy Framework Section 11. Making effective use of land.

- Analysis of densities recently achieved in different locations across the borough, taking into account the type of residential developments that are currently being delivered by the market (see Table 1 below).
- 3.25 Table 1 below, demonstrates the range of residential densities observed across the borough based on sites with major permissions (10 dwellings or more) over the period 1 April 2015 – 31 March 2021. Further information is included at Appendix 1. Housing densities range from 19 dwellings per hectare (dph) to 92 dph with an average of 33 dph. The 51 sites analysed are distributed across areas considered to have different degrees of optimisation potential. Lower densities were generally observed outside of town centre or accessible public transport zones, which are defined in Table 2 below. Therefore, a minimum density of 35 dph has been applied to all sites considered suitable for residential development falling outside of town centres and transport accessibility zones.
- 3.26 Mixed housing and apartment schemes exhibit a broader range of densities, ranging from a low of 30 dph to a high of 102 dph. Of the 23 sites identified in Appendix 1, 18 are located in town centre or public transport accessibility zones considered suitable for optimisation. The average density across the 22 sites is 52 dph. However, development at these densities is considered to underestimate the potential of residential development opportunities that lie within town centre or public transport accessibility zones. Therefore, the minimum density for mixed housing and apartment schemes, for the purposes of this assessment, has been set at 75 dph.
- 3.27 Apartment schemes across the borough range from 59 to 1,100 dph. Of the 22 sites identified in Appendix 1, 19 are located in town centre or public transport accessibility zones considered suitable for optimisation. The average density across all sites is 158 dph. A number of these apartment schemes include change of use from non-residential to residential. This includes developments which have come forward through the permitted development regime, including, for example the 22 net additional apartments

on the 0.02Ha site at Camden House in Ashton-under-Lyne, which resulted in a development density of 1,100 dph.

3.28 In order to prevent developers abusing permitted development rights the government announced that as of 6 April 2021 all new homes in England delivered through any Permitted Development Right must meet nationally described space standards²⁰. Taking into account this statement and when considering the appropriate minimum density for apartments the Council recognises that constraints including minimum dwelling sizes, open space requirements, infrastructure, parking and the impact on the existing character of a neighbourhood would have to be taken into consideration, particularly in relation to new builds. Therefore, a minimum of 100 or 150 dph (depending on location) will be applied to apartment scheme as set out in Table 2 below.

Dwelling Type	Gross Dwellings per Hectare
Houses	33
Houses and Apartments	52
Apartments	158

Table 1: Average residential densities observed in Tameside (1 April 2015 - 31 March 2021)

3.29 Locations judged accessible by non-car modes of transport have been considered for higher density development. The methodology takes into account peak hour rail services at all stations and the density information derived from Table 1 above.

3.30 Transport for Greater Manchester's 'Greater Manchester Accessibility Levels' (GMAL) dataset, used in Table 2 below, represents the accessibility from

²⁰ <https://www.gov.uk/government/news/permitted-development-homes-to-meet-space-standards>

locations to the public transport network, taking into account walk access time and service availability. Additional mapping is included in Appendix 2 setting out the GMAL data and the zones described in Table 2 below.

Location Type	Proximity	Proposed Housing Density	Proposed Mixed Density	Proposed Apartment Density
Town Centre Tier 1 (Ashton under Lyne)	800m	N/A	75	150
Town Centre Tier 2 (Droylsden, Denton, Hyde, Mossley, Stalybridge)	500m	N/A	75	100
Railway Station	600m	50	75	100
Metrolink Stop	600m	50	75	100
Minimum GMAL Level 6 ²¹	N/A	50	75	100
All other Locations			35	

Table 2: Minimum densities based on location in Tameside

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

²¹ <http://odata.tfgm.com/opendata/downloads/GMAL/GMAL%20Calculation%20Guide.pdf>

or where considered necessary to make the site developable, this loss will be factored into the sites estimated net development potential figure.

3.33 For office, industry, warehousing and retail uses that are covered by this assessment, estimated development potential should have been made having regard to:

- National policy in respect of the sequential approach²² to town centre uses; Extant planning permissions;
- Emerging development proposals;
- Site size and location having regard to similar schemes in the locality;
- Standard plot ratios as set out in ‘Setting Employment Land Targets for the NW of England’²³. Typically these are 35% for industry/warehousing and 40% to represent out of centre low density office proposals; and
- Office sites within town centres have been assessed on a site by site basis and typically use a higher density.

Assessing the availability of sites for development

3.34 In order for a site to be considered ‘deliverable’ in the short term (0-5 years)²⁴ it should be available for development now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years²⁵. A site can also be considered to be available for development when there is confidence there are no legal or ownership problems and the land is controlled by a developer/ landowner who

²² MHCLG (2019). National Planning Policy Framework, paragraph 86.

²³ Roger Tym & Partners (April 2010), 4NW Setting Employment Land Targets for North West England, Final Report, pages 30-32.

²⁴ MHCLG (2021). National Planning Policy Framework, paragraph 68.

²⁵ MHCLG (2021). National Planning Policy Framework, Appendix 2 Glossary.

has expressed an intention to develop, or has expressed an intention to sell²⁶. In assessing the availability of sites for development the Council has examined land ownership constraints that may be associated with bringing forward sites. This is based on:

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

²⁶ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 019 Reference ID: 3-019-20190722.

Assessing the achievability of sites for development

3.35 The PPG advises²⁷ that a site is considered to be achievable for development where there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time. This is essentially a judgement around the economic viability of a site, and the capacity of the developer to complete, let or sell the development, over a certain period.

3.36 In assessing whether each site is achievable consideration has been given to existing land use, adjacent uses and the level of potential market demand. A number of other factors inform this assessment including:

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

3.37 In those circumstances where development of a site may be considered unacceptable in planning terms; an assessment will be required to consider what actions are necessary to overcome them thus making development achievable. Paragraph 55 of the revised NPPF advises that 'local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning

²⁷ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, paragraph: 020 Reference ID: 3-020-20190722.

obligations'. Planning obligations are legal obligations entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority; or via a unilateral undertaking by a person with an interest in the land without the local planning authority. Planning obligations are often referred to as 'section 106' or 's106' as well as 'developer contributions' when considered alongside highways contributions and the Community Infrastructure Levy²⁸.

- 3.38 Developers may be asked to provide contributions towards infrastructure and/or education by the local planning authority, but they must be informed by evidence and a proportionate assessment of viability. Paragraph 56 of the NPPF recommends that planning conditions should be kept 'to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects'. Therefore planning obligations, in the form of section 106 agreements and section 278 agreements should only be used where it is not possible to address unacceptable impacts through a planning condition²⁹.
- 3.39 On 8 April 2015 the Council revoked its Developer Contributions SPD in line with the requirements of the Community Infrastructure Levy Regulations 2010 (CIL). Therefore, the Council's approach to developer contributions is to use section 106 agreements. Through this mechanism the Council seeks financial contributions to make the development acceptable in planning terms. This process allows developers to enter into negotiations with the Council if the cumulative effect of policy requirements and obligations would compromise development viability.

²⁸ <https://www.gov.uk/guidance/planning-obligations>, Paragraph: 001 Reference ID: 23b-001-20190315.

²⁹ <https://www.gov.uk/guidance/planning-obligations>, Paragraph: 003 Reference ID: 23b-003-20190901.

Assessing the suitability of sites for development

3.40 For a site to be considered suitable for development it should be in an appropriate location for development when considered against relevant constraints and their potential to be mitigated. In assessing the suitability of a site for housing and economic development, each site has been assessed against³⁰:

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

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

3.42 All sites that have extant planning permission or that are allocated (in the saved UDP) for housing and employment uses are considered to be suitable³¹, given that an assessment of suitability informed part of the decision to grant planning permission or allocate the site.

³⁰ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 018 Reference ID: 3-018-20190722.

³¹ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment; Paragraph: 018 Reference ID: 3-018-20190722.

- 3.43 There are no sites with extant planning permission in the 2021 SHELAA where circumstances have changed which would alter their suitability for the development approved.
- 3.44 The suitability of potential housing and economic sites which are either unallocated in the UDP or without an extant planning permission have been assessed with regard to the NPPF, PPG, saved policies in the UDP, adopted Supplementary Planning Documents and other relevant strategies.
- 3.45 In determining the suitability of such sites the following key judgements have been made:
- Whether development of a site would encourage the reuse of previously developed (brownfield) land;
 - Whether a greenfield site is subject to planning policy protection, for example: Tameside UDP Policies OL4 Protected Green Space and OL6 Outdoor Sport, Recreation and Play Space Developments;
 - Whether development of a greenfield site, which is not the subject to planning policy protection, could be considered upon its own merits; and
 - All sites within the adopted Green Belt are not be considered suitable for development given the very strong protection afforded them in national policy, with the exception of those sites with an extant planning permission.
- 3.46 Land within established employment areas will generally be considered unsuitable for housing development unless the justification for this loss could be provided against saved UDP policy E3, the Employment Land SPD and other relevant saved UDP policies. This is only a general assessment and some employment sites identified as suitable may prove not to be when assessed in detail (i.e. when more evidence is available through a planning application), and vice versa.

Constraints that impact on the suitability, availability and achievability

3.47 Where constraints have been identified, the assessment should consider what action would be needed to overcome them³². The PPG is clear that actions might include the following:

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

3.48 The Council is actively working with a range of investment partners including Homes England, the Greater Manchester Combined Authority and the GM Housing Investment Fund, Greater Manchester Pension Fund and registered housing providers as well as institutional investors in order to overcome constraints that may prevent sites coming forward.

3.49 Planning policy is being updated through the production of the PfE and the Council's emerging Local Plan to remove some constraints to the delivery of new housing, for example through providing a more up-to-date evidence base or through the limited release of land in the Green Belt.

Timescales and rate of development

3.50 The Council will use the information it has gathered on suitability, availability, achievability and constraints to assess the development timescales (including historic data on lead in times and build out rates) to inform delivery rates for the development of each site within the assessment. It is also assumed that sites with extant full residential planning permission are deliverable within the first five year period. However, major development sites with high yields of

³² MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 021 Reference ID: 3-021-20190722.

100+ dwellings may take a number of years to complete and delivery may extend beyond the 0-5 year period (See Table 7). Where there is evidence that development on a particular site will not be achievable within the short term (0-5 years) the site has been moved into the medium term (6-10 years). In addition to those sites with extant outline planning permission, officers have made a judgment as to whether they can be included in the five year supply from 1 April 2021 onwards where a landowner/developer has given a clear indication that development will commence in the next five years.

- 3.51 As there is no specific guidance contained within the NPPF relating to non-residential uses the same policy rationale has been applied to the employment sites considered in this assessment.
- 3.52 The Council has reviewed all sites with extant full permission and has not identified any approved scheme that is unlikely to commence delivery in the short term (0-5 years). Therefore, yields remain as permitted through development management decisions, however, a small number of sites have been moved to a later period of the housing supply based on up to date information e.g. where development had stalled on site.
- 3.53 For all other sites a judgment has been made as to the timescale during which development could come forward. This has been informed by planning policy and sustainability objectives. Considerations included:
- Regeneration and funding priorities within the borough;
 - Whether the site is currently occupied;
 - Whether there are emerging proposals or known developer interest in the site;
 - Competing demands for the site;
 - Likely financial viability of the development;
 - The need for any site assembly;
 - Council data on lead in times and build out rates;

- The need for infrastructure provision before development could take place; and
- Market conditions.

3.54 With regard to the above considerations each site included within the supply has subsequently been placed into one of the following three timescales, based on officer judgement as to when a site is likely to be developed using the evidence available at the time of the study:

- Within the 0-5 year period - 1 April 2021 to 31 March 2026; or
- Within the 6-10 year period – 1 April 2026 to 31 March 2031; or
- Within the 11-16 year period – 1 April 2031 to 31 March 2037.

3.55 This document represents the land supply position at 1 April 2021 and it is set by the circumstances existing at that time. However, the Council recognises that events may occur that lead to the development of a site occurring sooner or later than predicted.

Places for Everyone – Joint Development Plan Document

3.56 The 2021 Publication Places for Everyone (PfE) proposes the allocation of two sites for residential development and one for economic development within Tameside that have not previously been considered suitable within earlier Council SHLAAs due to their Green Belt status. This 2021 update to the SHELAA is therefore crucial in order to promote the most efficient use of land to meet the need for homes and other land uses in line with Section 12 of the NPPF. The SHELAA supports the strategy set out in the draft PfE which states that: ‘There is a strong focus in this Plan on directing new housing towards previously developed sites within the existing urban area. This will

help to address existing dereliction and poorly used sites, as well as reducing the need to release greenfield and Green Belt land for development'³³.

Discounted Residential Sites

3.57 The 2021 SHELAA covers all potential residential development sites that the Council was aware of at the time of the assessment. Discounted sites are those that have been assessed but are not considered suitable for residential development at this time:

- Those that would need a significant change in planning policy in order to receive planning permission for development and which the Council is not proposing to take forward through PfE. This includes sites in recreation uses (such as parks and playing fields), those identified in the Green Belt, and those that are physically unsuitable for development, for example due to contamination, landfill, topography, flooding or location;
- Those unlikely to come forward during the assessment period due to existing use, such as a current employment site; and
- Those without an extant planning permission and that fall below the site yield threshold of five dwellings or more.

3.58 In this iteration of the SHELAA 843 sites have been discounted for residential development. The total area covered by discounted sites is 379 hectares. For completeness a list of these sites, with a reason for their exclusion, is available in Appendix 7.

3.59 However, constraints on some of the discounted sites may be mitigated, subject to further investigation and detailed assessment beyond the scope of the SHELAA, thus allowing the site to deliver residential development in the future. The responsibility to demonstrate how the constraints can be removed

³³ (GMCA August 2021) Publication Stage Places for Everyone – Joint Development Plan Document – Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan; Paragraph 7.8.

to allow residential development is down to the applicant, developer or landowner. Annual reviews of the SHELAA will continue to assess the longer-term potential of discounted sites as planning policy evolves or site circumstances change.

Stage 3: Windfall Assessment

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

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

3.62 Paragraph 71 of the NPPF states that:

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

3.63 It is worth noting that the last sentence of paragraph 71 states that “plans should consider the case for setting out policies to resist inappropriate development of residential gardens.” However, it is likely that such sites will continue to come forward over the plan period. UDP policy H9 ‘Backland and Garden Development’ provides guidance on this matter. The policy does not rule out this type of development and the Residential Design SPD (Policy RD22: Infill & Backland Sites) specifically states that it can make efficient use of under-utilised land. Therefore, the small sites windfall allowance is based on analysis of all developments of less than five units.

3.64 As highlighted in paragraph 3.61 the Council includes a small sites windfall allowance as part of the total housing supply for the period 1 April 2026 to 31 March 2037. The allowance has been calculated using historic windfall delivery rates and is set out in Table 3 below.

	2016/17	2017/18	2018/19	2019/20	2020/21	Total	5 Year Average
A Gross Additions	51	63	71	50	51	286	57
B Gross Losses	9	11	15	16	9	60	12
C Net (A-B)	42	52	56	34	42	226	45

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

Average Windfall Allowance

3.65 Analysis of windfall completions from 1 April 2015 – 31 March 2021 indicates that an average allowance would be 45 dwellings net per annum. The Council does not believe that an allowance should be applied to the 0-5 year period of the supply as this may result in double counting, as small sites with planning permission are already included. Therefore, the SHELAA includes an allowance for the years 6 – 16 (1 April 2026-31 March 2037) totalling 495 dwellings ($11 \times 45 = 495$). This allowance will be kept under review on an annual basis through the monitoring of housing completions and losses on small windfall sites.

Stage 4: Assessment Review

3.66 The PPG at paragraph 24 states that:

“Once the sites and broad locations have been assessed, the development potential of all sites can be collected to produce an indicative trajectory. This

should set out how much housing and the amount of economic development that can be provided, and at what point in the future.”

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

4.0 Assessment Findings

Residential Completions

4.1 Figure 2 below illustrates the total 4,564 net residential completions in Tameside over the 10 year period 1 April 2011 – 31 March 2021. The cyclical nature of the completion rate over this period can be explained in part by the time taken between granting permission, completion of first dwelling and completion of last dwelling on an individual site. This is explained in further detail within paragraphs 4.20-4.23 below and reflected within Table 7 Estimated Residential Build out Rates and Figure 5 Housing Trajectory.

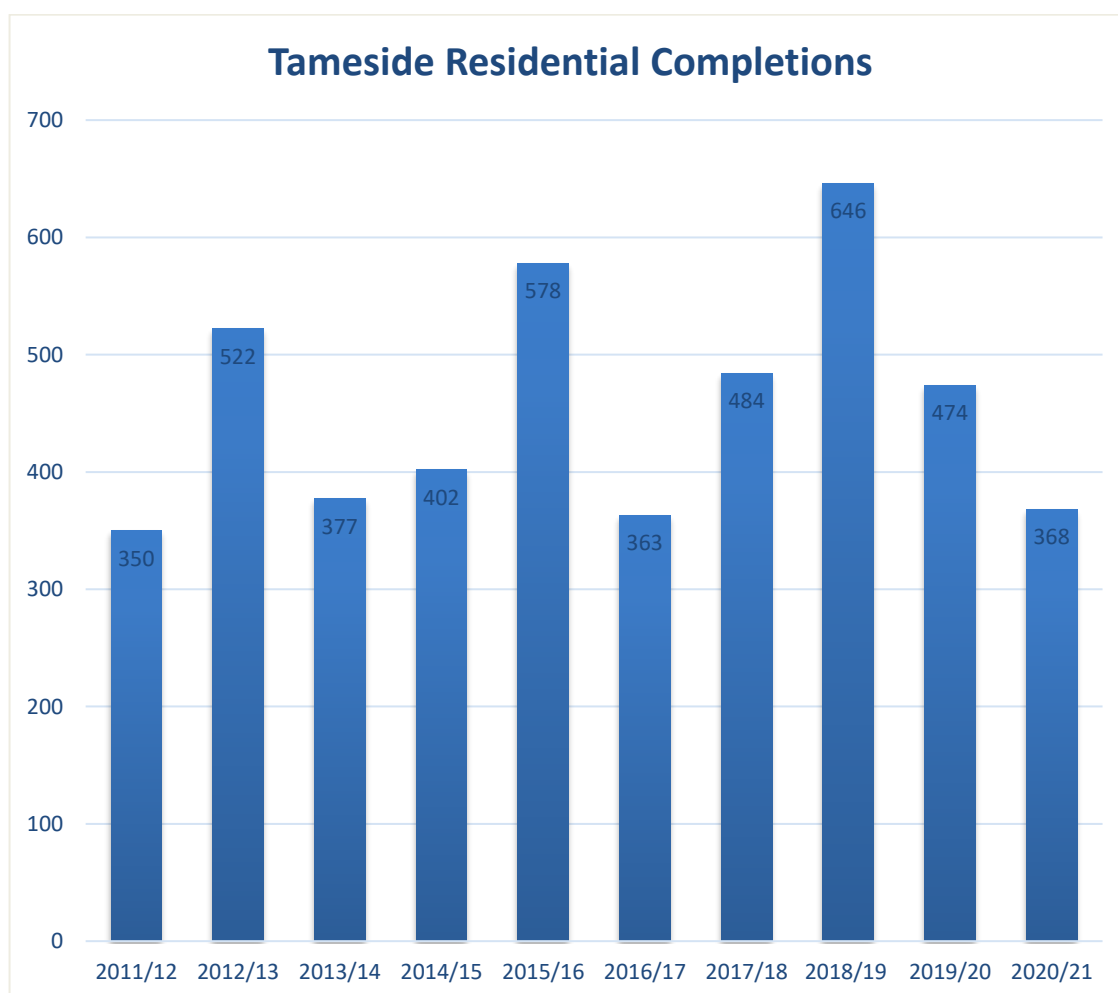


Figure 2: Tameside Residential Completions 1 April 2011 – 31 March 2021

Housing and Employment Land Findings

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

- Dwellings – split by houses and apartments;
- Office floorspace;
- Industrial and warehousing floorspace; and
- Retail floorspace.

4.3 Table 4 below summarises the gross additions, gross losses and the resultant net change on the sites identified across the borough for the use types outlined above for the period 1 April 2021 to 31 March 2037.

	Development Type		
	Houses and Apartments	Office (sq.m)	Industrial and Warehousing (sq.m)
(A) Gross Additions	6,177	26,432	125,414
(B) Gross Losses	60	3,286	51,807
(A-B) Net Change	6,117	23,146	73,607

Table 4: Summary of net change 2021 – 2037

4.4 The list of SHELAA sites that make up the total net change in dwellings and floorspace for employment and retail are listed in Appendices: 5, 6 and 7.

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

The potential supply of new housing

- 4.6 The supply of dwellings comprises on specified developable sites and includes the windfall allowance for development on small sites below the site threshold.
- 4.7 The SHELAA identifies a total of 313 sites that are considered developable for dwellings. Appendix 5 lists these sites and provides details covering estimated dwellings numbers and types (houses and/or apartments) and the likely phasing over the period covered by SHELAA.
- 4.8 The anticipated gross number of dwellings to be completed split between houses and apartments over the period 1 April 2021 and 31 March 2037 is identified as 6,177 dwellings and is shown in Table 5 below. When the potential loss of 60 dwellings is taken into account, through either demolition or change of use, then it is estimated that there is the potential to deliver 6,117 net additional dwellings between 1 April 2021 and 31 March 2037.

	Phasing of delivery 1 April 2020 – 31 March 2037				Dwelling Type	
	2021-2026	2026-2031	2031-2037	Total	Houses	Apartments
Gross Additions	2,233	2,180	1,764	6,177	3,162	3,015
Gross Losses	60	0	0	60	23	37
Net Change	2,173	2,180	1,764	6,117	3,139	2,978

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

4.9 Sites within the 2021 housing land supply can be divided into two categories to reflect their planning status; those that have been 'permitted' and those that have 'not been permitted'. Sites that have been 'permitted' have an extant planning permission and are:

- Full, Outline or Reserved Matters residential planning permission;
- Deemed to be Permitted Development; or
- Under Construction;

4.10 There are 207 'permitted' sites with a potential yield of 2,413 net dwellings (comprising 1,588 houses and 825 apartments) in the 2021 land supply.

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

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

4.12 There are 106 'not permitted' sites with a potential yield of 3,704 net dwellings (comprising 1,551 houses and 2,153 apartments) in the 2021 land supply.

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

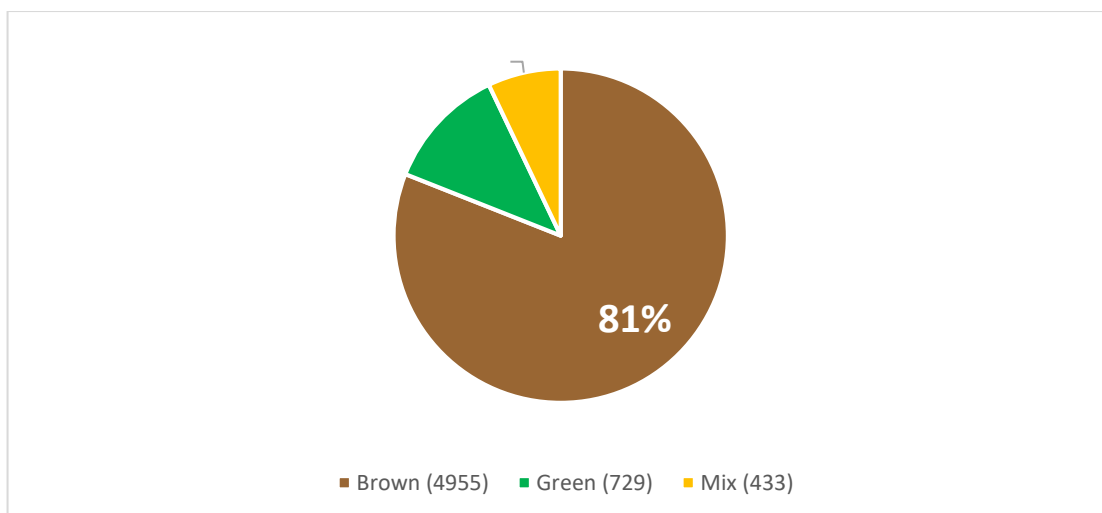


Figure 3: Borough percentage split of residential units between brownfield, greenfield and mixed site types.

Windfall allowance for small housing sites

4.14 Paragraphs 3.60 to 3.65 of this SHELAA set out the Council’s approach to assessing small sites windfall delivery based on trend analysis. This concluded that the Council should make a small site windfall allowance of 45 net dwellings per year based on average annual delivery over the five year period 2016/17 to 2020/21.

4.15 The Council will, therefore, make an overall small sites windfall allowance of 495 net dwellings for the 11 year period 2026 to 2037 (11 x 45). The 495 net dwellings is further split to give a small site allowance of 225 dwellings for years 2026-2031 (5 x 45) and a small site allowance of 270 dwellings for years 2031-2037 (6 x 45).

Total housing supply 1 April 2021 to 31 March 2037

4.16 The above analysis of potential housing sites and windfall allowance for Tameside is summarised in Table 6 below and presents the potential housing supply for the period 1 April 2021 to 31 March 2037. The small site windfall allowance can also be further split between houses and apartments. This split

has been calculated using the percentage difference between houses and apartments within the overall 2021 housing land supply, i.e. 51% houses and 49% apartments.

	Total Supply 1 April 2020- 31 March 2037				Dwelling Type	
	2021-2026 (0-5 years)	2026-2031 (6-10 years)	2031-2037 (11-16 years)	Total (0-16 years)	Houses	Apartments
A - Gross Additions	2,233	2,180	1,764	6,177	3,162	3,015
B - Gross Losses	60	0	0	60	23	37
C - Net Small sites windfall allowance	0	225	270	495	252	243
A-B+C = Total Net Change	2,173	2,405	2,034	6,612	3,391	3,221

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

4.17 Figure 4 below shows the data in Table 6 in graph format for the different parts of the plan period 2021 – 2037.

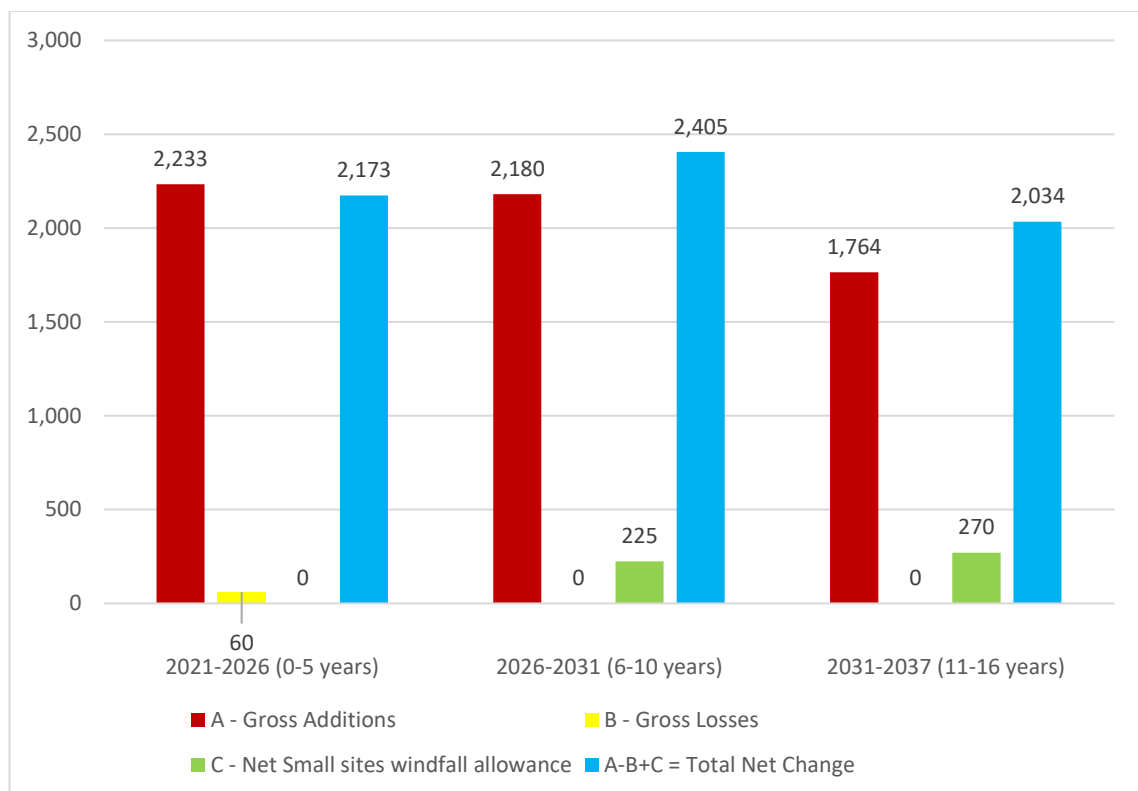


Figure 4: Estimated change in dwellings (1 April 2021 to 31 March 2037)

4.18 In relation to the identified short term period 1 April 2021 to 31 March 2026, Table 6 above identifies a potential gross supply of 2,233 dwellings. However, once the anticipated 60 dwelling losses (demolitions and from change of use/conversion) are subtracted from the gross figure the net supply for this period is 2,173. At this stage no windfall allowance has been applied to this period within the supply (0-5). However, consideration may be given to including a small sites windfall allowance in this part of the supply should compelling evidence arise in future.

4.19 For the remainder of the supply 1 April 2026 to 31 March 2037, Table 6 identifies a potential gross supply of 3,944 dwellings. Once a small sites windfall allowance of 495 dwellings has been added the net additional supply for the period is 4,439.

4.20 As set out in the Planning Practice Guidance³⁴ this SHELAA includes an indicative trajectory for the rate of housing development. This is based on a number of assumptions for the expected delivery time periods using lead in times and annual build out rates derived from completions data gathered as part of the Council's annual housing monitoring between 2015/16 and 2020/21 (midyear to midyear). These are listed within Table 7. For example:

- Minor residential developments of up to 4 dwellings:
 - Developments of up to 4 houses have an average lead in time of two years between planning approval and first completion and an average build out rate of one house per year;
 - Developments of up to 4 apartments have an average two year lead in time between approval and first completion and an average build out rate of two apartments per year; and
 - Mixed development of up to 4 houses and apartments have an average lead in time of one year between permission and first completion and an average build out rate of four dwellings per year.

- Major residential developments of between 25-49 dwellings:
 - Developments of between 25-49 houses have an average lead in time of 1 year between planning approval and first completion and an average build out rate of 19 houses per year;
 - Developments of between 25-49 apartments have an average 2 year lead in time between approval and first completion and an average build out rate of 38 apartments per year; and
 - Mixed developments of between 25-49 houses and apartments have an average lead in time of one year between permission and first completion and an average build out rate of 16 dwellings per year.

³⁴ MHCLG (2019). Planning Practice Guidance: Housing and economic land availability assessment, Paragraph: 024 Reference ID: 3-024-20190722.

- Major residential developments of 100+ dwellings:
 - Developments of 100+ houses have an average lead in time of one year between planning approval and first completion and an average build out rate of 36 houses per year;
 - Developments of 100+ apartments (use proxy data for 50 - 99 apartments as there is no data available for schemes of this size) have a 3 year lead in time between approval and first completion and an average build out rate of 59 apartments per year; and
 - Mixed developments of 100+ houses and apartments have an average lead in time of 3 year between permission and first completion and an average build out rate of 31 dwellings per year

Development Type	Dwelling Types	Average number years lead in time between approval & completion of first dwelling	Average number of dwellings completed per annum	Average number of years between completion of first & last dwelling/s	Average number of years between permission & completion of last dwelling
Minor <5	All	2	1	1	2
Minor >=5 <10	All	1	5	1	2
Major >=10 <25	All	2	13	1	2
Major >=25 <50	All	1	19	2	2
Major >=50 <100	All	2	29	2	3
Major >=100	All	2	34	4	6
House					
Minor <5	House	2	1	1	2
Minor >=5 <10	House	2	5	1	2
Major >=10 <25	House	2	10	1	2
Major >=25 <50	House	1	19	2	3
Major >=50 <100	House	1	22	3	4
Major >=100	House	1	36	4	5
Apartment					
Minor <5	Apartment	2	2	1	2
Minor >=5 <10	Apartment	1	7	1	1
Major >=10 <25	Apartment	3	16	1	3
Major >=25 <50	Apartment	2	38	1	2
Major >=50 <100	Apartment	3	59	1	3
Major >=100	Apartment	No data (3 Proxy as above)	No Data (59 Proxy as above)	No Data (1 Proxy as above)	No Data (3 Proxy as above)

Minor <5	Mix	1	4	1	1
Minor >=5 <10	Mix	2	7	1	1
Major >=10 <25	Mix	1	16	1	1
Major >=25 <50	Mix	1	16	2	2
Major >=50 <100	Mix	2	39	2	2
Major >=100	Mix	3	31	5	7
NB - Average totals rounded up or down to nearest whole number					

Table 7: Estimated Residential Build out Rates

4.21 Figure 5 is the Tameside housing land trajectory for the 16 year plan period 1 April 2021 – 31 March 2037 and is based on the assumptions in Table 7 Estimated Residential Build out Rates. These assumptions are then projected forwards to give the housing supply trajectory.

Covid 19 Pandemic

4.22 Until March 2020 there was little reason to suspect that recent delivery trends in Tameside would not continue, however the major health induced economic event, caused by the Covid-19 pandemic in March 2020, caused an initial shock to the construction industry. However, it is too early to determine what the impact of the Covid 19 pandemic will be on the construction industry, house prices, build costs and over all viability in the medium to long term as there is no robust evidence at this stage to warrant a major change to the methodology used to derive Tameside’s housing trajectory set out within this assessment. Instead, the assessment recognises the uncertainty that the pandemic may have on the housing sector in the short-term and will rely on analysis based on the pre Covid situation. In light of this Tameside will re-examine the effect of the pandemic on building rates as part of the borough’s annual monitoring in 2022 and review the methodology, supply of land and trajectory accordingly.

4.23 The 2021 Trajectory (Figure 5) shows that there is potential for peaks and troughs in the delivery of sites across the plan period. This is particularly noticeable in the 6-10 and 11-16 year periods of the supply.

- 0-5 years shows that the anticipated delivery will decrease from 520 in 2021/21 to 183 in 2025/26;
- 6-10 year anticipates continued growth peaking at 681 in 2028/29 followed by a decline.
- 11-16 years anticipates further growth period peaking at 618 in 2034/35 then falling to 188 by 2036/37.

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

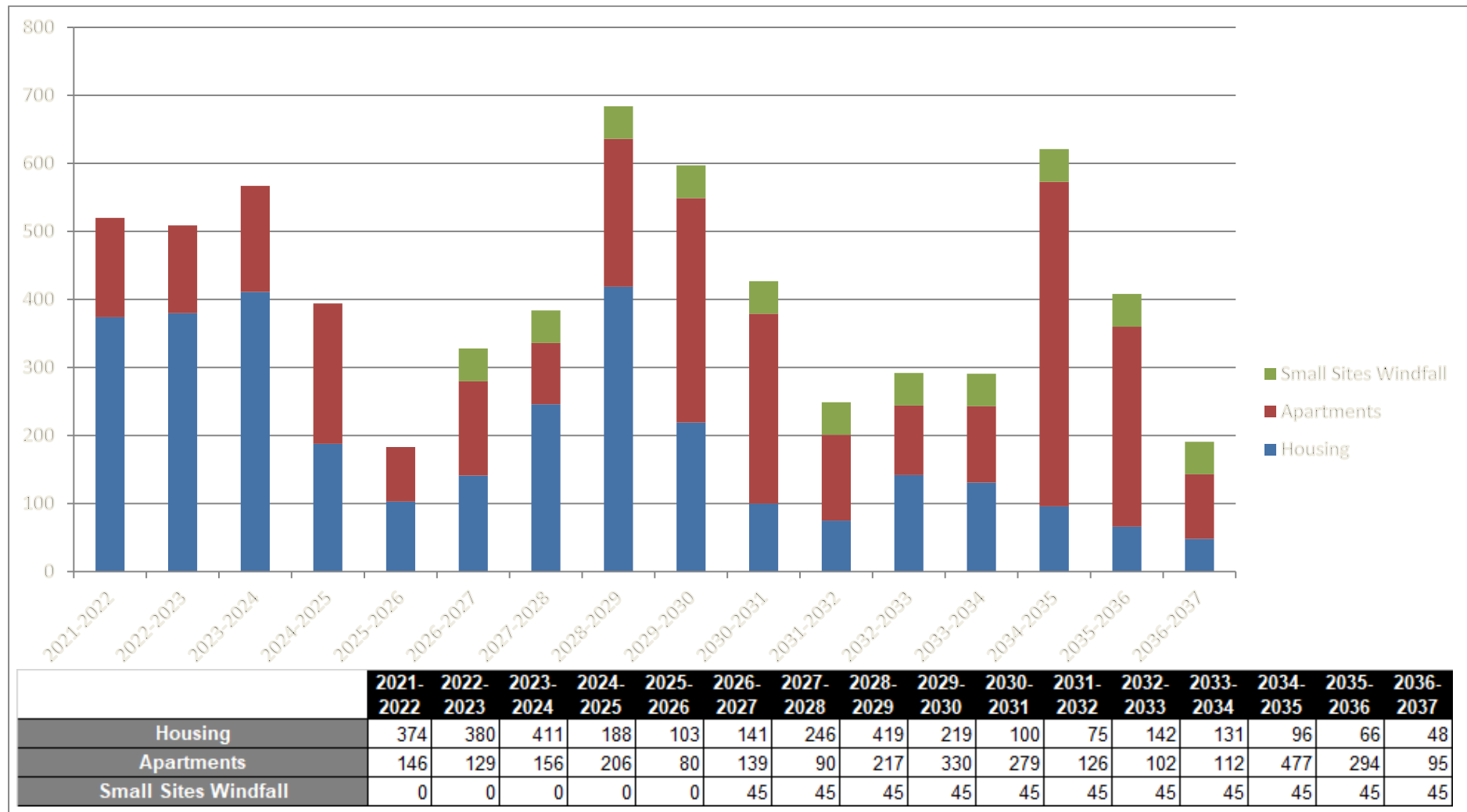


Figure 5: Tameside Housing Trajectory 1 April 2021 – 31 March 2037

Potential supply of new office floorspace

- 4.25 Development potential for office floorspace in Tameside is currently limited. The assessment identifies seven sites that are considered to be developable for office use. These are detailed in Appendix 6 – Employment sites list 2021 – 2037 and it sets out the potential floorspace in square metres and the likely phasing.
- 4.26 Table 8 below shows the breakdown of floorspace in gross and net terms for the period 1 April 2021 to 31 March 2037. The potential gross additions are 26,432 sq.m. Losses are 3,286 sq.m through demolition and change of use / conversions, it is estimated that there will be a net addition of 23,146 sq.m E(g)(i) office floorspace between 1 April 2021 and 31 March 2037.

	Phasing of office floorspace			
	2021 to 2026	2026 to 2031	2031 to 2037	Total 2021 to 2037
Gross Additions	4,075	12,433	9,924	26,432
Gross Losses	1,151	1,660	475	3,286
Net Change	2,924	10,773	9,449	23,146

Table 8: Components of office floorspace change 1 April 2021 to 31 March 2037

- 4.27 The St. Petersfield location in Ashton-under-Lyne remains the area with the most potential for new office development up until 2037. The SHELAA reflects the potential of this area to deliver the majority of the borough’s standalone office floorspace, as opposed to office space that is ancillary to other employment development such as industry or warehousing. The delivery of office space at St. Petersfield, in terms of the identified quantum and phasing,

is likely to be dependent upon a number of factors including competition from other locations and market demand.

4.28 This level of uncertainty gives rise for the potential for the identified sites to be delivered within different periods to those identified in this assessment. In addition there is potential for sites to be delivered beyond the plan period, whilst other sites not identified in this assessment may come forward within the plan period.

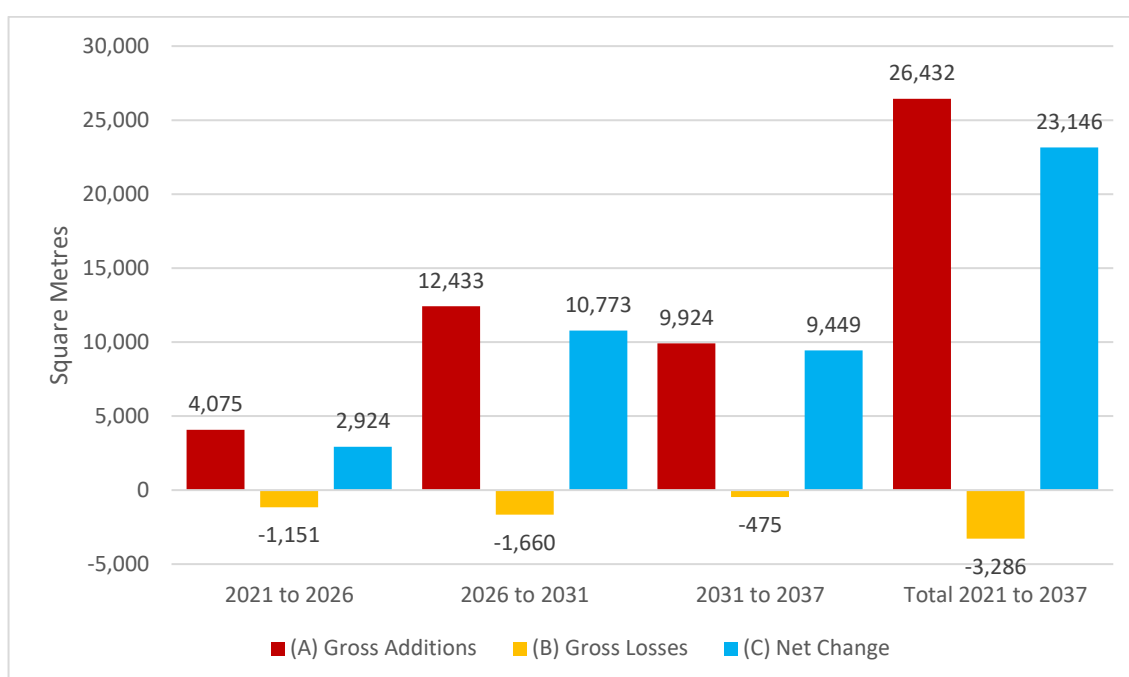


Figure 6: Estimated office floorspace changes as set out in Table 8

Potential supply of new industrial and warehousing floorspace

4.29 Development potential for industry and warehousing is limited to 22 sites across the borough. These are covered by Appendix 6 – Employment sites list 2021 – 2037, which sets out the potential floorspace in square metres and the likely phasing of development.

4.30 Table 9 below shows the breakdown of floorspace in gross and net terms for the period 1 April 2021 to 31 March 2037. The potential gross additions are 125,414 sq.m. Losses are 51,807 sq.m through demolition and change of use / conversions, it is estimated that there will be a net addition of 73,607 sq.m of industry and warehousing floorspace between 1 April 2021 and 31 March 2037.

	Phasing of industrial/warehousing floorspace			
	2021 to 2026	2026 to 2031	2031 to 2037	Total 2021 to 2037
Gross Additions	44,784	41,891	38,739	125,414
Gross Losses	11,193	21,109	19,505	51,807
Net Change	33,591	20,782	19,234	73,607

Table 9: Components of industry and warehousing floorspace change (sq.m)
1 April 2021 to 31 March 2037

4.31 Figure 7 below shows the estimated floorspace changes as set out in Table 8 for the period 1 April 2021 to 31 March 2037.

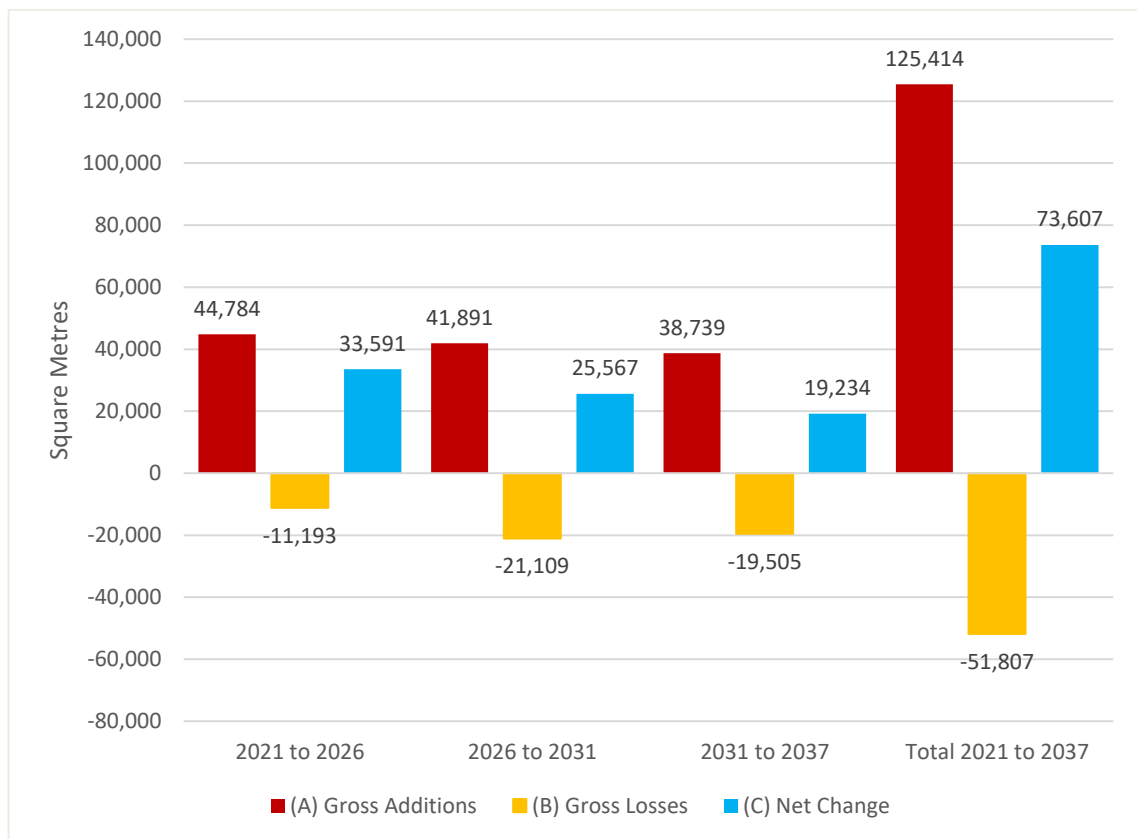


Figure 7: Estimated change in industrial and warehousing floorspace (1 April 2021 to 31 March 2037)

Potential supply of new retail floorspace

4.32 The assessment has identified no retail sites above the 500 sq.m threshold that is considered to be deliverable during the period 1 April 2021 and 31 March 2037.

5.0 Relationship to the Draft 2021 Places for Everyone – Joint Development Plan Strategy

- 5.1 The baseline supply for residential and economic development presented in the SHELAA 2021-2037 does not take into account sites that are proposed for allocation through the Published Draft 2021 Places for Everyone – Joint Development Plan (PfE). These proposed allocations are not included in the SHELAA baseline supply because they do not currently comply with national Green Belt policy. Therefore, they are proposed new housing and employment allocations which will need to be supported by a planning case for ‘exceptional circumstances’ in order for the Green Belt boundary to be revised through (PfE).
- 5.2 The three Tameside site allocations identified within the Publication 2021 PfE are as follows:
- JPA30 Ashton Moss West: This site allocation has the potential to deliver high quality employment floorspace primarily falling within the E(g)(ii), E(g)(iii) and B2 use classes, aimed at delivering facilities suitable for identified areas of economic strength and key growth sectors within Greater Manchester and Tameside. The full 160,000 sq.m is expected to be delivered before 2040;
 - JPA31 Godley Green Garden Village: This allocation represents a significant opportunity for Tameside to deliver a new settlement of around 2,350 new homes in the south of the borough. To supplement Tameside’s local evidence based assumptions (see Table 7) Lichfields ‘Start to Finish’³⁵ review on the speed of delivery on large-scale housing developments sites has also been referenced. It is therefore anticipated that the allocation will deliver 124 dwellings per annum starting in 2028/29

³⁵ Lichfields (February 2020) Start to Finish (second edition)

or a total of 1,116 dwellings by the end of the PfE plan period in 2037. The remaining 1,234 dwellings are expected to be completed by 2046/47; and

- JPA32 South of Hyde: This allocation represents an opportunity to deliver around 442 new homes across two parcels of land in advance of the larger more complex sites contained in the GMSF due to their smaller scale. To supplement Tameside’s local evidence based assumptions Lichfields ‘Start to Finish’ review on the speed of delivery on large-scale housing developments sites has also been referenced. Therefore, the allocation is expected to deliver 72 dwellings per annum starting in 2026/27 and completing in 2032/33.

5.3 The combined net housing land supply of 8,481 net dwellings comprising: existing housing land supply (6,117), small site windfall allowance (495) and PfE site allocations (1,558) over the 16 year GMSF plan period is illustrated in Figure 8.

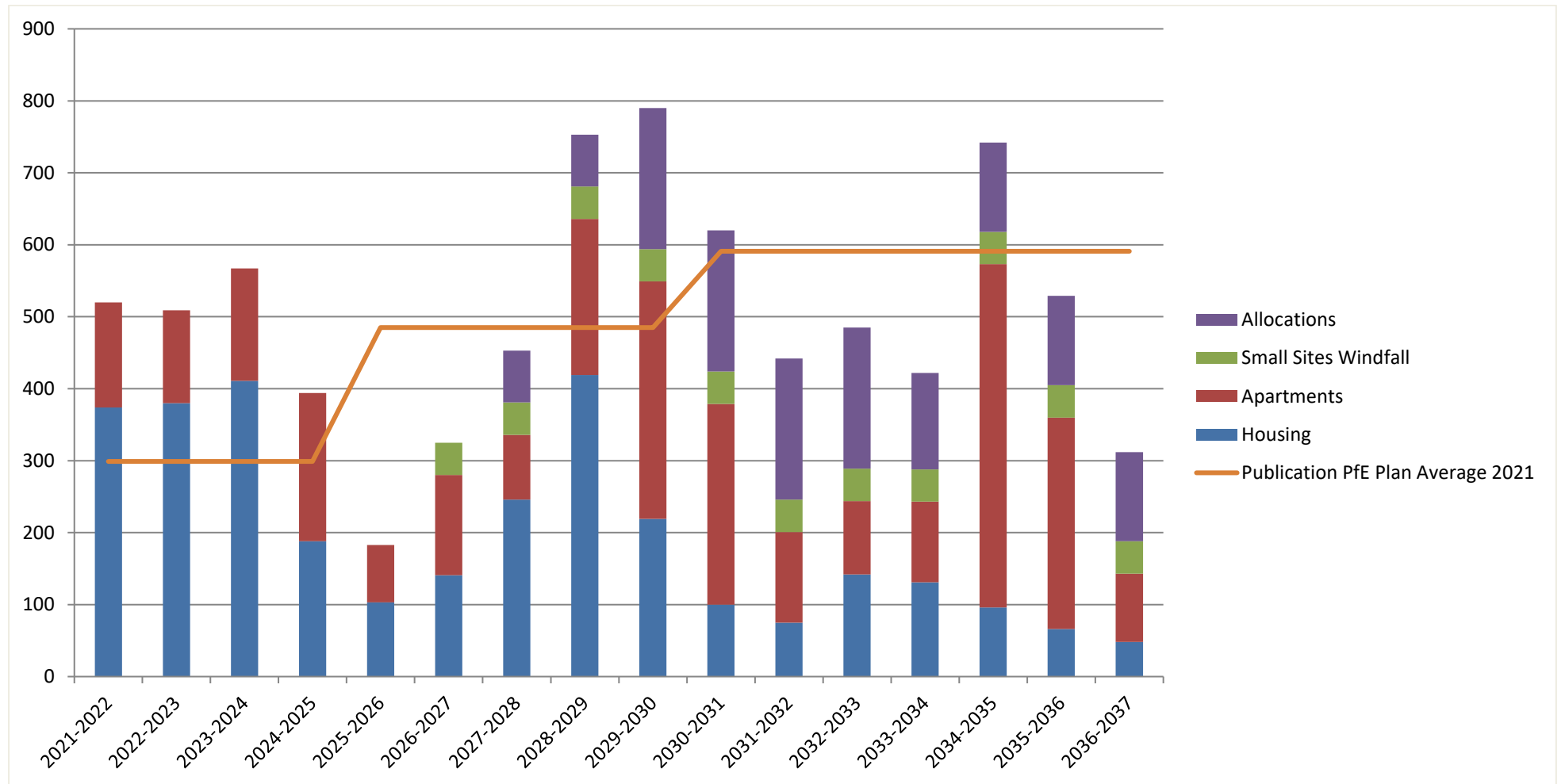


Figure 8: Tameside Housing Trajectory 2021-2037 All Sites

6.0 Conclusions

- 6.1 This SHELAA represents a snapshot of the potential housing and economic development land supply in Tameside for the period 1 April 2021 to 31 March 2037.
- 6.2 Planning applications for the uses identified in this assessment will continue to be determined on their individual planning merits in accordance with national planning policy the adopted (2004) Tameside Unitary Development Plan and other material considerations. Therefore, the inclusion of a site within the SHELAA does not imply that either planning permission will be granted or that a site will be allocated in the future local plan. Similarly, if a site is not included it does not indicate that future development for housing or economic development is unacceptable.
- 6.3 In both instances outlined in paragraph 6.2 above, applicants would still need to undertake their own detailed analysis to determine the full development potential of a site. Information relating to sites contained in this assessment merely acts as a useful indication of the potential scale of development and some of the constraints that would need to be taken into account in order to bring them forward.
- 6.4 The following table summarises the development potential on the sites that have been identified in the borough for the period 1 April 2021 to 31 March 2037.

	Development Type		
	Houses and Apartments	Offices (sq.m)	Industrial and warehousing (sq.m)
Gross Additions	6,177	26432	125,414
Gross Losses	60	3,286	51,807
Residential Small Site Windfall Allowance	495	N/A	N/A
Net change	6,612	23,146	73,607

Table 10: Change in dwellings and economic floorspace 1 April 2021 – 31 March 2037

- 6.5 A baseline supply of 6,117 net dwellings (6,177 gross additions – 60 gross losses = 6,117 net) has been identified for residential development. When combined with the small sites windfall allowance of 495 dwellings the net total for the period 1 April 2021 to 31 March 2037 is 6,612 dwellings.
- 6.6 For economic development the following potential net additional floorspace has been identified for the period 1 April 2021 to 31 March 2037:
- Office – 23,146 sq.m
 - Industry and Warehousing – 73,607 sq.m
- 6.7 Once adopted the PfE will identify additional land for housing and economic uses in Tameside, but will not identify any additional floorspace for office or retail development on strategic allocations in Tameside.

Appendices

Appendix 1: Residential Densities 1 April 2015 - 31 March 2021

Major Residential Development Sites of 10+ Houses

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-AUDENS-007	Boothdale Club House, Fairfield Golf and Sailing Club, Booth Road	Audenshaw	Completed during monitoring year 2016/17	Railway Station (600m)	35	1.68	21
H-AUDENS-119	Kings Road South	Audenshaw	Completed during monitoring year 2018/19	Railway Station (600m)	250	6.68	37
H-AUDENS-120	Audenshaw Community Centre, Denton Road	Audenshaw	Completed during monitoring year 2016/17	No	10	0.18	56
H-DENSTH-001	Former site of 2-32 Wordsworth Road	Denton	Completed during monitoring year 2018/19	No	16	0.36	44
H-DUKSTB-040	Former Site of Christ Church, Quarry Street	Dukinfield	Permissioned	Level 2 Town Centre (500m) Railway Station (600m)	10	0.21	48

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-HURST-021	Former Hartshead High School Site, Greenhurst Road	Ashton-under-Lyne	Under construction	No	195	6.13	32
H-HYDGOD-029	Land on east side of Honiton Avenue, Underwood Road, Hattersley (Hattersley Regeneration Site 10)	Hyde	Completed during monitoring year 2017/18	Railway Station (600m)	47	1.47	32
H-HYDGOD-031	Former School Site, Fields Farm Road, Hattersley (Hattersley Regeneration Site 21 & 22)	Hyde	Under construction	Railway Station (600m)	209	6.36	33
H-HYDGOD-042	Land at Milverton Avenue, Hattersley (Hattersley Regeneration site 11)	Hyde	Under construction	Railway Station (600m)	37	1.04	36
H-HYDGOD-045	Site of 1-12 Beaver Walk and adjoining land Hattersley Road West, Hattersley (Hattersley Regen Site 13)	Hyde	Completed during monitoring year 2019/20	Railway Station (600m)	11	0.41	27

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-HYDGOD-047	Site of 2-18 Waterside and garages, Hattersley (Hattersley Regen Site 19)	Hyde	Permissioned	Railway Station (600m)	15	0.38	39
H-HYDGOD-050	Former Hyde Hospital including former Dale Grove Primary Centre Grange Road South	Hyde	Completed during monitoring year 2016/17	No	49	1.50	33
H-HYDGOD-053	Land to south west of Wardle Brook Avenue and Underwood Road, Hattersley (Hattersley Regen Site: 8)	Hyde	Completed during monitoring year 2016/17	No	13	0.56	23
H-HYDGOD-062	Land at Padstow Walk, Mottram Road, Hattersley (Hattersley Regen Sites 3 & 5)	Hyde	Completed during monitoring year 2016/17	No	51	1.26	40
H-HYDNEW-001	Former Frank Hoyle Transport Site, Broadway	Hyde	Completed during monitoring year 2020/21	Railway Station (600m)	78	2.10	37

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-HYDNEW-006	Former Clarendon Sixth Form College Site, Clarendon Road	Hyde	Under construction	Railway Station (600m)	79	2.74	29
H-HYDNEW-007	Former Carrfield Mill Site, Newton Street	Hyde	Under construction	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	60	2.77	22
H-HYDNEW-034	Land at junction of St Marys Road and Talbot Road	Hyde	Completed during monitoring year 2018/19	No	10	0.23	43
H-HYDNEW-047	Former Senior Service Site Ashton Road	Hyde	Completed during monitoring year 2015/16	Railway Station (600m)	158	3.51	45
H-HYDNEW-052	East Tame Business Park Rexcine Way	Hyde	Completed during monitoring year 2019/20	No	42	1.82	23
H-HYDNEW-053	Former Wharf Mill Site (south), Dukinfield Road	Hyde	Completed during monitoring year 2019/20	Railway Station (600m)	66	1.78	37

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-HYDNEW-054	Former BP Castrol/Alma Works site, Furnace Street	Hyde	Completed during monitoring year 2016/17	Railway Station (600m)	102	3.33	31
H-HYDNEW-066	Former Wharf Mill Site (north), Dukinfield Road	Hyde	Completed during monitoring year 2018/19	No	29	0.89	33
H-HYDNEW-082	Newton Business Park Cartwright Street	Hyde	Under construction	No	64	2.08	31
H-HYDNEW-097	Land Part Of Dukinfield Golf Course Yew Tree Lane	Dukinfield	Permissioned	No	33	1.14	29
H-HYDWER-002	Land On The South West Side Of And Including 10 - 12 Slateacre Road	Hyde	Completed during monitoring year 2020/21	No	10	0.42	24
H-HYDWER-003	Former Tameside College Site, Stockport Road	Hyde	Completed during monitoring year 2018/19	No	40	2.08	19
H-HYDWER-026	Land off Acorn Avenue and Rowbotham Street, Gee Cross	Hyde	Permissioned	No	16	0.46	35

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-LONDGE-111	Cleared Land Bounded By Hattersley Road East, Melandra Crescent And Kenworthy Close Mottram (Site 2)	Hyde	Permissioned	No	46	1.47	31
H-LONGDE-027	Court House Farm Stockport Road	Mottram-in-Longdendale	Completed during monitoring year 2019/20	No	19	0.37	51
H-LONGDE-069	Land Bounded By Underwood Road, Hattersley Road East And Melandra Crescent, Hattersley (Site 1)	Hyde	Permissioned	No	15	0.70	21
H-LONGDE-206	Site of flats and bungalows at Sandy Bank Avenue, Hattersley (Hattersley Regen Site 16)	Mottram-in-Longdendale	Under construction	Railway Station (600m)	26	0.59	44
H-LONGDE-207	Land Off Bunkers Hill Road Stockport Road (Hattersley Regen Site 23)	Mottram-in-Longdendale	Permissioned	No	15	0.39	38

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-LONGDE-208	Land and east of Dawlish Close, Hattersley (Hattersley Regen Site 24)	Mottram-in-Longdendale	Permissioned	No	29	0.83	35
H-LONGDE-229	Land To South West Of Sandy Bank Avenue, Hyde, Tameside (Hattersley Regen Site 14).	Hyde	Completed during monitoring year 2020/21	Railway Station (600m)	42	1.28	33
H-MOSSLE-015	Former Relish Bar and Grill Vacant Land off Manchester Road	Mossley	Under construction	No	16	0.34	47
H-MOSSLE-020	Micklehurst Road	Mossley	Under construction	No	36	1.74	21
H-MOSSLE-025	Former Carrhill Mills Site, Manchester Road	Mossley	Completed during monitoring year 2020/21	Railway Station (600m)	35	0.88	40
H-MOSSLE-096	Mossley Hollins High School Huddersfield Road	Mossley	Expired	No	41	1.91	21

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-MOSSLE-106	Former Hart Mill Site, Lees Road	Mossley	Completed during monitoring year 2017/18	Level 2 Town Centre (500m)	19	0.38	50
H-MOSSLE-165	Land and buildings bounded by Hart Court, Smith Street and Lees Road	Mossley	Completed during monitoring year 2015/16	Level 2 Town Centre (500m)	45	1.25	36
H-MOSSLE-178	Scout Green Depot 27 Manchester Road	Mossley	Permissioned	No	55	0.87	63
H-STANTH-027	Former Samuel Laycock School Site, Mereside	Stalybridge	Completed during monitoring year 2019/20	No	44	1.37	32
H-STANTH-029	Site Of Former Heritage House Nursing Home Huddersfield Road	Stalybridge	Permissioned	No	23	0.25	92
H-STANTH-039	Land To The Rear Of 81 - 95 Ridge Hill Lane	Stalybridge	Permissioned	Railway Station (600m) GMAL Zone 6+	11	0.38	29
H-STANTH-074	Rydal Walk, Ambleside	Stalybridge	Permissioned	No	16	0.66	24

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-STASTH-022	Staley Millbrook Cricket Club, Oxford Street, Millbrook	Stalybridge	Under construction	No	29	1.32	22
H-STASTH-023	Land on South side opposite 69-83 Brushes Road, Millbrook	Stalybridge	Completed during monitoring year 2015/16	No	66	1.56	42
H-STASTH-025	Land at the Woodlands, Mottram Road	Stalybridge	Completed during monitoring year 2018/19	No	23	0.86	27
H-STMICH-054	Former Stamford High School Site, Mossley Road	Ashton-under-Lyne	Completed during monitoring year 2018/19	No	102	2.68	38
H-STMICH-060	Mackeson Park	Ashton-under-Lyne	Completed during monitoring year 2018/19	No	86	2.29	38
H-STPETE-017	Former Hotel Site, York Place	Ashton-under-Lyne	Under construction	Ashton Town Centre (800m) Metrolink (600m) GMAL Zone 6+	18	0.33	55

SHELAA Reference	Site Name	Town	Development Status as of 31 March 2020	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-WATERL-057	The March Hare Hotel Crowhill Road	Ashton-under-Lyne	Completed during monitoring year 2016/17	Metrolink (600m)	12	0.25	48

Major Residential Development Sites of 10+ Apartments

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Site Yield (Net)	Site Area (Gross)	Site Density Gross
H-HURST-028	Site of former Conservative Club Vernon Street	Ashton-under-Lyne	Expired 2019/20	No	24	0.40	60
H-STPETE-020	Stamford Street Methodist Chapel, Stamford Street	Ashton-under-Lyne	Completed during monitoring year 2019/20	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	12	0.04	300
H-STPETE-028	Hanover Mill Fitzroy Street	Ashton-under-Lyne	Permissioned	Railway Station (600m) GMAL Zone 6+	21	0.17	124

H-STPETE-128	Natwest Bank 179 Stamford Street Central	Ashton-under-Lyne	Under construction	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	11	0.06	183
H-STPETE-136	Camden House, 2 Grey Street	Ashton-under-Lyne	Completed during monitoring year 2018/19	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	22	0.02	1100
H-STPETE-143	Advantage House 156 Oxford Street West	Ashton-under-Lyne	Permissioned	Railway Station (600m)	8	0.04	182

H-STPETE-157	Independent Methodist Church Wellington Road	Ashton-under-Lyne	Permissioned	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	12	0.04	300
H-STPETE-120	Oakglade House, Booth Street	Ashton-under-Lyne	Completed during monitoring year 2015/16	Ashton Town Centre (800m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	51	0.12	425
H-AUDENS-124	32 Denton Road	Audenshaw	Under construction	No	13	0.08	163
H-DROEST-069	Site of former Moss Tavern 99 - 101 Ashton Road	Droylsden	Permissioned	Level 2 Town Centre (500m) Metrolink (600m)	23	0.20	115

H-DUKSTB-036	Former Police Station Corporation Street	Stalybridge	Under construction	Level 2 Town Centre (500m) Railway Station (600m)	18	0.08	225
H-DUKSTB-024	Former Site of 10-12 Castle Street Site A	Stalybridge	Completed during monitoring year 2018/19	Level 2 Town Centre (500m) Railway Station (600m)	38	0.29	131
H-DUKSTB-061	Former Site of 10-12 Castle Street Site B	Stalybridge	Completed during monitoring year 2020/21	Level 2 Town Centre (500m) Railway Station (600m)	18	0.17	106
H-DUKSTB-064	Park House 5 Acres Lane	Stalybridge	Under construction	Level 2 Town Centre (500m) GMAL Zone 6+	12	0.20	59

H-DUKSTB-069	Amenity area adjacent 25 Grosvenor Street	Stalybridge	Permissioned	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	14	0.03	467
H-DUKSTB-033	Armentieres Square	Stalybridge	Completed during monitoring year 2018/19	Level 2 Town Centre (500m) Railway Station (600m) GMAL Zone 6+	66	0.28	236
H-HYDWER-066	Charlotte House Residential Home, Albert Road	Hyde	Under construction	Level 2 Town Centre (500m) Railway Station (600m)	16	0.10	160
H-HYDGOD-084	Frames Snooker Club Unit 8 Mount Street	Hyde	Completed during monitoring year 2020/21	Level 2 Town Centre (500m)	24	0.21	114

H-HYDGOD-070	Woodhead House 44-46 Market Street	Hyde	Completed during monitoring year 2019/20	Level 2 Town Centre (500m) Railway Station (600m)	12	0.05	240
H-MOSSLE-181	George Street/Hanover Street	Mossley	Completed during monitoring year 2018/19	Level 2 Town Centre (500m) Railway Station (600m)	12	0.08	150
H-LONGDE-235	Site Of Former District Centre Hattersley Road East And Beaufort Road	Hyde	Permissioned	No	91	0.67	136
H-STPETE-168	Emmanuel Court Henrietta Street	Ashton- under-Lyne	Permissioned	Railway Station (600m)	42	0.21	200

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

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-STPETE-061	Land At Cavendish Street	Ashton-under-Lyne	Permissioned	Ashton Town Centre (800m) GMAL Zone 6+	18	32	50	0.82	61
H-STPETE-090	Former Mono Pumps Site, Martin Street	Audenshaw	Under construction	Railway Station (600m)	165	18	183	4.56	40
H-STPETE-127	Ryecroft Mill Ryecroft Street	Ashton-under-Lyne	Completed during monitoring year 2015/16	GMAL Zone 6+	39	12	51	0.86	59
H-WATERL-031	Land off Knowle Avenue	Ashton-under-Lyne	Completed during monitoring year 2017/18	Ashton Town Centre (800m) Metrolink (600m) GMAL Zone 6+	35	20	55	1.63	34

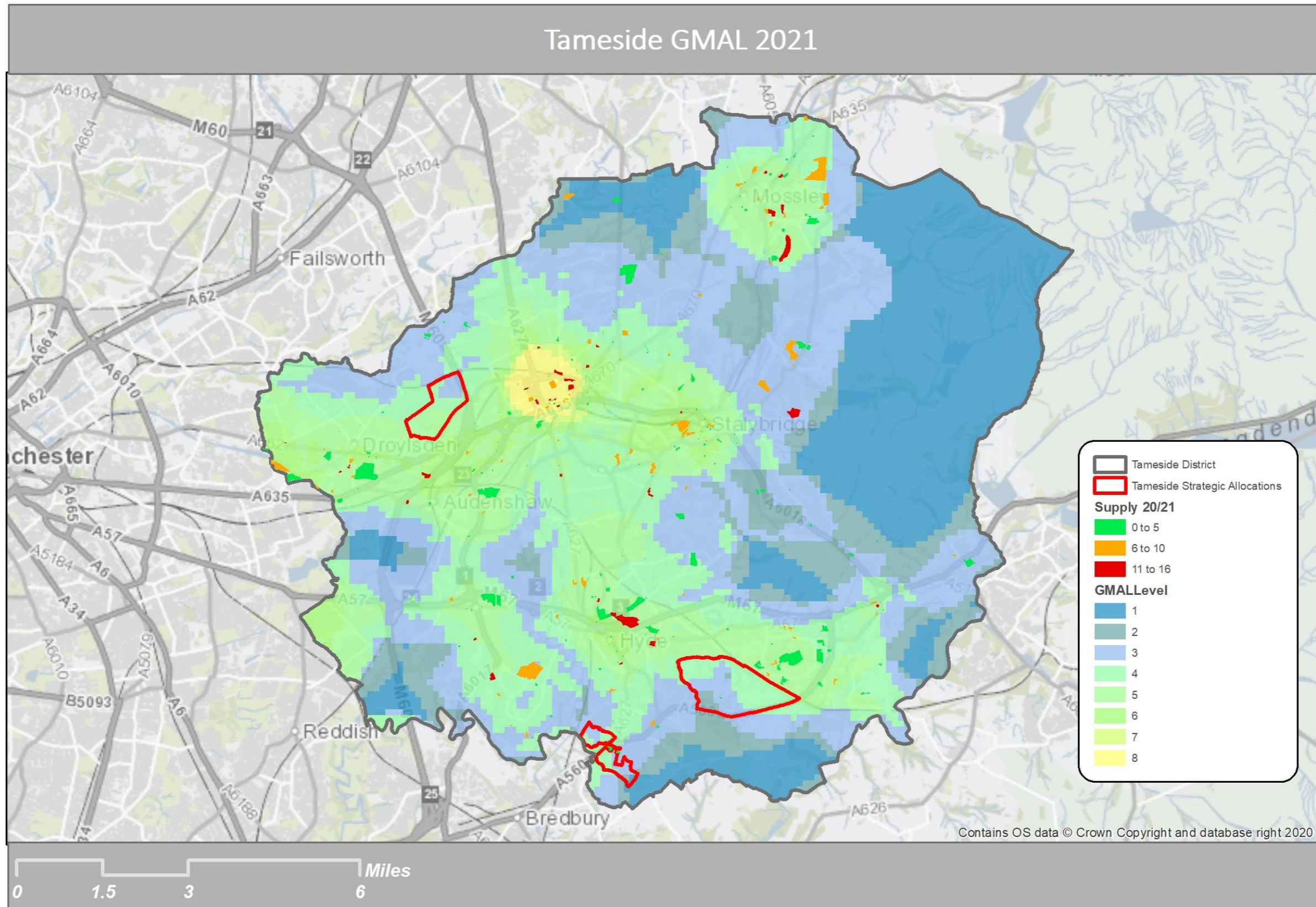
SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-AUDENS-020	Hawthorns Community School Corporation Road	Audenshaw	Completed during monitoring year 2015/16	No	54	36	90	1.73	52
H-AUDENS-110	Former Golden Shred Works site, Williamson Lane	Audenshaw	Permissioned	Level 2 Town Centre (500m) Railway Station (600m) Metrolink (600m) GMAL Zone 6+	248	90	338	8.08	42
H-DENTNE-001	Former Oldham Batteries, West side of Edward Street	Denton	Under construction	Level 2 Town Centre (500m)	131	14	145	3.25	45

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-DENTNE-002	Land and Buildings on East side of Edward Street	Denton	Under construction	Level 2 Town Centre (500m)	49	6	55	1.14	48
H-DROEST-004	Land Bound By Fairfield Road, Edge Lane And The Ashton Canal	Droylsden	Under construction	Metrolink (600m) GMAL Zone 6+	50	66	116	1.34	87
H-DROEST-033	Droylsden Marina (Main Site - Phase 2)	Droylsden	Completed during monitoring year 2018/19	Level 2 Town Centre (500m) Metrolink (600m) GMAL Zone 6+	110	55	165	2.07	80
H-DROEST-035	Victoria Mill Buckley Street	Droylsden	Under construction	Level 2 Town Centre (500m) Metrolink (600m)	69	58	127	1.24	102

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-DUKINF-045	Land off Pickford Lane	Dukinfield	Completed during monitoring year 2017/18	No	4	8	12	0.17	71
H-HYDNEW-058	St Stephens Bennett Street	Hyde	Completed during monitoring year 2018/19	Railway Station (600m)	14	16	30	0.57	53
H-HYDNEW-078	Land fronting Spring Gardens Newton Street	Hyde	Completed during monitoring year 2018/19	Railway Station (600m)	9	21	30	0.41	73
H-HYDNEW-080	Land at Markham Street	Hyde	Completed during monitoring year 2017/18	Railway Station (600m)	16	8	24	0.36	67
H-HYDGOD-022	Former Globe Works, Brook Street	Hyde	Under construction	Railway Station (600m)	37	6	43	1.43	30

SHELAA Reference	Site Name	Town	Planning Status as at 31 March 2021	Optimisation Zone	Total Houses (Net)	Total Apartments (Net)	Total Site Yield (Net)	Site Area (Gross)	Site Density (Gross)
H-HYDWER-024	King Edwards Court King Edward Road, Gee Cross	Hyde	Completed during monitoring year 2018/19	No	15	12	27	0.42	64
H-LONGDE-060	Hazeldene Beaufort Close, Hattersley	Longdendale	Completed during monitoring year 2016/17	No	7	16	23	0.33	70
H-MOSSLE-111	Unit 14 Glover Centre Egmont Street	Mossley	Under construction	Railway Station (600m)	8	6	14	0.25	56
H-DROEST-079	Former A Plant Hire Site Fairfield Road	Droylsden	Permissioned	Metrolink (600m) GMAL Zone 6+	26	36	62	0.72	86
H-AUDENS-068	Former Site Of St Anne's Nursery Manchester Road	Audenshaw	Permissioned	Railway Station (600m)	16	18	34	0.52	65

Appendix 2 - Accessibility Mapping



Appendix 3 - SHELAA Call for Sites Form

Tameside Strategic Housing Land Availability Assessment Site Proposal Form

In order for a site to be considered for inclusion within the Tameside Strategic Housing Land Availability Assessment (SHLAA) respondents must complete the Site Proposal Form. **Incomplete forms will not be considered as part of the assessment.**

1. Contact Details

It is important that full details are provided in this section to ensure that the Council can contact respondents if required.

Name:		Agent (if applicable):	
Position:		Position:	
Organisation:		Organisation:	
Address:		Address:	
Postcode:		Postcode:	
Tel:		Tel:	
Fax:		Fax:	
Email:		Email:	

2. Site Details

This section will identify the site/s that are being put forward for inclusion within the SHLAA. Please provide as much information as possible under this section but note that the Council will not accept submissions that are not accompanied by **an up to date plan clearly identifying the exact location of the site**. Respondents are invited to submit any additional information to support their views on the use of specific sites.

Site Address	
Size of Site (if known)	

Is the site: (select one option)	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input type="checkbox"/>	Green Belt <input type="checkbox"/>	Unknown <input type="checkbox"/>
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Existing Use(s): (e.g. retail, employment, open space, recreation land, vacant land, mixed use, other)	
If the land in question is currently vacant, what was the last known use?	
Brief site description:	
Surrounding Land Uses:	
Proposed 'Other' Uses of Site if residential is to form part of a mixed development?	
Development Timeframe / Supply Period When do you think the site should or would be available to come forward for residential use?	

0-5 years <input type="checkbox"/>	6-10 years <input type="checkbox"/>	11-15 years <input type="checkbox"/>	16 years plus <input type="checkbox"/>
------------------------------------	-------------------------------------	--------------------------------------	--

As outlined with national policy and guidance, the Borough’s housing land supply must be ‘deliverable’. As such, landowners / agents must supply appropriate evidence to support their site’s inclusion within the supply.

Supporting Information:

This should help demonstrate a site’s developability / viability including details on:

- Suitability
- Availability
- Achievability

(feel free to supplement with appended information as required)

The national [Planning Practice Guidance](#) provides further information on this subject.

Suitability

Availability

Achievability

Relevant Planning History

(please provide any known planning history associated with the site e.g. previous / existing planning applications)	
Number of units that could realistically be accommodated on the site? (Please provide justification)	

3. Site Constraints

This section is designed to help identify any known constraints that may be associated with bringing a site forward / impact on its developability.

	Yes	No	Unknown
--	-----	----	---------

Contaminated land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous Risk?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Negative Impact on Air Quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impact on Landscape Features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impact on Natural Environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

e.g. on a Site of Biological Importance			
Impact on Built Environment? e.g. on a Listed Building / Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conflict with Surrounding Uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access Constraints?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure Constraints?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Topographical Constraints?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Known Planning Constraints?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)	
Please provide further information on any potential constraints that have been identified above, including how these constraints could be removed / mitigated.	

4. Site Ownership

This section is designed to help identify whether a site is in single or multiple ownership. This will help determine the implications for whether and when a site could potentially come forward for residential use.

Are you (or you organisation) the sole landowner of the site?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If not, do you know who the landowner(s) of the site / remainder of the site is?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, please provide details of all known landowner(s).			
Name		Name	
Organisation		Organisation	
Address		Address	
Email		Email	
Telephone		Telephone	
Exact area of site in ownership		Exact area of site in ownership	
Please feel free to submit additional information if required.			

Any **additional information** can be provided to support your views and help the Council assess the land in question (e.g. plans, drawings, photos, supporting text).

For office use

Ref:

Received:

Response method:

Acknowledged:

Appendix 4 – List of SHELAA Housing Sites

2021 – 2026 Residential Supply List

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-AUDENS-010	64 Williamson Lane, Audenshaw, M34 5SW	0.0233	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-068	Clarendon Road, Audenshaw, M34 5QD	0.5151	0	100	Not started	16	0	0	18	0	0	Move site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 16no net houses and 18no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of >=25 <50 dwellings and officer judgement based on development of a single apartment block.
H-AUDENS-110	Fitzroy Street, Audenshaw, M43 7BY	8.0791	0	100	Not started	160	88	0	90	0	0	Move site into 0-5 years of the residential land supply. Extant Reserved Matters permission. Anticipate 248no net houses and 90no net apartments will be developed in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100 dwellings and applying officer judgement based on delivery of dwellings by 2 outlets.
H-AUDENS-124	32 Denton Road, Audenshaw, M34 5AY	0.0800	0	100	Under construction	0	0	0	13	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 13no net apartments will be delivered in the short term calculated by applying council's methodology for lead in times and build out rates for a major site of =>10 < 25 apartments
H-AUDENS-127	124 Ashton Hill Lane, Droylsden, M43 6TY	0.0342	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-128	48 Droylsden Road, Audenshaw, M34 5SW	0.0515	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Outline permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-AUDENS-129	218 Audenshaw Road, Audenshaw, M34 5WP	0.1823	0	100	Not started	3	1	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-003	14 Dale View, Denton, M34 7GA	0.0393	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-027	First Floor 111 Houghton Green Road, Denton, M34 7PW	0.0039	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Permitted Development. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-034	Houghton Green Methodist Church, Two Trees Lane, Denton, M34 7GL	0.1346	0	100	Under construction	0	0	0	4	0	0	Move site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 4no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENSTH-035	Spring Haven, 61 Gibraltar Lane, Denton, M34 7PY	0.1097	0	100	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement.
H-DENTNE-001	Edward Street, Denton	3.2562	0	100	Under construction	131	0	0	14	0	0	Retain site in 0-5 years of residential land supply. Under construction. Anticipate that 131no net houses and 14no net apartments will be delivered in short-medium term calculated by applying council's methodology for lead in times and build out rates for a major site of 100+ houses using officer judgement based on 90% of dwelling type being houses.
H-DENTNE-002	Edward Street, Denton, M34 3AT	1.1423	0	100	Under construction	15	0	0	6	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 15no net houses and 6no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-DENTNE-035	174 Ashton Road, Denton, M34 3EG	0.0059	0	100	Not started	2	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Permitted Development. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-053	2 Bowden Street, Denton	0.0384	0	100	Under construction	1	0	0	0	0	0	Retain in 0-5 years of the residential land supply. Under construction. Anticipate 1no net bungalow will be delivered in the short term using build out rate methodology for a minor site of <5 houses.
H-DENTNE-059	62 Stockport Road, Denton, M346AD	0.0063	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-060	4 Ashton Road, Denton, M34 3EX	0.0092	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-061	3 To 5 Turner Street, Denton, M34 3EG	0.0099	0	100	Not started	2	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Permitted Development. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-062	Land Adjacent 233 Stockport Road, Denton,	0.0126	100	0	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENTNE-064	Penny Farthing St Annes Road, Denton, M34 3BP	0.2138	0	100	Under construction	8	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Under construction. Anticipate 8no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DENTNE-065	41 Manchester Road, Denton, M34 3JU	0.0259	0	100	Not started	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-066	21 Hyde Road, Denton, M34 3AF	0.0086	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Permitted Development. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DENTNE-067	7 and 9 Turner Street, Denton, M34 3EG	0.0105	0	100	Not started	2	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-003	BT Repeater Building, Lord Street, Denton	0.0177	0	100	Not started	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-005	189 Town Lane, Denton, M34 2DW	0.0515	100	0	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Under Construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DENWST-016	406 Thornley Lane South, Denton, M34 2FG	0.0355	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement.
H-DENWST-021	96 Town Lane, Denton, M34 2DD	0.0968	0	100	Under construction	0	0	0	8	0	0	Retain site in 0-5 years of residential land supply. Under construction. Anticipate 8no net apartments to be delivered in the short term by applying the council's methodology for lead in times and build out rates for minor site of =>5 <10 apartments and officer judgement.
H-DENWST-023	671 Manchester Road, Denton, M34 2NA	0.0124	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net apartment will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-DENWST-025	27 Cromwell Avenue, Denton, SK5 6GA	0.0171	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no gross and 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DROEST-004	Junction Fairfield Road/ Edge Lane, Droylsden	1.3404	0	100	Under construction	34	0	0	66	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 34no net houses and 66no net apartments will be delivered in the short - medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of 100+ dwellings and officer judgment.
H-DROEST-035	Victoria Mill, Buckley Street, Droylsden, M43 6DU	1.2426	0	100	Not started	64	5	0	0	58	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 69no net houses and 58no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site of =100+ based on officer judgement.
H-DROEST-053	Meadow View Fish Farm, Lumb Lane, Droylsden, M43 7LN	0.5092	0	100	Not started	2	0	0	0	0	0	Retain site in the 0-5 years of the residential land supply. Extant Outline permission. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-068	1 Fieldings Wharf, Fairfield Road, Droylsden,	0.0031	0	100	Under construction	1	0	0	0	0	0	Retain site in the 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-069	Moss Tavern, 99-101 Ashton Road, Droylsden, M43 7FJ	0.1954	0	100	Not started	0	0	0	23	0	0	Retain site into 0-5 years of the residential land supply. Identified through SHELAA review and extant Full planning permission. Anticipate 23no net apartments will be developed in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments using officer judgment on single apartment block.
H-DROEST-072	Bailey Street, Droylsden	0.0137	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-073	2 Lawton Street, Droylsden, M43 7XD	0.0768	100	0	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 4no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement based on semi-detached house type.
H-DROEST-074	Meadow Bank Farm, Howarth Farm Road, Droylsden, M43 7FS	0.0652	0	100	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-076	Arbroath Street, Droylsden	0.1750	100	0	Under construction	8	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 8no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 houses.
H-DROEST-079	Fairfield Road, Droylsden, M43 6AX	0.7219	0	100	Not started	26	0	0	36	0	0	Move site into 0-5 years of the residential land supply. Permission expired. Anticipate 26no net houses and 36no net apartments will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings and officer judgment based on the development of a single apartment block.
H-DROEST-080	2 Crossland Road, Droylsden, M43 7AQ	0.0142	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROEST-081	Meadow Bank Farm Howarth Farm Road, Droylsden , M43 7FS	0.0542	0	100	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DROWST-033	38 Shelley Grove, Droylsden, M43 7YG	0.0177	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.

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H-DUKINF-048	13 Concord Way, Dukinfield, SK16 4DB	0.0157	0	100	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 2no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-052	169 King Street, Dukinfield, SK16 4LF	0.0261	0	100	Under construction	0	0	0	3	0	0	Retain site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKINF-053	Plantation Farm Astley Street, Dukinfield, SK16 4SA	0.0273	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-020	Pineapple Inn 18 Kenworthy Street, Stalybridge, SK15 2DX	0.1264	0	100	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate completion of 4no net houses in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings and officer judgement.
H-DUKSTB-031	38 Forester Drive, Stalybridge, SK15 2EN	0.0281	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-DUKSTB-036	Corporation Street, Stalybridge, SK15 3AA	0.0819	0	100	Under construction	0	0	0	18	0	0	Retain site in 0-5 years of the residential land supply. Under construction - slow progress. Anticipate completion of 18no net apartments in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement.
H-DUKSTB-040	Quarry Street, Stalybridge	0.2148	0	100	Not started	10	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 10 net houses to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-051	Sportsman Inn, 122 Mottram Road, Stalybridge, SK15 2QU	0.0222	0	100	Under construction	0	0	0	2	0	0	Retain site in the 0-5 years of the residential land supply. Change of use in progress. Anticipate 3no gross/ 2no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments. Based on officer judgment given extant non-residential temporary use.
H-DUKSTB-053	223 High Street	0.0331	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-057	The Stone Jug 24 High Street	0.0362	0	100	Under construction	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Conversion in progress. Anticipate 3no gross/ 2no net apartments will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-064	Park House, 5 Acres Lane, Stalybridge, SK15 2JR	0.2034	0	100	Under construction	0	0	0	12	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 12no net apartments will be delivered in the short term calculated by applying council's methodology for lead in times and build out rates for a major site of =>10 < 25 apartments.
H-DUKSTB-067	Cheetham Hill Road, Dukinfield	0.0478	100	0	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 4no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-DUKSTB-070	1 Trinity Street, Stalybridge, SK15 2PW	0.0517	0	100	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-071	Brit Stop Public House 26 Melbourne Street, Stalybridge, SK15 2EJ	0.0231	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-072	3 Corporation Street, Stalybridge, SK15 2JL	0.0097	0	100	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-DUKSTB-073	8 Egmont Terrace Spring Bank, Stalybridge, SK15 2HD	0.0448	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-DUKSTB-074	44-46 Grosvenor Street, Stalybridge, SK15 1RR	0.0270	0	100	Not started	0	0	0	4	0	0	Move site into 0-5 years of the residential land supply. Permitted development. Anticipate 4no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-DUKSTB-076	Land Between 107 And 109 Chester Avenue, Dukinfield	0.0372	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-021	Greenhurst Road, Ashton-under-Lyne	6.1295	0	100	Under construction	180	9	0	0	6	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 189no net houses and 6no net apartments will be delivered in the short-medium term by applying the council's methodology for lead in times and build out rates for a major site of =100+ houses as the site is predominantly delivering housing.
H-HURST-049	Late Shop Food Store, 187-193 Kings Road, Ashton-under-Lyne, OL6 8HD	0.0796	0	100	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 4no gross / 2no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HURST-050	13 Norman Road, Ashton-under-Lyne, OL6 8QG	0.0797	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-052	Knott Hill Farm, Knott Hill Lily Lanes, Ashton-under-Lyne, OL6 9AG	0.3388	100	0	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HURST-053	Fields Farm Alt Hill Lane, Ashton-Under-Lyne, OL6 8AP	0.9358	0	100	Not started	3	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 4no gross/ 3no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-022	Brook Street, Hyde	1.4343	0	100	Under construction	18	0	0	6	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 18no net houses and 6no net apartments will be developed in the short term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings and officer judgment.
H-HYDGOD-031	Fields Farm Road, Hattersley, Hyde	6.3604	83	17	Under construction	5	0	0	0	0	0	Retain site in 0-5 years of residential land supply. Under construction. Anticipate 5no houses to be developed in the short term by applying the council's methodology for lead in times and build out rates for a major site of 100+ houses.
H-HYDGOD-037	31 Water Street, Hyde, SK14 1BD	0.0077	0	100	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-039	The Lodge, Mill Lane, Hyde, SK14 2DL	0.0892	0	100	Not started	0	0	0	9	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 9no net apartments to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgment based on delivery of a single apartment block.
H-HYDGOD-042	Milverton Avenue, Hattersley, Hyde	1.0406	90	10	Under construction	37	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 37no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDGOD-047	Waterside, Hattersley, Hyde	0.3751	0	100	Not started	15	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters permission. Anticipate 15no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgement due to ground works.

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H-HYDGOD-048	Corner of Fields Farm Road and Waterside, Hattersley, Hyde	0.0497	0	100	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters permission. Anticipate 3no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-077	Rushfield Farm, Green Lane, Hyde, SK14 3BD	0.0750	0	100	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-081	2 Leech Street, Hyde	0.0454	0	100	Under construction	0	0	0	6	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-HYDGOD-082	Paignton Avenue, Hyde	0.0617	100	0	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-086	137 - 141 Market Street, Hyde, SK14 1HG	0.0316	0	100	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-091	Land At Godley Brook Lane, Hyde,	0.1274	100	0	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Outline permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDGOD-094	82 Mottram Road, Hyde, SK14 2RS	0.0089	0	100	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-095	86 Mottram Road, Hyde, SK14 2RS	0.0071	0	100	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-096	55 Market Street, Hyde, SK14 2AB	0.0162	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartment will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-097	Top Floor 1 - 7 Borough Arcade, Hyde, SK14 2AA	0.0368	0	100	Not started	0	0	0	3	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartment will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDGOD-098	275 Market Street, Hyde, SK14 1HE	0.0108	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartment will be delivered in the short to medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-006	Clarendon Road, Hyde, SK14 2LJ	2.7472	48	52	Under construction	7	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 7no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-007	Newton Street, Hyde, SK14 4NR	2.7651	0	100	Under construction	53	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 53no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-045	Talbot Road, Newton, Hyde, SK14 4HZ	0.0312	0	100	Not started	2	0	0	0	0	0	Retain site in 0-5 years of residential land supply. Slow progress. Anticipate 2no net houses to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment.
H-HYDNEW-060	Former Cheshire Tyres Smith Street, Hyde, SK14 1HF	0.0129	0	100	Not started	0	0	0	2	0	0	Retain site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-HYDNEW-061	6 Hamel Street, Hyde, SK14 4JA	0.0159	100	0	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-082	Newton Business Park Cartwright Street, Hyde, SK14 4FA	2.0817	0	100	Under construction	64	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 64no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses.
H-HYDNEW-087	Furnace Street, Hyde	0.0770	100	0	Under construction	6	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 6no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDNEW-089	Duke Of Sussex,1 - 3 Victoria Street, Hyde, SK14 4AA	0.0383	0	100	Under construction	0	0	0	3	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 4no gross/3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-HYDNEW-092	16 Field Street, Hyde	0.1108	0	100	Not started	2	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-HYDNEW-093	Old Road, Hyde	0.4060	0	100	Not started	10	10	0	0	0	0	Move site into 0-5 years of residential land supply. Pending permission. Anticipate 20no houses to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses and officer judgement based on Pending application.
H-HYDNEW-095	Flowery Field Public House, 2 Furnace Street, Hyde, SK14 4NU	0.0375	0	100	Under construction	0	0	0	5	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 6no gross - 5no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 apartments.
H-HYDNEW-097	Land Part Of Dukinfield Golf Course, Yew Tree Lane, Dukinfield	1.1382	100	0	Not started	33	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 33no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>25 <50 houses.
H-HYDNEW-098	43 Clarence Street, Hyde, SK14 4AX	0.0103	0	100	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Conversion in progress. Anticipate 2no gross/ 1no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-099	Asone Design Ltd Part, Unit 3 Mary Street, Hyde, SK14 4RD	0.0335	0	100	Not started	0	0	0	4	0	0	Move site into 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 4no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 apartments.
H-HYDNEW-100	2 Harbour Farm Road, Hyde	0.0184	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses
H-HYDWER-040	27 Edna Street, Hyde, SK14 1LD	0.0302	0	100	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor <5 houses and officer judgement based on house type.
H-HYDWER-046	5 King Edward Road, Hyde, SK14 5JN	0.0099	0	100	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 2no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor <5 houses and officer judgement based on house type.
H-HYDWER-059	Dress Up and Party, The Showroom, Croft Street, Hyde	0.0347	0	100	Not started	0	0	0	6	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters permission. Anticipate 6no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement.
H-HYDWER-066	Albert Road, Hyde, SK14 1DH	0.1026	0	100	Under construction	0	0	0	16	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 16no net apartments will be delivered in the short term calculated by applying council's methodology for lead in times and build out rates for a major site of =>10 < 25 apartments and officer judgment based on construction of single apartment block.

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H-HYDWER-068	12 Bowlacre Road, Hyde, SK14 5ES	0.2891	100	0	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDWER-072	Primrose Crescent, Hyde	0.0617	0	100	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-HYDWER-073	Elson Drive, Stockport Road, Hyde	0.4100	0	100	Not started	6	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 6no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses
H-HYDWER-074	68 - 70 Market Street, Hyde, SK14 1ES	0.0210	0	100	Not started	0	0	0	7	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 7no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 apartments.
H-HYDWER-077	Hill St Works Hill Street, Hyde, SK14 5RL	0.1756	0	100	Under construction	8	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 8no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 houses.
H-HYDWER-080	104A Market Street , Hyde, SK14 1ES	0.0112	0	100	Not started	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-LONGDE-069	Land Bounded By Underwood Road, Hattersley Road East And Melandra Crescent, Hattersley Hyde	0.6997	0	100	Not started	15	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 15no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =10 <25 houses.
H-LONGDE-111	Cleared Land Bounded By Hattersley Road East, Melandra Crescent And Kenworthy Close, Mottram, Hyde	1.4679	0	100	Not started	46	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 46no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =25 <50 houses.
H-LONGDE-128	The Organ Inn, Market Street, Hollingworth, Hyde, SK14 8JA	1.4664	90	10	Not started	52	0	0	5	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 52no net houses and 5no apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses and officer judgement as 91% of the development is for houses.
H-LONGDE-160	Roe Cross Green Cafe Roe Cross Road, Mottram, SK14 6SD	0.2930	0	100	Not started	5	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 6no net houses to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-205	Sandy Bank Avenue, Hattersley, Hyde	0.1345	0	100	Not started	8	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 8no net houses to be delivered in the short calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-206	Sandy Bank Avenue, Hattersley, Hyde	0.5944	0	100	Under construction	16	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 16no net houses will be delivered in the short term calculated by applying council's methodology for lead in times and build out rates for a major site of =>25 < 50 houses.
H-LONGDE-207	Bunkers Hill Road, Hattersley, Hyde	0.3931	0	100	Not started	15	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 15no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.

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H-LONGDE-208	Dawlish Close, Hattersley, Hyde	0.8278	100	0	Not started	29	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 29no net houses will be developed in the short term in line with recent discussions. Calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses. LPA considers there is clear evidence that completions will begin on site within 5 years.
H-LONGDE-215	White Hart Inn, 91 Market Street, Mottram, SK14 6JQ	0.0384	0	100	Under construction	3	0	0	1	0	0	Retain site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 3no net houses and 2no gross/ 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor mixed site of <5 dwellings.
H-LONGDE-228	Melandra Crescent, Hyde	0.2463	0	100	Not started	9	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 9no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-234	4 Back Lane, Mottram-in-Longdendale, SK14 6JE	0.0110	0	100	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-235	Hattersley Road East, Hattersley, Hyde, SK14 3QZ	0.6732	0	100	Not started	0	0	0	91	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 91no apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgment.
H-LONGDE-236	Land at 3 Harryfields, Broadbottom, SK14 6HU	0.2592	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-237	Clough End Kennels Webb Grove, Mottram, SK14 6SL	0.0026	0	100	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-240	Parsonage Fields Farm, The Mudd Littlemoor Road, Mottram, SK14 6JN	0.1256	0	100	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-LONGDE-241	3 Rabbit Lane, Mottram-in-Longdendale, SK14 6LS	0.0548	0	100	Not started	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no gross/ 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-MOSSLE-015	Manchester Road, Mossley, OL5 9AY	0.3416	0	100	Under construction	4	0	0	0	0	0	Retain site in 0-5 years of residential land supply. Site under construction. Anticipate 4no net houses to be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-020	Micklehurst Road, Mossley	1.7432	100	0	Under construction	6	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 6no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50.
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley, OL5 0ES	0.1301	0	100	Not started	6	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Reserved Matters pending. Anticipate 6no net houses to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgement based on house type.
H-MOSSLE-045	The Highland Laddie, Market Street, Mossley, OL5 0ES	0.0341	0	100	Under construction	0	0	0	8	0	0	Retain site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 9no gross/ 8no net apartments to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-MOSSLE-070	Cross Street, Mossley	0.0659	0	100	Not started	3	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.

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H-MOSSLE-111	Unit 14 Glover Centre, Egmont Street, Mossley, OL5 9PY	0.2472	0	100	Under construction	8	0	0	6	0	0	Retain into 0-5 years of the residential land supply. Under construction. Anticipate 8no net houses and 6no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major mixed site =>10 <25 dwellings.
H-MOSSLE-171	5-9 Seel Street, Mossley	0.0475	100	0	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-175	All Saints Church Institute, Micklehurst Road, Mossley, OL5 9DR	0.1230	0	100	Under construction	4	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Extant REM permission. Anticipate 4no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-MOSSLE-178	Scout Green Depot, 27 Manchester Road, Mossley, OL5 9QW	0.8681	0	100	Not started	55	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 55no net houses will be delivered in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 < 50 dwellings.
H-MOSSLE-182	Foxwood Drive , Mossley	0.0965	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-183	31-39 Carrhill Road, Mossley, OL5 0QT	0.1589	100	0	Under construction	2	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 2no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-186	Midgehill Farm, Midge Hill, Mossley, OL5 0RT	0.1936	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no gross/ 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-187	Wells Wood, The Elms, Mossley	0.0222	0	100	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-190	73 Micklehurst Road, Mossley, OL5 9JF	0.0190	100	0	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-192	138 Waterton Lane, Mossley, OL5 0NQ	0.0308	100	0	Not started	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-193	6 Lees Road, Mossley, OL5 0PF	0.0065	0	100	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-194	MDR Autos 114B Manchester Road, Mossley, OL5 9AY	0.1293	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-195	4 Stockport Road, Mossley, OL5 0QX	0.0043	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2 gross/ 1no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-MOSSLE-196	Land In Front Of Hopkins Buildings Off Tame Valley Close, Mossley	0.0725	100	0	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-197	10 Stockport Road, Mossley, OL5 0QX	0.0041	0	100	Under construction	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Under construction. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

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H-MOSSLE-198	Fleece Inn 53 Stamford Street, Mossley, OL5 0HR	0.0160	0	100	Not started	0	0	0	5	0	0	Move site into 0-5 years of the residential land supply. Under construction. Anticipate 5no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-MOSSLE-199	51 Arundel Street, Mossley, OL5 0LS	0.0116	0	100	Under construction	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Conversion in progress. Anticipate 2no gross/ 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-MOSSLE-200	Land Between MDR Autos And Heron Lane Manchester Road, Mossley, OL5 9AY	0.0064	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STANTH-029	St James Church Yard And Memorial Gardens, Huddersfield Road, Millbrook	0.4995	0	100	Not started	23	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 21no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-STANTH-039	81 - 95 Ridge Hill Lane, Stalybridge	0.3750	100	0	Not started	11	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 11no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgement.
H-STANTH-041	7 Wakefield Road, Stalybridge, SK15 1AJ	0.0777	0	100	Not started	5	0	0	0	0	0	Move site into 0-5 years of residential land supply. Extant Full permission. Anticipate 5no net houses are developable in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-063	Windy Harbour Farm, Arlies Lane, Stalybridge, SK15 3PT	0.0382	0	100	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of residential land supply. Change of use in progress. Anticipate 1no net house to be delivered within the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STANTH-066	20 Stamford Street, Stalybridge	0.0413	0	100	Under construction	0	0	0	6	0	0	Retain site in the 0-5 years of residential land supply. Under construction. Anticipate 6no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STANTH-067	Higher Tame Street, Stalybridge	0.0259	100	0	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of residential land supply. Under construction. Anticipate 1no net house to be delivered within the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement based on house type.
H-STANTH-072	Chandos House, 44 Stamford Street, Stalybridge, SK15 1LQ	0.0207	0	100	Not started	1	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house and 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor mixed site of <5 dwellings.
H-STANTH-073	120 Wakefield Road, Stalybridge, SK15 3DB	0.0374	100	0	Not started	2	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment based on semi-detached house type.
H-STANTH-074	Rydal Walk, Ambleside, Stalybridge	0.6614	0	100	Not started	16	0	0	0	0	0	Move site into 0-5 years of residential land supply. Extant Full permission. Anticipate 16no net houses are developable in the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses.
H-STANTH-075	36 Market Street, Stalybridge, SK15 2AJ	0.0099	0	100	Under construction	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STASTH-022	Staley Millbrook Cricket Club, Oxford Street, Millbrook, Stalybridge	1.3209	100	0	Under construction	12	0	0	0	0	0	Retain in 0-5 years of residential land supply. Under construction. Anticipate 12no net houses are deliverable within short term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-STASTH-036	Land To Rear Of 19 Early Bank, Stalybridge	0.3062	95	5	Not started	2	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Reserved Matters. Anticipate 3no gross/ 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STASTH-050	Land adjacent 55 Demesne Drive, Stalybridge	0.0136	0	100	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgment.
H-STASTH-058	Stocks Lane, Stalybridge	0.0316	0	100	Under construction	0	0	0	4	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 4no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments and officer judgement based on single apartment block.
H-STASTH-060	Dog and Partridge, 383 Mottram Road, Stalybridge, SK15 2SX	0.1527	0	100	Under construction	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 3no gross/2no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-STASTH-061	164 Mottram Road, Stalybridge, SK15 2RT	0.3145	93	7	Not started	4	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Outline permission. Anticipate 5no gross/ 4no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STASTH-064	Land Rear Of Heaps Farm Mottram Old Road, Stalybridge	0.0428	100	0	Under construction	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STASTH-065	418 Huddersfield Road, Stalybridge, SK15 3JL	0.0162	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Outline permission. Anticipate 1no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STMICH-041	30 Willow Wood Close, Ashton-under-Lyne	0.1136	100	0	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be complete in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STMICH-056	23 Cedar Avenue	0.0540	100	0	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STMICH-067	Pennine Drive, Ashton-under-Lyne	0.1255	0	100	Under construction	1	0	0	0	0	0	Retain in 0-5 years of residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for minor site of <5 houses.
H-STMICH-073	7A Stamford Square, Ashton-under-Lyne, OL6 6QU	0.0160	0	100	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STMICH-074	80 Currier Lane, Ashton-under-Lyne, OL6 6TB	0.1332	100	0	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STMICH-075	7 Cowper Street, Ashton-under-Lyne, OL6 9HY	0.0296	100	0	Under construction	3	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 3no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STMICH-076	Former Sites Of 242 To 248 Kings Road, Ashton-under-Lyne	0.0291	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STMICH-077	Land Between 255 and 281 Whiteacre Road, Ashton-under-Lyne,	0.0523	100	0	Not started	4	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 4no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.

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H-STMICH-079	190 Mossley Road, Ashton-Under-Lyne, OL6 6LY	0.0181	0	100	Not started	0	0	0	2	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no gross/ 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STMICH-080	122 Mossley Road, Ashton-Under-Lyne, OL6 6ND	0.0523	0	100	Not started	0	0	0	1	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-008	Swan Street, Ashton-under-Lyne	0.0194	0	100	Under construction	0	0	0	8	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 8no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on single apartment block.
H-STPETE-017	York Place, Ashton-under-Lyne, OL6 7TT	0.3363	0	100	Under construction	18	0	0	0	0	0	Retain in 0-5 years of residential land supply. Under construction. Anticipate 18no net houses will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-STPETE-023	Moss Lane West , Ashton-under-Lyne	0.0182	0	100	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STPETE-028	Hanover Mill, Fitzroy Street, Ashton-under-Lyne, OL7 0TL	0.1699	0	100	Not started	0	0	0	21	0	0	Retain site in 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 21no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>10 < 25 apartments.
H-STPETE-035	Hamilton Street, Ashton-under-Lyne	0.0144	0	100	Under construction	1	0	0	0	0	0	Retain site into 0-5 years of the residential land supply. Under construction. Anticipate 1no net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STPETE-037	9 Knight Street, Ashton-under-Lyne, OL7 0EJ	0.0232	100	0	Under construction	1	0	0	0	0	0	Retain in site 0-5 years of residential land supply. Slow progress. Anticipate 1no net house will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement.
H-STPETE-061	Cavendish Street Ashton-under-Lyne	0.8167	0	100	Not started	18	0	0	32	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 18no net houses and 32no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =50 <100 dwellings and officer judgement based on the delivery of a single apartment block.
H-STPETE-090	Martin Street, Ashton-under-Lyne, M34 5JA	4.5648	0	100	Under construction	23	0	0	12	0	0	Retain in 0-5 years of residential land supply. Site under construction. Anticipate 23no net houses and 12no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a major housing site of =>100+ dwellings based on officer judgment.
H-STPETE-102	Canterbury Arms, 39 Canterbury Street, Ashton-under-Lyne, OL6 6HX	0.0867	0	100	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Conversion in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-128	179 Stamford Street Central, Ashton-under-Lyne, OL6 7PZ	0.0572	0	100	Under construction	0	0	0	3	0	0	Retain site in 0-5 years of residential land supply. Under construction. Anticipate 3no net apartments will be delivered within the short term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-140	Uxbridge Street, Ashton-under-Lyne	0.0195	100	0	Not started	1	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-STPETE-142	Cambridge Inn, 74 Cambridge Street, Ashton-under-Lyne, OL7 0EZ	0.0313	0	100	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 4no gross/ 3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-STPETE-143	Advantage House, 156 Oxford Street West, Ashton-under-Lyne, OL7 0NB	0.0445	0	100	Not started	0	0	0	8	0	0	Retain site in 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 8no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-148	145 Old Street, Ashton-under-Lyne, OL6 7SA	0.0104	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-155	47 Wood Street, Ashton-under-Lyne, OL6 7NB	0.0048	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-157	Independent Methodist Church, Wellington Road, Ashton-under-Lyne, OL6 6DP	0.0366	0	100	Not started	0	0	0	12	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 12no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-158	2 Bradbury Street, Ashton-under-Lyne, OL7 9BZ	0.0058	0	100	Under construction	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Change of use in progress. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-159	Stewart Electronics, 85 Penny Meadow, Ashton-under-Lyne, OL6 6EL	0.0147	0	100	Not started	0	0	0	2	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 2no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-162	202 - 204 Stamford Street, Ashton-under-Lyne, OL6 7LP	0.0052	0	100	Not started	0	0	0	3	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments
H-STPETE-163	222 Stamford Street Central, Ashton-under-Lyne, OL6 7LP	0.0331	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-166	257 Stockport Road, Ashton-Under-Lyne, OL7 0NT	0.0948	0	100	Not started	0	0	0	8	0	0	Move site into 0-5 years of the residential land supply. Extant Permitted Development. Anticipate 8no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-167	174 Bentinck Street, Ashton-Under-Lyne, OL6 7HR	0.0217	0	100	Not started	3	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 4no gross/ 3net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement based on terraced house type.
H-STPETE-168	Emmanuel Court, Henrietta Street, Ashton-Under-Lyne, OL6 8PH	0.2113	0	100	Not started	0	0	0	42	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 42no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgement based on single block.
H-WATERL-061	Grove Street, Ashton-under-Lyne	0.4050	100	0	Under construction	5	0	0	0	0	0	Retain site in 0-5 years of the residential land supply. Under construction. Anticipate 5no net houses will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-WATERL-063	354B Oldham Road, Ashton-under-Lyne, OL7 9PS	0.0170	0	100	Not started	0	0	0	1	0	0	Retain site in 0-5 years of the residential land supply. Extant Full permission. Anticipate 1no net apartment will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-WATERL-064	Wellstyle Farm, Lumb Lane, Ashton-Under-Lyne, OL7 9JY	0.0692	0	100	Not started	1	0	0	0	0	0	Move site into 0-5 years of the residential land supply. Extant Full permission. Anticipate 1net house will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.

2026 – 2031 Residential Supply List

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H-DENSTH-002	2-12 Keats Avenue, Denton	0.0995	100	0	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for minor sites of =>5 <10 houses.
H-DENSTH-011	Lewes Avenue, Denton, M34 7FR	0.2200	100	0	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the residential land supply. Site identified during SHELAA review. Anticipate 7no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for minor sites of =>5 <10 houses.
H-DENSTH-022	101 Two Trees Lane, Denton, M34 7QL	7.8320	0	100	Not started	0	##	##	0	0	0	Retain site in 6-10 years of the residential land supply. Site identified during SHELAA review. Anticipate 274no net houses will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates of major site of >100+ houses.
H-DENSTH-031	Meadow Lane, Denton, M34 7GD	0.3629	0	100	Not started	0	13	0	0	0	0	Retain site in 6-10 years of the residential land supply. Site identified during SHELAA review. Anticipate 13no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates of major site of =>10 < 25 houses.
H-DENTNE-005	88-90 Wilton Street, Denton	0.2898	0	100	Not started	0	0	0	0	28	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 28no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-DENTNE-010	41 St Anne's Road, Denton, M34 3DY	0.0157	100	0	Under construction	0	1	0	0	0	0	Move site into 6-10 years of residential land supply. Development has stalled. Anticipate 1no net house will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement.
H-DROEST-002	185 Edge Lane, Droylsden	0.2491	90	10	Not started	0	0	0	0	24	0	Retain site into 6-10 years of residential land supply. Identified through Call for Sites. Anticipate 24no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on two apartment blocks of no.12 units.
H-DROEST-010	Burman Street, Droylsden	0.2510	0	100	Not started	0	12	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 12no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DROEST-012	Fairfield Avenue, Droylsden, M43 6ED	0.1413	100	0	Not started	0	0	0	0	18	0	Retain site into 6-10 years of residential land supply. Expired permission. Anticipate 18no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment assuming single apartment block.
H-DROEST-013	46 Gorsey Fields, Droylsden	0.1768	0	100	Not started	0	9	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 9no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 houses.
H-DROEST-055	Seamark, Edge Lane, Droylsden, M43 6SJ	2.2431	0	100	Not started	0	0	4	0	##	52	Retain site into 6-10 years of residential land supply. Identified through GMCA Call for Sites and subsequent EIA screening opinion request. Anticipate 4 no net houses and 170 no net apartments will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates for a major site of 100+ apartments (due to the limited number of housing units) and officer judgement.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-DROEST-066	Ashton Hill Lane, Droylsden	0.3950	53	47	Not started	0	0	0	0	39	0	Retain site into 6-10 years of residential land supply. Identified through GMCA Call for Sites. Anticipate 39no net apartments will be developed in the medium to long term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments and officer judgment of build out over two years with two apartment blocks.
H-DROWST-031	Royal Oak Hotel, 116 Manchester Road, Droylsden, M43 6PF	0.0772	0	100	Not started	0	0	0	0	8	0	Move site into 6-10 years of the residential land supply. Expired permission. Anticipate 9no gross/ 8no net apartments to be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DUKINF-017	Queen Street, Dukinfield, SK16 4LS	0.0883	0	100	Not started	0	0	0	0	15	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 15no net apartments to be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based one single apartment block.
H-DUKINF-025	Prospect Road, Dukinfield	0.8640	100	0	Under construction	0	21	0	0	0	0	Retain site in 6-10 years of residential land supply. Extant CPUD. Development has stalled. Anticipate 21no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgment.
H-DUKSTB-002	102-128 Sandy Lane, Dukinfield	0.4006	0	100	Not started	0	15	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 15no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-023	Castle Street, Stalybridge, SK15 1PD	0.5100	0	100	Not started	0	0	0	0	51	0	Retain site in 6-10 years of residential land supply. Tameside UDP E2(8). Anticipate 51no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-DUKSTB-029	20-32 Buckley Street, Stalybridge	0.4866	91	9	Not started	0	17	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 17no houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-030	22-30 Cheetham Hill Road, Dukinfield	0.5204	82	18	Not started	0	18	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 18no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-DUKSTB-039	Caroline Street/Bridge Street, Stalybridge, SK15 1PD	0.1494	0	100	Not started	0	0	0	0	24	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 24no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement on lead in time and build rate for a two apartment blocks.
H-DUKSTB-062	1-7 Gloucester Rise, Dukinfield	0.2070	0	100	Not started	0	7	0	0	0	0	Retain site in 6-10 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 7no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-DUKSTB-069	Grosvenor Street, Stalybridge	0.0318	100	0	Not started	0	0	0	0	14	0	Retain site into 6-10 years of the residential land supply. Extant Outline permission. Anticipate 14no net apartments will be delivered in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-HURST-028	Vernon Street, Ashton-under-Lyne	0.4026	0	100	Not started	0	0	0	0	24	0	Move to 6-10 years of the residential land supply. Expired permission. Anticipate 24no net apartments will be delivered in the short term calculated by applying council's methodology for lead in times and build out rates for a major site of =>10 < 25 apartments and officer judgment based on single apartment block.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-HYDGOD-021	Hall Street, Hyde, SK14 2DA	0.2478	100	0	Not started	0	8	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 8no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDGOD-034	132A and 134 Mottram Road, Hyde, SK14 2RZ	0.1540	0	100	Not started	0	0	0	0	15	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 15no net apartments will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on single apartment block.
H-HYDGOD-041	Bankside Walk, Hattersley, Hyde	0.3657	100	0	Not started	0	12	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 12no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDGOD-044	Hattersley Road West, Hattersley, Hyde	0.2336	63	37	Not started	0	13	0	0	0	0	Move site into 6-10 years of the residential land supply. Expired Outline permission. Anticipate 13no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>10 <25 houses.
H-HYDGOD-052	Wardlebrook Avenue, Hattersley, Hyde	0.4147	89	11	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Extant Full permission. Anticipate 6no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses and officer judgment based on the delivery of houses types across two sites.
H-HYDGOD-078	Underwood Road, Hyde, SK14 3DH	0.1447	0	100	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-HYDNEW-004	Newton Hall, Dukinfield Road, Hyde, SK14 5ET	0.3884	79	21	Not started	0	17	0	0	0	0	Retain site in 6-10 years of the residential land supply. Pending permission. Anticipate 17no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDNEW-020	Welch Road, Hyde	0.1024	0	100	Under construction	0	5	0	0	0	0	Retain site in 6-10 years of the residential land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses.
H-HYDNEW-077	Arnside Drive, Hyde, SK14 4PP	0.9670	100	0	Not started	0	43	0	0	29	0	Retain site in 6-10 years of the residential land supply. Identified through GMSF Call for Sites. Anticipate 43no net houses and 29no net apartments will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major mixed site of =>50 <100 dwellings.
H-HYDWER-026	Rowbotham Street, Gee Cross, Hyde	0.4601	0	100	Not started	0	16	0	0	0	0	Move site into 6-10 years of residential land supply. Stalled site. Anticipate 16no net houses will be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgment.
H-HYDWER-034	Freshfield Avenue, Hyde	0.3440	75	25	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =5 <10 houses.
H-LONGDE-008	Wood Street, Hollingworth, Hyde, SK14 8NJ	0.1569	0	100	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-LONGDE-022	Atherton Avenue and Hyde Road, Hattersley, Hyde	0.3715	0	100	Not started	0	16	0	0	0	0	Retain site in 6-10 years of the residential land supply. Extant Outline permission. Anticipate 17no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses and officer judgement based on pending Reserved Matters decision.
H-LONGDE-035	Clough End Road, Mottram, Hyde, SK14 3PX	0.2964	77	23	Not started	0	5	0	0	0	0	Retain site in 6-10 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-LONGDE-219	2 Ashworth Lane, Mottram, Hyde, SK14 6NT	0.0942	0	100	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-007	19B Manchester Road, Mossley, OL5 9PH	0.1906	0	100	Not started	0	4	0	0	2	0	Retain site in 6-10 years of the residential land supply. Identified through Call for Sites. Anticipate 4no net houses and 2no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings.
H-MOSSLE-011	6-32 Waggon Road, Mossley	0.3283	0	100	Not started	0	0	0	0	32	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 32no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-MOSSLE-016	1-9 Canalside Close, Mossley	0.5091	100	0	Not started	0	17	0	0	0	0	Retain site in 6-10 years of residential land supply. Application Written Off. Anticipate 17no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-021	Huddersfield Road, Mossley, OL5 9DP	7.9978	100	0	Not started	0	##	0	0	0	0	Retain site in 6-10 years of residential land supply. Tameside UDP Allocation H1(12) and Pending Outline application. Anticipate 177no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>100+ houses and officer judgment.
H-MOSSLE-077	Audley Street, Mossley	0.2441	0	100	Not started	0	12	0	0	0	0	Retain site in 6-10 years of residential land supply. Site identified through Call for Sites. Anticipate 12no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-086	Brackenhurst Avenue, Mossley	0.3347	71	29	Not started	0	11	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 11no net houses are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-MOSSLE-096	Huddersfield Road, Mossley, OL5 9DJ	1.9102	0	100	Not started	0	41	0	0	0	0	Move site into 6-10 years of the residential land supply. Expired Outline permission. Anticipate 41no net houses will be delivered in the medium term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 < 50 houses.
H-MOSSLE-100	Hanover Street, Mossley	0.1595	100	0	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired Full permission. Anticipate 6no net houses to be developed in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-105	Stockport Road, Mossley, OL5 0RB	0.7016	100	0	Not started	0	25	0	0	0	0	Retain site in 6-10 years of the residential land supply. Extant outline permission. Anticipate 25no net houses will be delivered in the medium term calculated by applying council's methodology for lead in times and build out rates for a major site of =>25 < 50 houses.
H-MOSSLE-107	Nield Street, Mossley	0.5027	0	100	Not started	0	22	0	0	15	0	Retain site in 6-10 years of residential land supply. Application Written Off. Anticipate 22no net houses and 15no net apartments will be developable in the medium term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>25 <50 dwellings and officer judgement based on house type and single apartment block.
H-MOSSLE-110	Dyson Street, Mossley	0.0555	0	100	Under construction	0	0	0	0	2	0	Move site into 6-10 years of the residential land supply. Stalled development. Anticipate 2no net apartments will be delivered in the short term by applying the council's methodology for lead in times and build out rates for a minor mixed site <5 dwellings and officer judgement.
H-MOSSLE-130	Britannia Mill, Manchester Road, Mossley, OL5 9AJ	0.4051	0	100	Not started	0	0	0	0	62	0	Retain site in 6-10 years of residential land supply. Pending permission. Anticipate 62no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on two apartment blocks.

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H-MOSSLE-158	Junction Garage, Mossley Road, Mossley, OL6 9BQ	0.2730	0	100	Not started	0	9	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 9no net houses are developable in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-013	1 to 19 Mereside, Stalybridge, SK15 1JF	0.1537	100	0	Not started	0	5	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 5no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STANTH-032	Harrop Street, Stalybridge	3.6974	0	100	Not started	0	32	96	0	30	81	Retain site in 6-10 years of residential land supply. Tameside UDP Allocation E2(9). Anticipate 166no net houses and 111no net apartments are developable in the medium to long term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100+ dwellings.
H-STANTH-038	Stamford Street, Stalybridge, SK15 1JZ	0.3889	0	100	Not started	0	0	0	0	38	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 38no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STANTH-042	Union Bank Chambers, 75-79 Market Street, Stalybridge, SK15 2AA	0.0201	0	100	Not started	0	0	0	0	6	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 6no net apartments are developable in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STASTH-004	Cedar Avenue, Stalybridge	2.0308	100	0	Not started	0	35	0	0	0	0	Retain site in 6-10 years of the residential land supply. Identified during SHELAA review. Anticipate 35no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-STASTH-021	Grenville Street, Millbrook, Stalybridge, SK15 3JB	3.6277	86	14	Not started	0	76	0	0	50	0	Retain site in 6-10 years of the residential land supply. Pending permission. Anticipate 76no net houses and 50no apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses and officer judgement.
H-STASTH-033	Victoria Street, Millbrook, Stalybridge, SK15 3HY	0.1109	0	100	Under construction	0	2	0	0	0	0	Move site into 6-10 years of residential land supply. Change of use stalled. Anticipate 2no net houses will be delivered within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of <5 houses and officer judgement.
H-STMICH-009	Town Construction Ltd, 239 Mossley Road, Ashton-under-Lyne, OL6 6LN	0.0563	0	100	Not started	0	8	0	0	0	0	Move site into site in 6-10 years of the residential land supply. Expired Outline permission. Anticipate 8no net houses to be delivered in the medium term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STMICH-013	222 Kings Road, Ashton-under-Lyne, OL6 8HD	0.0773	0	100	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STMICH-064	30 Romney Street, Ashton-under-Lyne	0.0097	0	100	Not started	0	0	0	0	6	0	Retain site in 6-10 years of the residential land supply. Expired permission. Anticipate 6no net apartments will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STMICH-065	Fern Lodge Drive, Ashton-under-Lyne	0.7368	0	100	Not started	0	26	0	0	0	0	Retain site in 6-10 years of the residential land supply. Identified through GMSF Call for Sites. Anticipate 26no net houses will be developed in the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-STPETE-006	120-122 Stamford Street Central, Ashton-under-Lyne	0.0410	0	100	Under construction	0	0	0	0	22	0	Retain site in 6-10 years of residential land supply. Development has stalled. Anticipate 22no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement.

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H-STPETE-007	Wood Street, Ashton-under-Lyne, OL6 7LZ	0.0845	0	100	Not started	0	0	0	0	35	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 35no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-009	203-203A Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.0496	0	100	Not started	0	0	0	0	7	0	Retain site in 6-10 years of residential land supply. Permission Written Off. Anticipate 7no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-010	205-217 Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.1277	0	100	Not started	0	0	0	0	19	0	Retain site in 6-10 years of residential land supply. Permission Written Off. Anticipate 19no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on the development on a single apartment block.
H-STPETE-015	18 Crown Street, Ashton-under-Lyne, OL6 7PQ	0.0326	0	100	Not started	0	0	0	0	6	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 6no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-018	Birch Street, Ashton-under-Lyne, OL7 0DZ	0.2156	0	100	Not started	0	0	0	0	21	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 21no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of a single apartment block.
H-STPETE-022	Cavendish Street, Ashton-under-Lyne, OL6 7BF	0.4411	0	100	Not started	0	0	0	0	66	0	Retain site in 6-10 years of residential land supply. Expired permission. Part of a mixed use site comprising 1,900 sq.m of B1a office space (E-STPETE-008) and 66no net apartments. Anticipate site will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on development of 2no apartment blocks.
H-STPETE-024	8 Church Street, Ashton-under-Lyne	0.0529	0	100	Not started	0	0	0	0	18	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 18no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on change of use of an existing building.
H-STPETE-029	149 Stamford Street, Ashton-under-Lyne, OL6 6DL	0.0459	0	100	Not started	0	0	0	0	7	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 7no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-030	228 Stamford Street Central, Ashton-under-Lyne, OL6 7LJ	0.0423	0	100	Not started	0	0	0	0	8	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 8no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgment based on change of use of an existing building.
H-STPETE-051	96 Ann Street, Ashton-under-Lyne, OL7 0NG	0.1278	100	0	Not started	0	7	0	0	0	0	Move site into 6-10 years of the residential land supply. Expired Outline permission. Anticipate 7no net houses to be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-STPETE-052	Grey Street, Ashton-under-Lyne	0.0542	0	100	Not started	0	0	0	0	8	0	Retain site in 6-10 years of residential land supply. Application Withdrawn. Anticipate 8no net apartments will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments and officer judgement based on a single apartment block.
H-STPETE-068	Bye Street, Audenshaw	0.1259	100	0	Not started	0	6	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 6no houses will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 and officer judgment based on the development of semi-detached house type.

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H-STPETE-083	Stelfox Lane, Audenshaw, M34 5HE	0.1683	0	100	Not started	0	8	0	0	0	0	Retain site in 6-10 years of residential land supply. Identified through SHELAA review. Anticipate 8no houses will be developed within the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 and officer judgement based on semi-detached house type.
H-STPETE-121	6-8 Stamford Arcade, Ashton-under-Lyne	0.0170	0	100	Under construction	0	0	0	0	3	0	Retain site in 6-10 years of the residential land supply. Stalled development. Anticipate 7no gross/ 3no net apartments will be delivered in the short term calculated by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-STPETE-124	140 Old Street, Ashton-under-Lyne, OL6 7SF	0.0372	0	100	Under construction	0	0	0	0	3	0	Move site into 6-10 years of the residential land supply. Stalled development. Anticipate 3no net apartments will be delivered within medium term by applying the council's methodology for lead in times and build out rates for a minor site of <5 apartments.
H-STPETE-164	Ashton-under-Lyne	1.0840	0	100	Not started	0	0	0	0	##	##	Retain site in in 6-10 years of residential land supply. SHELAA site. Anticipate 600no net apartments to be developed in the medium terms by applying the council's methodology for lead in times and build out rates for a major site of =>100 apartments.
H-WATERL-050	Park Bridge Works, Park Bridge, Ashton-under-Lyne, OL6 8AW	1.2305	0	100	Not started	0	47	0	0	0	0	Retain site in 6-10 years of residential land supply. Expired permission. Anticipate 47no houses to be delivered in the medium term by applying the council's methodology for lead in times and build out rates for a minor site of =>25 <50 houses.

2031 – 2037 Residential Supply List

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-AUDENS-082	Blue Pig, 296-298 Audenshaw Road, Audenshaw, M34 5PJ	0.2385	0	100	Not started	0	0	5	0	0	3	Retain site in 11-15 years of the residential land supply. Site identified during SHELAA review. Anticipate 5no net houses and 4no gross/ 3no net apartments will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a minor mixed site of =>5 <10 dwellings and officer judgment based on dwelling type.
H-AUDENS-123	Slate Lane, Audenshaw	0.9281	100	0	Not started	0	0	26	0	0	0	Retain site in 11-16 years of the residential land supply. Site identified during SHELAA review of NLUD sites. Anticipate 26no net houses will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-DENSTH-025	Cemetery Road, Denton, M34 6FG	0.8228	100	0	Not started	0	0	30	0	0	0	Retain site in 11-16 years of the residential land supply. Site identified during SHELAA review. Anticipate 30no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates of a major site of =>25 <50 houses.
H-DENTNE-004	28 Town Lane, Denton, M34 6LE	0.1714	0	100	Not started	0	0	0	0	0	6	Retain site in 11-16 years of the residential land supply. Expired permission. Anticipate 6no net apartments are developable in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DROEST-020	King Street, Droylsden, M43 6TR	0.0946	0	100	Not started	0	0	0	0	0	9	Retain site in 11-16 years of residential land supply. Identified through SHELAA review. Anticipate 9no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 apartments and officer judgement assuming single apartment block.
H-DROEST-025	342 Fairfield Road, Droylsden, M43 7LN	0.1326	0	100	Not started	0	0	0	0	0	13	Retain site in 11-16 years of residential land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement assuming single apartment block.
H-DROEST-038	King Street, Droylsden, M43 6DQ	0.0694	0	100	Not started	0	0	0	0	0	6	Retain site in 11-16 years of residential land supply. Identified through SHELAA review. Anticipate 6no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 < 10 apartments.
H-DROWST-019	189 Manor Road, Droylsden, M35 6PW	0.0791	0	100	Not started	0	0	0	0	0	7	Retain site in 11-16 years of residential land supply. Site identified through SHELAA review. Anticipate 7no net apartments to be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-DUKINF-018	193 King Street, Dukinfield, SK16 4TH	0.1782	0	100	Not started	0	0	0	0	0	24	Retain site in 11-16 years of residential land supply. Expired permission. Anticipate 24no apartments to be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on development of 2no apartment blocks.
H-DUKSTB-027	Gorse Hall Road, Dukinfield, SK16 5JU	0.5984	79	21	Not started	0	0	11	0	0	0	Retain site in 11-16 years of residential land supply. Expired permission. Anticipate 11no houses to be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.
H-HYDGOD-019	Leigh Street, Hyde	0.7729	73	27	Not started	0	0	27	0	0	0	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 27no net houses will be developed in the long term calculated by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 houses.
H-HYDNEW-003	Clarendon Road, Hyde, SK14 2LJ	5.6941	0	100	Not started	0	0	48	0	0	45	Retain site in 11-15 years of the residential land supply. Site identified through GMSF Call for Sites. Anticipate 93no net houses and 62no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major mixed site of 100+ dwellings and officer judgement.
H-HYDNEW-083	Spring Gardens, Hyde	0.2248	0	100	Not started	0	0	11	0	0	0	Retain site in 11-16 years of the residential land supply. NLUD site identified through SHELAA review. Anticipate 11no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 houses.

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
H-HYDWER-011	Syddall Street, Hyde, SK14 1LB	0.1385	0	100	Not started	0	0	0	0	0	13	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-LONGDE-023	Atherton Avenue, Hyde, SK14 6NL	0.2131	0	100	Not started	0	0	7	0	0	0	Retain site in 11-16 years of the residential land supply. Site identified through SHELAA review. Anticipate 7no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.
H-MOSSLE-012	Plevins, Cheshire Street, Mossley, OL5 9NG	3.7359	0	100	Not started	0	0	48	0	0	45	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 93no net houses and 62no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major mixed site of =>100+ dwellings.
H-MOSSLE-131	Britannia New Mill, Queen Street, Mossley, OL5 9AL	1.0353	0	100	Not started	0	0	0	0	0	76	Part of the site discounted due to location within flood zone 3. Yield revised to reflect area outside of FZ3. Remainder of site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 76no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of >=50<100 apartments and officer judgment based on two apartment blocks.
H-MOSSLE-132	Audley Street, Mossley, OL5 9HW	0.6687	0	100	Not started	0	0	26	0	0	0	Parts of the site discounted either due to location within flood zone 3 or as a potential employment site. Yield revised to reflect revised boundary. Remainder of site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 26no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>25<50 houses.
H-MOSSLE-139	Manchester Road, Mossley, OL5 9AJ	0.2745	0	100	Not started	0	0	0	0	0	6	Retain site in 11-16 years of the residential land supply. Expired permission. Anticipate 6no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 apartments.
H-MOSSLE-146	Yorkshire Ward Conservative Club, Carrhill Road, Mossley, OL5 0BL	0.2130	0	100	Not started	0	0	0	0	0	11	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 11no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STANTH-043	Stalybridge Motors, 111 Stamford Street, Stalybridge, SK15 1LH	0.1125	0	100	Not started	0	0	0	0	0	11	Retain site in 11-16 years of the residential land supply. Expired permission. Anticipate 11no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STASTH-017	Swineshaw Road, Stalybridge	2.4071	100	0	Not started	0	0	84	0	0	0	Retain site in 11-16 years of the residential land supply. Identified during SHELAA review. Anticipate 84no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 houses and officer judgment.
H-STMICH-019	24-26 Cedar Street, Ashton-under-Lyne	0.1753	0	100	Not started	0	0	0	0	0	17	Retain site in 11-16 years of the residential land supply. Identified during SHELAA review. Anticipate 17no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgment based on two apartment blocks.
H-STMICH-033	Holden Street, Ashton-under-Lyne	0.2254	0	100	Not started	0	0	0	0	0	22	Retain site in 11-16 years of the residential land supply. Identified during SHELAA review. Anticipate 22no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments and officer judgement based on two apartment blocks.
H-STPETE-039	Union Street, Ashton-under-Lyne	0.6334	0	100	Not started	0	0	0	0	0	95	Retain site in 11-16 years of the residential land supply. Site identified through SHELAA review. Anticipate 95no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgment based on the development of 2no apartment blocks.
H-STPETE-053	Church Street, Ashton-under-Lyne	0.1316	0	100	Not started	0	0	0	0	0	21	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 21no net apartments will be developed in the long term by applying the council's methodology for lead in

SHELAA Reference	Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-16	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-16	Build out notes
												times and build out rates for a major site of =>10 <25 apartments and officer judgement based on a single apartment block.
H-STPETE-056	Wood Street, Ashton-under-Lyne	0.0851	0	100	Not started	0	0	0	0	0	12	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 12no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-057	Wych Street, Ashton-under-Lyne	0.0913	0	100	Not started	0	0	0	0	0	13	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 13no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>10 <25 apartments.
H-STPETE-063	Cavendish Street, Ashton-under-Lyne	0.1966	0	100	Not started	0	0	0	0	0	29	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 29no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>25 <50 apartments.
H-STPETE-065	Territorial Army Barrack, Cavendish Street, Ashton-under-Lyne, OL6 7SF	0.3377	0	100	Not started	0	0	0	0	0	50	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 50no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments.
H-STPETE-131	Wimpole Street, Ashton-under-Lyne	0.5645	0	100	Not started	0	0	0	0	0	84	Retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 84no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on the development of 2no apartment blocks.
H-STPETE-132	Old Cross Street, Ashton-under-Lyne	0.6743	0	100	Not started	0	0	0	0	0	##	Revised site boundary, but retain site in 11-16 years of the residential land supply. Identified through SHELAA review. Anticipate 101no net apartments will be developed in the long term by applying the council's methodology for lead in times and build out rates for a major site of =>50 <100 apartments and officer judgement based on the development of 2no apartment blocks.
H-WATERL-010	61-67 Northumberland Avenue, Ashton-under-Lyne	0.1128	0	100	Not started	0	0	5	0	0	0	Retain site in 11-16 years of the residential land supply. Expired permission. Anticipate 5no net houses will be developed in the long term by applying the council's methodology for lead in times and build out rates for a minor site of =>5 <10 houses.

Appendix 5 – List of SHELAA Employment Sites

2021 – 2037 Office Sites List

SHELAA Ref	Site	Site Area	Construction Status	Planning Status	Gross Floorspace (sq.m)	Gross Floorspace Loss (sq.m)	Net Floorspace (sq.m)	Build out notes
E-STPETE-003	St. Petersfield - Plots 2 & 3, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.3177	Not started	Not permissioned	6,433	0	6,433	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.
E-STPETE-004	St. Petersfield - Plot 9, Old Street, St. Petersfield, Ashton-under-Lyne	0.1664	Not started	Not permissioned	2,664	0	2,664	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.
E-STPETE-005	St. Petersfield - Plot 4, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.2503	Not started	Not permissioned	6,000	0	6,000	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.
E-STPETE-006	St. Petersfield - Plot 8, Old Street, St. Petersfield, Ashton-under-Lyne	0.1029	Not started	Not permissioned	1,152	0	1,152	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.
E-STPETE-007	St. Petersfield - Plot 1, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.3501	Not started	Not permissioned	4,075	0	4,075	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.
E-STPETE-008	Goldgem Site, Katherine Street, Ashton-under-Lyne	0.4409	Not started	Not permissioned	1,900	0	1,900	Development has not commenced. No employment planning permission in place.
E-STPETE-009	St. Petersfield - Plots 5, 6 & 7, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.2421	Not started	Not permissioned	4,208	0	4,208	Development has not commenced. No detailed employment planning permission in place. Previous scheme stalled and details revised to reflect current masterplan approach.

2021 – 2037 Industry and Warehousing Sites List

SHELAA Ref	Site	Site Area (ha)	Construction Status	Planning Status	Gross Floorspace (sq.m)	Gross Floorspace Loss (sq.m)	Net Floorspace (sq.m)	Notes
E-DENTNE-001	Land at Malbern Industrial Estate, Holland Street West, Denton	0.371	Not started	Permissioned	988	0	988	Development has not commenced. Floorspace originates from extant planning permission.
E-DENWST-002	Lofting Services Site (third and final unit), Denton Hall Farm Road, Windmill Lane, Denton	0.305	Not started	Permissioned	960	0	960	Development has not commenced. Remaining floorspace originates from extant planning permission.
E-DENWST-003	Former Gasworks, Oldham Street, Denton	0.736	Not started	Permissioned	3955	0	3955	Development has not commenced. No employment planning permission in place.
E-DUKINF-001	Cleared land, Ashton Street / Gate Street, Dukinfield	1.133	Not started	Expired	3967	0	3967	Development has not commenced. No employment planning permission in place.
E-DUKSTB-001	Former Norwest Gas Board Depot, Winton Street, Stalybridge	0.341	Not started	Permissioned	1194	0	1194	Development has not commenced. No employment planning permission in place.
E-HYDGOD-001	Hyde Wharf, Canal Street, Hyde	0.296	Not started	Expired	1035	0	1035	Development has not commenced. No employment planning permission in place.
E-HYDGOD-002	The Thorns, Off Hattersley Road West, Hattersley, Hyde	3.616	Not started	Not permissioned	12655	0	12655	Development has not commenced. No employment planning permission in place.
E-HYDGOD-004	Kerry Foods, Mottram Road, Hyde	0.333	Not started	Permissioned	680	0	680	Development has not commenced. Floorspace originates from extant planning permission.
E-HYDNEW-001	Tract of vacant land, Talbot Road / Victoria Street, Hyde	0.490	Not started	Expired	1716	0	1716	Development has not commenced. No employment planning permission in place.
E-HYDNEW-004	Newton Railway Arches, Sheffield Road, Hyde	0.462	Not started	Permissioned	1617	0	1617	Development has not commenced. No employment planning permission in place - current permission relates to stand-by energy generation facility, but this will no longer be implemented.
E-LONGDE-001	Plot A, Hattersley Industrial Estate, Stockport Road, Longdendale	0.424	Not started	Pending decision	1483	0	1483	Development has not commenced. Permission pending.
E-LONGDE-002	Plot B, Hattersley Industrial Estate, Stockport Road, Longdendale	0.785	Not started	Pending decision	2746	0	2746	Development has not commenced. Permission pending.
E-MOSSLE-001	Metal Brite Ltd, Unit 31, Audley Street Works, Mossley	0.451	Not started	Not permissioned	1578	0	1578	Development has not commenced. No employment planning permission in place.
E-STANTH-001	Former Total Petrochemicals, Globe House, Bayley Street, Stalybridge	3.795	Not started	Not permissioned	13283	0	13283	Development has not commenced. No employment planning permission in place.
E-STANTH-002	Site of Former Ray Mill, Clarence Street, Stalybridge	0.657	Not started	Not permissioned	2299	0	2299	Development has not commenced. Awaiting commencement of permitted scheme.
E-STMICH-001	Unit 2, Waterside Works, Clarence Street, Ashton-under-Lyne	0.514	Not started	Not permissioned	1799	0	1799	Development has not commenced. No employment planning permission in place.
E-STPETE-001	Ashton Moss Plot 3000, Lord Sheldon Way, Ashton-under-Lyne	9.720	Not started	Permissioned	37161	0	37161	Development has not commenced. Awaiting reserved matters application.
E-STPETE-002	Shepley Industrial Estate Extension, Shepley Road, Audenshaw	2.117	Not started	Permissioned	7410	0	7410	Development has not commenced. Awaiting commencement of permitted scheme and further application for remainder of the site.
E-STPETE-011	Moss Way / Audenshaw Road DOA, Groby Road North / Hanover Street North, Audenshaw	4.874	Not started	Expired	17058	0	17058	Development has not commenced. No employment planning permission in place.
E-STPETE-013	Oxford Street Mills, Oxford Street East, Ashton-under-Lyne	1.432	Not started	Not permissioned	5011	0	5011	Development has not commenced. No employment planning permission in place.
E-STPETE-015	Land Adjacent Plot 3000, Rayner Lane, Ashton-under-Lyne	0.682	Under construction	Permissioned	5658	0	5658	Development has commenced.
E-WATERL-001	Remaining Land at Berkeley Business Park, Turner Street, Charlestown, Ashton-under-Lyne	0.536	Not started	Permissioned	1161	0	1161	Development has not commenced. Remaining floorspace originates from extant planning permission.

Appendix 6 – Discounted Residential Sites

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-AUDENS-001	Triangular parcel of Land, Northern End Lynwood Grove/Fairlee Ave	Not permitted	DIS	Green space adjacent to housing.
H-AUDENS-002	Garden Land At Rear Of 167 Stamford Road/Balmoral Avenue	Not permitted	DISSML	Private rear garden.
H-AUDENS-004	Triangular Piece Of Land To Rear Of 10 & 12 Legh Drive	Not permitted	DISSML	Triangular site to rear of houses with no vehicular access, which forms part of Lees Park.
H-AUDENS-006	173 Stamford Street	Not permitted	DIS	Rear garden adjacent to railway line.
H-AUDENS-008	Land Adjacent To 215 Lumb Lane	Not permitted	DIS	Green space adjacent to houses. H.P.Gas pipeline runs through centre of site (roughly E-W).
H-AUDENS-009	218 Lumb Lane	Not permitted	DISSML	Private side garden with footpath to north of boundary.
H-AUDENS-011	1 Brambling Close	Not permitted	DISSML	Private side garden with footpath to east of boundary.
H-AUDENS-012	Land Between 25/29 & 31 Nightingale Drive	Not permitted	DISSML	Private garden.
H-AUDENS-013	Land Between 30/32 Nightingale Drive & 12/14 Brambling Close	Not permitted	DISSML	Informal resident parking area adjacent to apartment blocks.
H-AUDENS-014	Car Park Pipit Close	Not permitted	DISSML	Informal resident parking area adjacent to apartment block and houses.
H-AUDENS-015	Strip Of Land Parallel With Wren Close	Not permitted	DISGB	Green Belt site comprising green strip with path adjacent to Wren Close and Ashton Moss.
H-AUDENS-016	Building And Land At Junction Of Wren Close And Heron Drive	Not permitted	DIS	Existing apartment block with ancillary parking.
H-AUDENS-017	Landscaped Area Adjacent To Hazlewood Drive And Guide Lane	Not permitted	DISSML	Grass verge with trees adjacent to road junction and houses.
H-AUDENS-018	Land Adjacent To 32/36 Heron Drive	Not permitted	DISSML	Informal resident parking area adjacent to apartment block and houses.
H-AUDENS-019	Garage Plot Poplar Court Poplar Street Audenshaw	Not permitted	DIS	Grassed space and garage site adjacent to houses.
H-AUDENS-021	Land And Buildings At Southern End Of Heron Drive	Not permitted	DIS	Site in residential use.
H-AUDENS-022	Transco Gvc Station And Surrounding Land, Lumb Lane	Not permitted	DIS	Gas pipelines through site.
H-AUDENS-023	Lumb Farm Lumb Lane	Not permitted	DISSML	House with enclosed garden adjacent to school.
H-AUDENS-024	Land Rear Of Lumb Farm Lumb Lane	Not permitted	DIS	Area of land used for parking within school grounds.
H-AUDENS-025	132 Lumb Lane	Not permitted	DISSML	Access to electricity sub station and private side garden.
H-AUDENS-026	Car Parking Area 45-47 Assheton Avenue	Not permitted	DISSML	Formal surfaced car park adjacent to houses and green corridor.
H-AUDENS-027	Tennis Courts And Surrounding Land Assheton Avenue	Not permitted	DISGS	Formal park/ garden adjacent to houses.
H-AUDENS-028	Snipe Inn And Grounds 387 Manchester Road	Not permitted	DIS	Site of PH and ancillary car park. Tram line runs east west across site.
H-AUDENS-029	Land At The Corner Of Egerton Street And Corporation Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.
H-AUDENS-030	Corner Of Egerton Street And Denshaw Avenue	Not permitted	DISSML	Grass amenity space adjacent to road junction and houses.
H-AUDENS-031	Maintained Grassed Areas Between 16 To 34 Denshaw Avenue	Not permitted	DISSML	Grass verges adjacent to houses within 'Radburn style' housing layout.
H-AUDENS-032	Parcel Of Land Adjacent To 10 Denshaw Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-033	Parcel Of Land Adjacent To 2 Hibbert Avenue	Not permitted	DISSML	Grass verge adjacent to houses within 'Radburn style' housing layout.
H-AUDENS-034	Parcel Of Land Adjacent To 2 Denshaw Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-035	Parcel Of Land Adjacent 7 Hopkinson Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-036	Land Adjacent To 2 Hopkinson Avenue	Not permitted	DISSML	Formal surface car park associated with adjacent works.
H-AUDENS-037	Land Adjacent 11 Werneth Street	Not permitted	DISSML	Private garden.
H-AUDENS-038	Land between Werneth St and Progress Ave	Not permitted	DIS	Narrow green strip of land between rear of houses on St Annes Road and Howard Street.
H-AUDENS-039	Land Adjacent To 91 St Annes Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.
H-AUDENS-040	Land Adjacent To 32 Haughton Street	Not permitted	DISSML	Private garden.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-AUDENS-041	Land Adjacent To 127 St Annes Road	Not permitted	DISSML	Private side garden.
H-AUDENS-042	Garages At Hope Street And Rowcan Close	Not permitted	DISSML	Garages adjacent to houses and apartment block.
H-AUDENS-043	Land In Front Of 82 St Anne's Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-044	Land In Front Of 84 St Anne's Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-045	Plot Of Land Adjacent To 93 St Annes Road	Not permitted	DISSML	Grass verge with area of hardstanding and footpath adjacent to road junction and houses.
H-AUDENS-046	Grassed Area Adjacent To 5 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-047	Grassed Area Adjacent To 16 St Hildas Road	Not permitted	DISSML	Grass verge between apartment block and houses within 'Radburn style' housing layout.
H-AUDENS-048	Car Park And Garage Plot, North End Of Pine Close	Not permitted	DISSML	Garages and resident parking area adjacent to apartment blocks.
H-AUDENS-049	Land Adjacent To 6 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-050	Land Adjacent To 1 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-AUDENS-051	Landscaped Area Adjacent To 17 St Annes Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.
H-AUDENS-052	Land To Rear Of 2-16 Highfield Street	Not permitted	DISSML	Grass verge with tree adjacent to road junction and houses.
H-AUDENS-053	Land Adjacent To 5 St Annes Road	Not permitted	DISSML	Grass verge with mature trees adjacent to road junction and houses.
H-AUDENS-054	Land Adjacent To 21 Wellington Street	Not permitted	DISSML	Grass verge between houses with area of hardstanding to north of verge.
H-AUDENS-058	Land Adjacent To 157 Droylsden Road	Not permitted	DISSML	Triangular landscaped verge and private side garden adjacent to road junction.
H-AUDENS-059	Former Methodist Church And Adjoining Land, Guide Lane	Not permitted	DISSML	Former church now day nursery.
H-AUDENS-062	Garden To Side Of 155 Droylsden Road	Not permitted	DISSML	Private garden with trees.
H-AUDENS-063	Land Between 91 And 117 Droylsden Road	Not permitted	DISSML	Private driveway between houses.
H-AUDENS-064	Land Between 48 And 50 Droylsden Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-065	Land Between 18 And 22 Droylsden Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-066	Grass Verge Adjacent To 2 Droylsden Road	Not permitted	DISSML	Grass verge adjacent to road junction.
H-AUDENS-067	Bancroft Petrol Station Droylsden Road	Not permitted	DIS	Petrol filling station and forecourt within residential area.
H-AUDENS-069	Square Piece Of Land To East Of St Annes Primary School, Booth Road	Not permitted	DIS	Part of school grounds.
H-AUDENS-070	Oak House 103 Manchester Road	Not permitted	DIS	Office block with ancillary car park.
H-AUDENS-071	Trough Garage, Audenshaw Road	Not permitted	DIS	Car sales showroom and forecourt
H-AUDENS-072	Garage Plot Adjacent To 146 Manchester Road	Not permitted	DISSML	Triangular garage plot adjacent to houses with Canal to the south.
H-AUDENS-074	Rear Gardens Of 230 And 234 Manchester Road	Not permitted	DISSML	Private garden.
H-AUDENS-075	Stanmore House, Slate Lane	Not permitted	DIS	Residential care home adjacent to Canal.
H-AUDENS-076	Land Between 39 And 41 Aldwyn Park Road	Not permitted	DISSML	Private side and rear garden with railway line to the south.
H-AUDENS-077	Depot Lumb Lane	Not permitted	DIS	Depot adjacent to railway line and M60
H-AUDENS-078	Side Garden Of 471 Audenshaw Road And Land At Junction Of Clarendon Road/Audenshaw Road	Not permitted	DISSML	Triangular grass verge with trees located at road junction.
H-AUDENS-079	Gap Between 472 And 474 Audenshaw Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
H-AUDENS-080	Land adjacent to 393 Audenshaw Road	Not permitted	DIS	Side garden adjacent to railway line.
H-AUDENS-083	Land At The Junction Of Audenshaw Road And Sidmouth Street	Not permitted	DISSML	Grass verge with trees located at road junction adjacent to houses.
H-AUDENS-084	Land Adjacent To 70-72 Sidmouth Street	Not permitted	DISSML	Embankment between railway line and houses.
H-AUDENS-085	Side Garden Of 8 Sandringham Avenue	Not permitted	DISSML	Private narrow gardens.

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H-AUDENS-086	Stamford Road Substation Adjacent To 130 Stamford Road	Not permitted	DISSML	Enclosed land with sub station and mature trees with private garden to north east adjacent to railway line.
H-AUDENS-087	Premier Suite and Lounge, 40 Corporation Road	Not permitted	DIS	Public house with function suite with ancillary car park to rear.
H-AUDENS-088	Side And Rear Garden Of 3 Oak Walk	Not permitted	DISSML	Private garden bound by railway line to north west.
H-AUDENS-089	Side Garden Of 98 Stamford Road	Not permitted	DISSML	Private side garden adjacent to amenity space.
H-AUDENS-090	Amenity area adjacent to 37 Leech Brook Avenue	Not permitted	DISGS	Amenity space with play area adjacent to houses.
H-AUDENS-091	Cadet Hall, End Of Hazel Street	Not permitted	DISSML	Halls and ancillary parking area in community use adjacent to houses and green corridor.
H-AUDENS-092	Block Of 27 Garages, Peel Street	Not permitted	DISSML	Narrow, linear parking area.
H-AUDENS-093	Side Garden Of 7 Westfield Grove	Not permitted	DISSML	Private side garden with trees.
H-AUDENS-094	Car Parking Area To Side Of 5 St Hildas View	Not permitted	DISSML	Area of hardstanding used for informal resident car parking.
H-AUDENS-095	Grassed area at junction of Hopkinson Avenue and Elizabeth Avenue	Not permitted	DISGS	Grass amenity space within 'Radburn style' housing layout.
H-AUDENS-096	Garage Plot At End Of Elizabeth Avenue	Not permitted	DISSML	Narrow residential parking area adjacent to houses.
H-AUDENS-097	Old Pack Horse Public House, 234 Stamford Road	Not permitted	DISSML	Detached public house and ancillary car park.
H-AUDENS-098	Pilkingtons Tiles, junction of Stamford Road and 1 Denton Road	Not permitted	DIS	Building in retail use with ancillary car park
H-AUDENS-099	Substation, Adjacent To 1 Stamford Road	Not permitted	DISSML	Electricity sub station.
H-AUDENS-100	Land Adjacent To 8 Stamford Road	Not permitted	DISSML	Private garden.
H-AUDENS-101	Tyre Master yard and works, 16 Stamford Road	Not permitted	DISSML	Works and yard.
H-AUDENS-102	Waste Land To Rear Of 81-95 Denton Road	Not permitted	DISSML	Informal parking area to rear of commercial businesses and houses.
H-AUDENS-103	Waste Land To Rear Of 97-111 Denton Road	Not permitted	DISSML	Informal parking area and land to rear of houses.
H-AUDENS-104	Block Of Garages And Forecourts To East Of 1-6 Barnwell Close	Not permitted	DISSML	Formal resident parking area adjacent to houses.
H-AUDENS-105	Rear Gardens Of 78-80 Denton Road	Not permitted	DISSML	Private rear gardens.
H-AUDENS-106	Private Garage Site And Car Park For Rochford House, Denton Road	Not permitted	DISSML	Area of hardstanding with garages.
H-AUDENS-107	Land to the rear of 152-166 Audenshaw Road	Not permitted	DIS	Green site with sheds and greenhouses, bounded by residential properties on Audenshaw Road and railway line to north.
H-AUDENS-108	Land On The Corner Of Ash Street And Sidmouth Street	Not permitted	DISSML	Garage site and vacant land with mature trees.
H-AUDENS-109	Arrow Trading Estate, Corporation Road	Not permitted	DIS	Established employment area.
H-AUDENS-112	49A Denton Road	Not permitted	DISSML	Car repair garage and end of terrace residential property.
H-AUDENS-113	251 To 255 Ashton Road	Not permitted	DISSML	Three residential terraced properties used as offices by adjoining works.
H-AUDENS-114	The Bungalow 29 Audenshaw Hall Grove Audenshaw	Not permitted	DISSML	Private side garden.
H-AUDENS-122	Land rear of garage site Spring Bank Avenue	Not permitted	DISSML	Garage site located to rear of houses
H-DENSTH-006	Cricket club car park off Kendal Avenue	Not permitted	DIS	Mix of hardstanding and grass associated with adjacent cricket club.
H-DENSTH-007	Land rear of 1-17 Mancunian Road off Tatton Road	Not permitted	DIS	Mix of hardstanding and grassed space to rear of houses.
H-DENSTH-008	Land adjacent to Bay Horse, 142 Haughton Green Road	Not permitted	DIS	Ancillary car park and beer garden to public house.
H-DENSTH-009	Land On Corner Of Carrgate Road/ Manor Road	Not permitted	DISSML	Grass verge adjacent to houses.
H-DENSTH-010	Land To Rear Of 1-11 Manor Road	Not permitted	DISGS	Grass amenity space with steep gradient enclosed by houses.
H-DENSTH-012	Fletchers Arms Public House, 445 Stockport Road	Not permitted	DIS	Public house with ancillary car park.
H-DENSTH-013	2 Wakeling Road	Not permitted	DIS	Rear garden.
H-DENSTH-014	Land Between 54 To 56 Denbigh Road	Not permitted	DISSML	Grass verge with trees between houses.
H-DENSTH-015	Car Park Area Adjacent To 45-49 Yew Tree Road	Not permitted	DISSML	Grass verge and are of hardstanding used as informal residents parking area adjacent to houses.
H-DENSTH-016	Land To The Side Of 47 Gainsborough Walk	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.

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H-DENSTH-017	Land To The Side Of 2 Essington Walk	Not permitted	DISSML	Grass verge adjacent to houses.
H-DENSTH-018	Land To The Side Of 1 Stapleford Walk	Not permitted	DISSML	Grass verge adjacent to road junction and terrace.
H-DENSTH-019	Land Opposite 1 To 3 Wollaton Walk	Not permitted	DISSML	Grass amenity space located within 'Radburn style' housing layout.
H-DENSTH-020	Land To Front Of 29-35 & 14-28 Foxdenton Walk	Not permitted	DISSML	Grass verge within 'Radburn style' residential layout adjacent to houses.
H-DENSTH-021	Land to the front of Standish Walk	Not permitted	DISGS	Grassed amenity space adjacent to houses.
H-DENSTH-023	Land to rear 41-59 Mill Lane and 2-14 Tarran Grove	Not permitted	DISGS	Natural space in valley with limited access to east of former Two Trees School and adjacent to houses.
H-DENSTH-024	Land adj. to 12-22 Reid Close	Not permitted	DIS	School playing fields.
H-DENSTH-030	Former Garage Site Rear Of 169-183 Manor Road	Not permitted	DISSML	Vacant site between houses adjacent to natural space.
H-DENSTH-032	4 Wynne Grove, Denton, M34 6FU	Permitted	DISSML	Residential garden and adjacent garage.
H-DENTNE-008	3-5 Queen Street	Not permitted	DISSML	Building in commercial use.
H-DENTNE-016	Land Between 41-43 Lake Road	Not permitted	DISSML	Private gardens between houses.
H-DENTNE-023	Land Adjacent To 26 Linksfield	Not permitted	DISSML	Area of natural space/ countryside adjacent to houses.
H-DENTNE-024	Land Between 29 & 30 Linksfield	Not permitted	DISSML	Vacant grass space enclosed by housing with no vehicular access.
H-DENTNE-025	Land Between 32 & 34 Sandbrook Way	Not permitted	DISSML	Grass verge with substation adjacent to footpath and houses.
H-DENTNE-026	Thornleys Road, Denton, M34 3DS	Not permitted	DIS	Small employment site consisting of industrial/commercial units and yard area.
H-DENTNE-027	Land Adjacent To 76 Bromsgrove Lane	Not permitted	DISSML	Private communal garden with double garage.
H-DENTNE-029	Land At The End Of Valley Grove	Not permitted	DISSML	Grass verges with mature trees and footpaths adjacent to houses and area of natural space/ countryside.
H-DENTNE-030	Veteran's Pavilion 22 Market Street	Not permitted	DISSML	Pavilion and surrounding land.
H-DENTNE-031	Land adjacent to Capesthorne Walk	Not permitted	DISGS	Grass amenity space divided in two halves by band of trees.
H-DENTNE-033	Turner Street	Not permitted	DIS	Employment site with industrial units and car park
H-DENTNE-034	Palatine Street Denton	Not permitted	DIS	Employment site
H-DENTNE-044	51-55 Stockport Road, Denton, M34 6DB	Not permitted	DIS	Vacant listed early 19th century house last in use as offices.
H-DENTNE-049	3 Market Street, Denton, M34 2JL	Permitted	DISSML	First floor office in Denton Town Centre
H-DENTNE-054	Gardeners Arms PH, 17 Stockport Road, Denton, M34 6DB	Permitted	DISSML	Public house located within Denton town centre.
H-DENWST-001	Land adjacent 18 Hillview Road	Not permitted	DISGS	Rectangular piece of grass amenity space adjacent to road junction and houses.
H-DENWST-007	Land Between 17-18 Coppice Walk	Not permitted	DISSML	Gateway between houses into amenity space.
H-DENWST-008	9 Pearl Street	Not permitted	DIS	Site in employment uses.
H-DENWST-009	Granada Fields/ Windsor Park land to rear Anson Road/Windsor Road	Not permitted	DISGS	Area of outdoor sports and recreation including stables, and fishing ponds enclosed by housing.
H-DENWST-010	Land to south of Greswell Primary School off Auburn Road and Ruskin Avenue	Not permitted	DISGS	Grass amenity space located to south west of Greswell Primary School adjacent to housing and community centre.
H-DENWST-011	Land Adjacent To Holy Trinity Roman Catholic Church Luxor Grove Denton	Not permitted	DIS	House and garden.
H-DENWST-012	Horses Fields, Fairview Road	Not permitted	DISGS	Area of natural space used for horse grazing. North half of site is not publically accessible.
H-DENWST-013	The Dane Bank Hotel, Windmill Lane	Not permitted	DIS	Public house ancillary car park and rear beer garden.
H-DENWST-014	Land To The Side Of 61 Millbrook Avenue	Not permitted	DISSML	Area of natural space/ countryside adjacent to houses.
H-DENWST-015	Acres Inn, 120 Acres Lane	Not permitted	DIS	Public house ancillary car park and wooded area to rear of houses.
H-DENWST-018	173 Thornley Lane South Denton	Not permitted	DISSML	Existing semi-detached house.
H-DROEST-001	Adjoining Cinderland Hall Farm At Lumb Lane Droylsden	Not permitted	DISGB	Green Belt site comprising fields and pond to the east of Cinderland Hall/north of Lumb Lane.

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H-DROEST-003	Littlemoss Business Park Lumb Lane Droylsden	Not permitted	DIS	Business park adjacent to residential dwellings.
H-DROEST-005	Land Off Fairfield Road Droylsden (Former Adams Kitchens)	Not permitted	DIS	Employment site, located within an established employment area adjacent to the Manchester - Ashton Canal.
H-DROEST-006	Buckley Hill Farm Cross Lane Littlemoss	Not permitted	DISGB	Green Belt site comprising Buckley Farm and fields bound by Lumn Lane to north, M60 to west and railway line to south.
H-DROEST-007	Land At Junction Of Lowerbank/ Sandbrook Way	Not permitted	DISSML	Grass verge with mature trees adjacent to road junction and houses.
H-DROEST-014	296 Edge Lane and 429-431 Manchester Road	Not permitted	DISSML	Vacant multi-storey building.
H-DROEST-016	Land Adjoining Scout Hall Ellen Street	Not permitted	DISSML	Enclosed vacant land to the side of Scout Hut.
H-DROEST-017	Garage premises at 178 Moorside Street	Not permitted	DISSML	Vehicle repair garage and yard area.
H-DROEST-021	14 Market Street	Not permitted	DISSML	Building with retail on ground floor and apartments above.
H-DROEST-023	Land to the rear of 23-25 Gorsefields	Not permitted	DIS	Part open public amenity space and private rear gardens.
H-DROEST-024	59 Market Street	Not permitted	DISSML	End terraced property in use as hot food take-a-way.
H-DROEST-027	Land Adjacent To 250 Fairfield Road	Not permitted	DIS	Green space adjacent to residential dwellings.
H-DROEST-029	Telephone Exchange Peel Street	Not permitted	DIS	Two storey telephone exchange building and surrounding land.
H-DROEST-030	81-83 Market Street	Not permitted	DISSML	Former bank in multiple use.
H-DROEST-032	Land at junction of Edge Lane and St Andrews Avenue	Not permitted	DISGS	Part park/ formal garden and car repair garage and yard.
H-DROEST-036	Scout Hut, Ellen Street	Not permitted	DIS	Scout Hall and land to the rear.
H-DROEST-037	Droylsden Working Men's Club, Lloyd Street	Not permitted	DIS	Social club and ancillary car park.
H-DROEST-039	Garage Plot Herbert Street	Not permitted	DISSML	Enclosed garage plot associated with allotment site.
H-DROEST-040	Gardens And Garages To Rear 293-297 Manchester Road	Not permitted	DISSML	Private rear garden enclosed by houses with limited vehicular access.
H-DROEST-041	Land At The End Of Lumb Lane/ Rear Of Hollybank	Not permitted	DISGS	Green corridor to south of railway line and north of houses.
H-DROEST-042	Land at the end of Park Street	Not permitted	DISGS	Triangular area of land off Park Street/ Marlborough Grove forming part of green corridor.
H-DROEST-043	Land To The Rear Of The Bush Inn, Moorside Street	Not permitted	DIS	Land to the rear of public house enclosed by housing.
H-DROEST-047	Nook View Farm, Lumb Lane	Not permitted	DISSML	Former Ministry of Defence site located within the Green Belt.
H-DROEST-050	Moorside Street, Droylsden	Permitted	DIS	Property with commercial use to ground floor and flat above
H-DROEST-052	Droylsden Marina/Commercial	Not permitted	DIS	Land to east of Droylsden Marina.
H-DROWST-001	Land On The Corner Of Lancaster Avenue/ Sunnyside Road/ York Road	Not permitted	DISSML	Play area adjacent to houses.
H-DROWST-003	Land At Suffolk Avenue	Not permitted	DISGS	Grass amenity space with mature trees.
H-DROWST-004	Land To The Rear Of 392-400 Greenside Lane	Not permitted	DISGB	Part Green Belt site part garages to the rear of 392-400 Greenside Lane
H-DROWST-005	119 Greenside Lane	Not permitted	DISSML	Vehicular repair garage and yard.
H-DROWST-006	Land To The Rear Of 1-13 Taylor Street	Not permitted	DIS	Site enclosed by housing with limited vehicular access.
H-DROWST-007	Land To The Rear Of 356-374 Edge Lane	Not permitted	DISSML	Rear gardens.
H-DROWST-008	96 Lewis Road	Not permitted	DIS	Car park to Droylsden Community and Sports Centre
H-DROWST-009	Land At Shakespeare Crescent	Not permitted	DISGS	Crescent shaped grass amenity space adjacent to houses.
H-DROWST-013	Land Between 59-69 Springfield Road	Not permitted	DISSML	Grass verge with mature trees between houses.
H-DROWST-014	Land At Surrey Avenue	Not permitted	DISSML	Rectangular grass amenity space adjacent to houses.
H-DROWST-015	Land At Norfolk Avenue	Not permitted	DISGS	Rectangular grass amenity space adjacent to flats.
H-DROWST-016	Land Opposite 2-10 Water Lane	Not permitted	DIS	Green space adjacent to houses.
H-DROWST-017	Land To The Side Of 58 Cambridge Road	Not permitted	DISSML	Enclosed area of hardstanding adjacent to apartment block with no vehicular access.

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H-DROWST-018	Land To Side Of 36 Cambridge Road	Not permitted	DISSML	Enclosed area of hardstanding adjacent to apartment block with no vehicular access.
H-DROWST-021	Pig On The Wall Public House, Greenside Lane	Not permitted	DIS	Public house, ancillary car park and surrounding land.
H-DROWST-030	Land Off Ash Road	Not permitted	DISGS	Former landfill site, now area of natural space with groups of trees and a network of footpaths.
H-DUKINF-001	Woodmet Globe Lane Dukinfield	Not permitted	DIS	Employment site, located within an established employment area.
H-DUKINF-002	Chartrange Wharf Street	Not permitted	DIS	Waste transfer station located within an established employment area.
H-DUKINF-004	Garage Site Adjacent 39-49 Church Street Highfield Street Junction	Not permitted	DISSML	Garage site with hard standing used for informal parking.
H-DUKINF-005	Astley Street Chapelfield Works	Not permitted	DISSML	Grass verge with mature trees adjacent to works buildings and houses.
H-DUKINF-006	Rear of 1-3 Hall Green Road	Not permitted	DIS	Vacant green space.
H-DUKINF-007	Land And Buildings Including Works, Garage And Tame Valley Hotel PH, Park Road	Not permitted	DIS	Existing established employment area.
H-DUKINF-008	Land To Side Of 58 Old Road	Not permitted	DISSML	Enclosed electricity sub-station.
H-DUKINF-009	Land Adjacent To 2-6 Smith Street	Not permitted	DISSML	Grass verge with mature trees adjacent to houses.
H-DUKINF-010	Junction Of Astley Street And Smith Street adjacent Astley Arms	Not permitted	DISSML	Private garden.
H-DUKINF-011	Garage site Tower Street opposite Bates Street including grassed area	Not permitted	DISSML	Garage site adjacent road junction.
H-DUKINF-012	Town Lane Junction Parking Close	Not permitted	DISSML	Grass verge adjacent to junction.
H-DUKINF-013	Garage Site at junction of Price Street and Pickford Lane	Not permitted	DISSML	Garage site with electricity sub station.
H-DUKINF-014	Victoria Street Junction Jeffreys Drive	Not permitted	DISSML	Grass verge with tree adjacent to junction and houses.
H-DUKINF-015	325-327 Birch Lane	Not permitted	DIS	Gardens belonging to a pair of houses.
H-DUKINF-016	Works Unit Lower Alma Street	Not permitted	DIS	Employment site containing industrial units and yard.
H-DUKINF-021	2-4 King Street	Not permitted	DISSML	End terraced property.
H-DUKINF-026	Albert Works Crescent Road	Not permitted	DISSML	Late 19th century office building associated with the Grade II Crescent Road Mills.
H-DUKINF-028	252 Astley Street Dukinfield	Not permitted	DISSML	Existing detached house with garden, with Peak Forest Canal to rear of property.
H-DUKINF-031	Land At Former Snipe Inn Birch Lane Dukinfield	Not permitted	DISSML	Enclosed land to rear of houses associated with former public house.
H-DUKINF-039	Land at Ralphs Lane	Not permitted	DIS	Land with group Tree preservation order and individual tree preservations orders and Ralphs Lane including site of No.1 Ralphs Lane
H-DUKINF-041	1-3 Wharf Street, Dukinfield, SK16 4JF	Permitted	DISSML	Existing house
H-DUKINF-049	Globe Lane, Dukinfield	Not permitted	DISBLR	Industrial estate
H-DUKSTB-001	Industrial Unit And Land At Park Road Stalybridge	Not permitted	DIS	Site located an established employment area partly in the Flood Zone.
H-DUKSTB-003	Site Opposite 2 Water Grove Road	Not permitted	DISGS	Amenity space adjacent to houses.
H-DUKSTB-004	Broadbent Fold Farm, Range Road	Not permitted	DIS	Working Farm.
H-DUKSTB-005	Land Adjacent To 50 Tennyson Avenue	Not permitted	DIS	Open space with several footpaths within residential area.
H-DUKSTB-006	Land To Side Of 38 Mayfair Close	Not permitted	DISSML	Private garden.
H-DUKSTB-007	Garage Site Between 42-44 Lord Street	Not permitted	DISSML	Access and informal parking area associated with Stalybridge and Dukinfield Bowling Club.
H-DUKSTB-008	Land To The Side Of 3 Liston Street	Not permitted	DISSML	Narrow parking area/ gardens to rear of houses.
H-DUKSTB-009	The Vicarage, Cheetham Hill Road	Not permitted	DISSML	Private garden.
H-DUKSTB-010	23 Cheetham Hill Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
H-DUKSTB-011	Land To The Side Of 80 Robinson Street	Not permitted	DISSML	Part naturalised vacant land part area of hardstanding used for informal parking adjacent to houses and employment site.
H-DUKSTB-012	Land To The Side Of 92 Robinson Street	Not permitted	DISSML	Garage site between terrace houses and adjacent to employment site.

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H-DUKSTB-014	Garage Site To Side Of 15 Pine Road	Not permitted	DISSML	Garage site adjacent to houses.
H-DUKSTB-015	Garage Site To Side Of 17 Lime Grove	Not permitted	DISSML	Garage site adjacent to houses.
H-DUKSTB-016	Holy Trinity School High Street	Not permitted	DIS	Private school and grounds.
H-DUKSTB-017	Labour Club And Car Park, Acres Lane	Not permitted	DIS	Club currently in use and would be likely to require replacement club building.
H-DUKSTB-019	Bower Motors Acres Lane	Not permitted	DIS	Car sales showroom.
H-DUKSTB-021	Land Adjacent To The Old Hunters Tavern PH, 51-53 Acres Lane	Not permitted	DISSML	Ancillary car park to public house.
H-DUKSTB-026	Land Between 6-7 Dain Close	Not permitted	DISSML	Vacant land with steep gradient adjacent to houses.
H-DUKSTB-028	Side Garden Adjacent 228 Yew Tree Lane	Not permitted	DISSML	Private side garden
H-DUKSTB-046	Land At Unitarian Church Richmond Close Stalybridge	Not permitted	DISSML	Sloping green site with trees adjacent to house.
H-DUKSTB-049	44 Grosvenor Street	Not permitted	DISSML	Commercial unit located within Stalybridge town centre.
H-DUKSTB-068	Cheethams Mill and Cheetham Park, Park Street, Stalybridge	Not permitted	DIS	Mill complex and northern section of Cheetham Park.
H-HURST-001	Land To The Side Of 74 Bristol Avenue	Not permitted	DISSML	Private side garden adjacent to houses and green corridor.
H-HURST-003	Gardens at the end of Worcester Close.	Not permitted	DISSML	Private front and side gardens.
H-HURST-004	Land Rear Of Oak Grove/Connery Crescent	Not permitted	DIS	Site tightly enclosed by housing with no vehicular access.
H-HURST-005	Land Between 200 And 202 Smallshaw Lane	Not permitted	DISSML	Hardstanding used as informal parking area for adjacent amenity space.
H-HURST-006	Land Between 22 And 24 Sycamore Crescent	Not permitted	DISSML	Enclosed vacant land/ hardstanding between houses with footpath adjacent to northern boundary.
H-HURST-007	Plot To The Side Of 133 Kings Road	Not permitted	DISSML	Vacant land between houses providing access to rear gardens.
H-HURST-008	Plot Between 151 And 153 Kings Road	Not permitted	DISSML	Small overgrown area of green space adjacent to house. Potential issues with privacy distances.
H-HURST-009	Land to the rear of Hampson Road and Crossley Close	Not permitted	DIS	Area of overgrown land tightly enclosed by housing with no vehicular access.
H-HURST-010	Front Gardens Of 439 Kings Road To 15 Gorse Lane	Not permitted	DISSML	Private garden.
H-HURST-013	Land To Rear Of Ashbourne Drive/North Side Of High Peak	Not permitted	DISSML	Vacant land tightly enclosed by rear of houses with no vehicular access.
H-HURST-014	Land To Rear 56 To 72 Hazelhurst Road	Not permitted	DISGS	Area providing play equipment.
H-HURST-016	Garage Court On Hillside Crescent	Not permitted	DISSML	Enclosed storage garages.
H-HURST-017	Land On Marne Avenue	Not permitted	DISSML	Grass verge and informal resident parking area adjacent to houses.
H-HURST-018	Garage Plot At The End Of Marne Avenue	Not permitted	DISSML	Lock up garages & surrounding land adjacent to houses.
H-HURST-020	Land At The End Of/Adjacent To 12 Kingsley Close	Not permitted	DISSML	Elevated grass verge with footpath linking Kingsley Close and Mossley Road.
H-HURST-022	Former Hartshead High School Green Belt	Not permitted	DISGB	Green Belt site used as golf course located to north west of former Hartshead School.
H-HURST-023	Garden Land At Rear Of 376 Kings Road	Not permitted	DISSML	Private rear garden.
H-HURST-026	Garden Adjacent To 13 Norman Road	Not permitted	DISSML	Private side garden.
H-HURST-027	Site Of Hurst Methodist Junior School Lees Road Ashton	Not permitted	DIS	Former School site with extant permission for D1 and D2 uses.
H-HURST-030	Garden Adjacent To The Cottage Old Road	Not permitted	DISSML	Private garden.
H-HURST-035	Land To North Of St Albans Avenue	Not permitted	DISGB	Green Belt site comprising open area of land bound by Holden Clough SBI located to north of St Albans Avenue.
H-HURST-036	Land To East Of Lees Road And To The North Of Lily Lanes	Not permitted	DISGB	Green belt site comprising fields and hedgerows to the east of Lees Road and north of St. Damien's Science College.
H-HURST-040	146 Old Road, Ashton-under-Lyne, OL6 9DA	Permitted	DISSML	Garage site within garden of 146 Old Road.
H-HURST-042	Hartshead Green Boarding Kennels, Lily Lanes, Ashton-under-Lyne, OL6 9AE	Permitted	DISSML	Site located to rear of Hartshead Green Farm incorporating kennels buildings.
H-HURST-046	70 Green Lane, Ashton-under-Lyne, OL6 8TE	Permitted	DISSML	Garage within garden of residential dwelling
H-HYDGOD-001	Godley Reservoir, Hyde, SK14 3BX	Not permitted	DISGS	Protected green space to north east of cricket ground.

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H-HYDGOD-002	Godley Reservoir, Hyde, SK14 3SA	Not permitted	DISGS	Grassed amenity space between reservoir and A57.
H-HYDGOD-003	Godley Reservoir, Hyde, SK14 3BU	Not permitted	DISGS	Large, open area of protected green space adjacent to reservoir
H-HYDGOD-004	Land On North Side Of Mottram Road Between Longlands House & Westwood	Not permitted	DISGB	Site with TPO's partially located within the Green Belt and SBI. Poor access, with steep drop from Mottram Road.
H-HYDGOD-005	Land At Green Lane Hyde	Not permitted	DISGB	Green Belt site bound by dismantled rail track/cycle path to the north & protected green space, group TPO & Werneth Brook SBI to west/south.
H-HYDGOD-006	Land Junction Calland Avenue And Leech Street	Not permitted	DISSML	Sloping land with trees/TPO areas adjoining Godley Brook with northern end of site within flood zone.
H-HYDGOD-007	Land to the north of Longlands House and Westwood/ South of M60	Not permitted	DIS	Designated as E2(13) in UDP, in a wood with poor access.
H-HYDGOD-008	Amenity Space Adjacent To 20 Fountain Street	Not permitted	DISGS	Grass amenity space with perimeter trees and planting adjacent to houses.
H-HYDGOD-009	Church Car Park At Junction Of Peel Street And Stockport Road	Not permitted	DISSML	Informal car park for adjacent church.
H-HYDGOD-010	Strip of land rear of houses on Grange Road and adjacent to Cemetery	Not permitted	DISGS	Allotment site between the cemetery and residential dwellings.
H-HYDGOD-011	Land Adjacent To 2 The Grange	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent houses.
H-HYDGOD-012	Land Adjacent To 121 Grange Road South	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent houses.
H-HYDGOD-013	Garage Court At Grange Close Turning Head	Not permitted	DISSML	Garages and parking area adjacent to houses and area of natural space/ countryside.
H-HYDGOD-014	Wasteland Off Allen Avenue And Shaw Avenue	Not permitted	DISSML	Flat area of hardstanding between houses.
H-HYDGOD-015	Wasteland To The Side Of 81 Mottram Old Road	Not permitted	DISSML	Part of green corridor adjacent to Alder Community High School linking Mottram Old Road to Shaw Avenue.
H-HYDGOD-016	Land and building on Mansfield Road	Not permitted	DISSML	Area of enclosed hardstanding with works building and electric sub station.
H-HYDGOD-017	Vacant Land On Amelia Street	Not permitted	DISSML	Former garage site used for informal resident parking between terraced houses.
H-HYDGOD-018	Land On Junction Of Ridling Lane/ Nelson Street	Not permitted	DISSML	Grass amenity space within residential area.
H-HYDGOD-020	Land off Villiers Street	Not permitted	DISSML	Vacant land with mature trees enclosed by houses.
H-HYDGOD-023	Highbank Works Halton Street	Not permitted	DIS	Industrial/ office premises
H-HYDGOD-032	Oaklands House and bungalow	Not permitted	DIS	Green space surrounded by TPO trees to rear of Woodlands Park
H-HYDGOD-038	Crook Street, Hyde	Not permitted	DIS	Former site of Unitarian Methodist Church, now car park and car showroom and garage.
H-HYDGOD-059	Hyde Sports, 31 Clarendon Place, Hyde, SK14 2ND	Permitted	DISSML	Two three-storey terraced properties located within Hyde Town Centre. Ground floor of both properties is in commercial use with storage on first and second floors.
H-HYDGOD-066	Rainbow Corner Nursery Lumn Road	Not permitted	DISSML	Single storey building last used as a nursery
H-HYDGOD-073	51 Market Street, Hyde, SK14 2AB	Permitted	DISSML	Property located in Hyde Town Centre with commercial use on ground floor and office use above.
H-HYDGOD-075	33-35 Market Street, Hyde	Permitted	DISSML	Existing first and second floor office within Hyde town centre
H-HYDGOD-079	17-19 Market Street, Hyde, SK14 2AD	Permitted	DISSML	Property located in Hyde town centre and adjacent to Hyde bus station.
H-HYDGOD-080	7 Steeles Avenue, Hyde, SK14 2NU	Permitted	DISSML	Vacant site adjacent to terraced housing and vacant employment site.
H-HYDGOD-088	Union Street, Hyde	Not permitted	DISBLR	Former library building
H-HYDNEW-002	Plot to Southeast of Woodside Farm, North of M60	Not permitted	DISGB	Green Belt site comprising fields bound by a band of trees with narrow vehicular access.
H-HYDNEW-005	Newton Business Park Talbot Road	Not permitted	DIS	Established Employment Area
H-HYDNEW-009	Works Site On Johnsonbrook Road	Not permitted	DIS	Occupied employment site including large works building and car park.
H-HYDNEW-010	Land On The Junction Of Nicholson Street/ Plain Pit Lane/ Dukinfield Road	Not permitted	DIS	Amenity space with limited access arrangements.
H-HYDNEW-011	Garden of 12-30 Lindale, Dukinfield Road	Not permitted	DISSML	Enclosed garden area associated with apartments with no access from Dukinfield Road.

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H-HYDNEW-013	Car Park Adjacent 88 Newton Hall Road	Not permitted	DISSML	Informal resident parking area adjacent to houses.
H-HYDNEW-014	Land on junction of land on Milton Street and Old Road	Not permitted	DIS	School car parking and green space.
H-HYDNEW-015	Amenity Space To The Rear Of Cunliffe Street/ Dukinfield Road	Not permitted	DIS	Area of open space adjacent to housing.
H-HYDNEW-016	Plot Between 37 And 39 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-017	Plot Between 71 And 73 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-018	Plot Between 91 And 93 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.
H-HYDNEW-019	Rear Gardens Of Houses At 106-112 Lodge Lane	Not permitted	DISSML	Private rear gardens with no vehicular access.
H-HYDNEW-021	Vacant land adjacent To Victoria Street Railway Bridge	Not permitted	DISSML	Vacant land used as informal parking area.
H-HYDNEW-022	Narrow Strip Of Land Between Commercial Street And Newman Street	Not permitted	DIS	Steep well treed embankment adjacent to residential dwellings.
H-HYDNEW-023	Church Car Park On St Pauls Street	Not permitted	DIS	Unmarked rectangular area of hardstanding used as Church car park. Adjacent to houses.
H-HYDNEW-024	Pavilion And Car Park Adjacent 125 Victoria Street	Not permitted	DISGS	Area of outdoor sports and recreation includes site of pavilion and unmade car park.
H-HYDNEW-026	Corner Plot Adjacent To 16 Charlton Avenue	Not permitted	DISSML	Grass verge with mature trees.
H-HYDNEW-027	Open Amenity Space Adjacent To 9 Everest Road	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent to houses.
H-HYDNEW-028	Land Between Barnfield Road And Ash Tree Road	Not permitted	DISSML	Grass verge with mature trees and footpath with steep gradient adjacent to houses.
H-HYDNEW-029	Garage Plot Adjacent 64 Ash Tree Road	Not permitted	DISSML	Lock up garages adjacent to houses.
H-HYDNEW-030	Bay Horse Public House And Car Park Junction Of Talbot Road And Victoria Street	Not permitted	DIS	Site redeveloped for commercial use.
H-HYDNEW-031	Vacant Land Between 290-292 Victoria Street And Watkin Street	Not permitted	DISSML	Vacant land between terraced houses with unmade path.
H-HYDNEW-032	Public Amenity Space To Rear Of 1-25 Glyden Close	Not permitted	DISGS	Grass amenity space with play area and footpaths adjacent to houses.
H-HYDNEW-033	Strip Of Public Amenity Space Between Darwin Street And Greenside View	Not permitted	DISGS	Grass amenity space with band of trees adjacent to houses.
H-HYDNEW-035	Land adjacent 20 Leigh Fold	Not permitted	DIS	Small area of green space containing trees.
H-HYDNEW-036	Garage Plot On Sunningdale Court	Not permitted	DISSML	Lock up garages adjacent to houses.
H-HYDNEW-037	Garage Site Adjacent 2 Hall Bottom Street	Not permitted	DISSML	Garages and rear gardens.
H-HYDNEW-038	Garage Court On Junction Of Dow Street And Pimlott Grove	Not permitted	DISSML	Garages and parking on corner plot.
H-HYDNEW-039	Land Off Matley Lane Hyde	Not permitted	DISGB	Green Belt site containing field located to south of Matley Lane.
H-HYDNEW-041	Garden Land Adjoining 166 Victoria Street	Not permitted	DISSML	Private side garden.
H-HYDNEW-042	Car Park On Thorpe Hall Grove	Not permitted	DISSML	Part informal parking area and part private rear garden.
H-HYDNEW-044	Land At Talbot Road To Rear Of 305 Victoria Street	Not permitted	DISSML	Narrow vacant green site with trees to rear of 305 Victoria Street.
H-HYDNEW-048	Land Adjacent 148 Bennett Street	Not permitted	DISSML	Private side garden.
H-HYDNEW-049	Land Bounded By 3 Ash Tree Road And Barnfield Road	Not permitted	DISSML	Private side garden.
H-HYDNEW-051	294 Victoria Street	Not permitted	DISSML	Mid terraced house.
H-HYDNEW-064	Dunkirk Farm Dunkirk Lane	Not permitted	DISSML	Vacant cottages and outbuildings
H-HYDNEW-085	Land at Throstle Bank Street	Not permitted	DISSML	Grass verge with trees.
H-HYDWER-001	Providence Mill Alexandra Street Hyde	Not permitted	DIS	Providence mill and adjacent works located within an established employment area adjacent to Peak Forest Canal.
H-HYDWER-004	Albert Road/Railway Street	Not permitted	DIS	Employment site containing vehicular repair garage and various works units.
H-HYDWER-005	Grassed Land Between Railway Street/ Rutherford Road	Not permitted	DIS	Open space in built up residential area.
H-HYDWER-007	Public Car Park Adjacent To 22 Chapel Street/ 20 Oldham Street	Not permitted	DISSML	Edge of town centre car park within high density residential area reliant on road parking.

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H-HYDWER-008	Public Car Park Adjacent To 7 Chapel Street/ Junction Oldham Street	Not permissioned	DIS	Edge of town centre car park.
H-HYDWER-009	Children's Nursery On Junction Of Perrin Street And Henry Street	Not permissioned	DISSML	Corner plot with modular nursery building and yard adjacent to terraced housing.
H-HYDWER-010	Land On Junction Of Edna Street And Oldham Street	Not permissioned	DISSML	Yard providing private parking/ storage.
H-HYDWER-013	Open Amenity Space Adjacent To Dale View	Not permissioned	DISGS	Grass amenity space in high density residential area.
H-HYDWER-014	Garage Plot North Of 44 New Ridd Rise	Not permissioned	DISSML	Garages and informal residential parking area adjacent to houses.
H-HYDWER-015	Industrial Works On Wych Fold	Not permissioned	DIS	Occupied industrial buildings and car park.
H-HYDWER-016	Garden Land Between 42 Slateacre Road And 52 Highcroft	Not permissioned	DISSML	Private side garden.
H-HYDWER-017	Garden To The Side Of 31 Slateacre Road	Not permissioned	DISSML	Private side garden with row of mature trees along boundary with Slateacre Road.
H-HYDWER-018	Land On Corner Of Rowbotham Street And Stockport Road	Not permissioned	DISSML	Private garden with mature tree.
H-HYDWER-019	Site Of Former Scout Hut Nether Street	Not permissioned	DIS	New Scout Hut. Located over two terraced flat levels. Some mature trees/ overgrown grassed areas.
H-HYDWER-020	Garage Court Between 10 And 28 King Edward Road	Not permissioned	DISSML	Garage court and area of hardstanding adjacent to houses and area of natural space/ countryside.
H-HYDWER-021	Garden to the side of 130 Mottram Old Road	Not permissioned	DIS	Garden with steep levels including trees and hedges.
H-HYDWER-022	Garden To The Side Of 35 Roack Street	Not permissioned	DISSML	Private side garden with detached garage.
H-HYDWER-023	Car Park Adjacent To Chapel Street And Oldham Street	Not permissioned	DISSML	Informal car parking area.
H-HYDWER-025	Apethorn Fold, 89-91 Apethorn Lane, Hyde, SK14 5DL	Permissioned	DISSML	Grade II* listed farm house and barn located within green belt.
H-HYDWER-028	Garden land adjacent 17 Church Avenue	Not permissioned	DISSML	Large garden area side and rear of no. 17 Church Avenue
H-HYDWER-036	Royal Bank of Scotland, 1 Corporation Street, Hyde	Permissioned	DISSML	First and second floor for large commercial building in Hyde Town Centre.
H-HYDWER-038	Lumn Farm Apple Street	Not permissioned	DISSML	House and garden located within the Green Belt.
H-HYDWER-043	89 Stockport Road, Gee Cross	Not permissioned	DISSML	Workshop to rear 85 Stockport Road.
H-HYDWER-044	The Coach House, Chapel Street, Hyde, SK14 1DN	Permissioned	DISSML	Vacant coach house and land formally attached to Charlotte House
H-HYDWER-045	Land Adjacent To 147 Stockport Road Hyde	Not permissioned	DISSML	Vacant site adjacent to No.147 Stockport Road/Treacle Brow.
H-HYDWER-061	Land At End Of Chapel Street	Not permissioned	DISSML	Parking area with TPO trees.
H-HYDWER-063	8 Perrin Street, Hyde, SK14 1LE	Permissioned	DISSML	Garage attached to house
H-HYDWER-065	Dowson Road, Hyde	Permissioned	DIS	Existing barber shop with first floor storage area
H-HYDWER-067	Land to the east of Stockport Road	Not permissioned	DIS	Area of green space
H-HYDWER-069	Holy Trinity Church Hall, 16A Higham Lane, Hyde, SK14 5LX	Permissioned	DISSML	Land within curtilage of church and church hall.
H-HYDWER-079	Grosvenor Road, Hyde	Not permissioned	DISBLR	Area of green space
H-LONGDE-001	Land To The North Of Hyde Road M67 Site	Not permissioned	DISGB	Green belt site containing fields located to the north of the M67.
H-LONGDE-002	Land At Marl Villa Mottram Road Hyde	Not permissioned	DISGB	Green Belt site containing fields and house located between Mottram Road and M67.
H-LONGDE-003	Land Adjacent To Cricket Ground, North side Of Spring Street, Hollingworth	Not permissioned	DISGB	Green Belt site comprising field to the east of Spring Lane north of Ingledene.
H-LONGDE-004	Lymefield Works Off Lower Market Street Broadbottom	Not permissioned	DIS	19th century mill building adjacent to River.
H-LONGDE-005	Land Next To 7 Roe Cross Green Mottram	Not permissioned	DISSML	Enclosed grass apace and garages at end of residential cul-de-sac.
H-LONGDE-006	Land To The Side Of 19 Wedneshough Green, Hollingworth	Not permissioned	DISSML	Private garden with mature trees.
H-LONGDE-007	Land To The Side Of 21 Wedneshough Green, Hollingworth	Not permissioned	DISSML	Private garden.
H-LONGDE-009	Gunn Inn PH, 2 Market Street, Hollingworth	Not permissioned	DISSML	Listed public house and ancillary car park.
H-LONGDE-010	Land At The Top Of Cannon Street, Hollingworth	Not permissioned	DISSML	Private garden.
H-LONGDE-011	Hollingworth Primary School, Market Street, Hollingworth	Not permissioned	DIS	Occupied school.

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H-LONGDE-012	22 Market Street, Hollingworth	Not permitted	DISSML	Building in commercial use.
H-LONGDE-015	Land Between 22-34 Market Street, Hollingworth	Not permitted	DISSML	Grass amenity space with trees and seating adjacent Market Street.
H-LONGDE-016	Next To Evergreen, Spring Street, Hollingworth	Not permitted	DIS	Grassed site with aqueduct.
H-LONGDE-017	9 Spring Street, Hollingworth	Not permitted	DISSML	Private side garden.
H-LONGDE-018	End of Abbey Grove, Mottram	Not permitted	DISGS	Grassed amenity space within 'Radburn style' housing layout.
H-LONGDE-019	Land To The Side And Rear Of 1 Abbey Grove, Mottram	Not permitted	DISSML	Parking area and grass verges tightly enclosed to rear of houses.
H-LONGDE-020	Land Adjacent To John Kennedy Garden/ John Kennedy Road	Not permitted	DISSML	Grassed area within 'Radburn style' housing layout.
H-LONGDE-021	Corner Of Ford Grove/ Atherton Avenue, Mottram	Not permitted	DISSML	Grassed area with trees within 'Radburn style' housing layout.
H-LONGDE-024	Next To Sub Station Atherton Grove Mottram	Not permitted	DISSML	Area of hardstanding within 'Radburn style' housing layout.
H-LONGDE-025	Land To The Side And Rear Of 10-24 Longdale Drive, Mottram	Not permitted	DIS	Narrow site adjacent to houses. Partly used to provide rear access and part rear gardens.
H-LONGDE-026	Land To The Rear Of 61-71 Longdale Drive, Mottram	Not permitted	DISSML	Vacant land tightly enclosed by houses.
H-LONGDE-028	Adjacent 18 Wood Street Hollingworth	Not permitted	DISSML	Land with trees above Longdendale aqueduct.
H-LONGDE-029	Corner Of Land Adjacent To 11 Broadbent Grove, Mottram	Not permitted	DISSML	Grass verge adjacent to houses.
H-LONGDE-030	Land In Front Of 12-26 Clough End Road, Mottram	Not permitted	DISSML	Grass amenity space adjacent to houses.
H-LONGDE-031	Corner Of Houses Adjacent 38 Clough End Road, Mottram	Not permitted	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.
H-LONGDE-032	Adjacent 6 Ball Walk, Mottram	Not permitted	DISSML	Area of hardstanding beneath power lines within 'Radburn style' housing layout.
H-LONGDE-034	Corner of Ball Walk and opposite 40 Clough End Road, Mottram	Not permitted	DISSML	Former housing site now grass amenity space within 'Radburn style' housing layout.
H-LONGDE-036	Triangular Piece Of Land Adjacent To 1 Webb Grove, Mottram	Not permitted	DISSML	Grass verge adjacent to houses.
H-LONGDE-037	Webb Grove Mottram	Not permitted	DISSML	Grass verges with trees within 'Radburn style' housing layout.
H-LONGDE-038	Land Adjacent To 58 Clough End Road, Mottram	Not permitted	DISSML	Grass verge with pylon.
H-LONGDE-039	Land To The North East Of 19 Wood Street, Hollingworth	Not permitted	DIS	Green space within residential area.
H-LONGDE-040	Corner Of Clough End Road And Bunkers Hill Road, Mottram	Not permitted	DISSML	Grass verge adjacent to road junction within 'Radburn style' housing layout.
H-LONGDE-041	Grassed Area Adjacent To 3-10 Bretland Gardens, Mottram	Not permitted	DISGS	Grass amenity space adjacent to houses.
H-LONGDE-042	Off Bretland Gardens, Mottram	Not permitted	DISSML	Former garage site now area of hardstanding used for informal resident parking to rear of houses.
H-LONGDE-044	Site Rear Of 1 And 3 Bowden Close, Mottram	Not permitted	DISSML	Former garage site now area of hardstanding to rear of houses in 'Radburn style' housing layout.
H-LONGDE-045	Corner Of Clough End Road And Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout adjacent to road junction.
H-LONGDE-046	Land Adjacent To 114-126 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-047	Land Adjacent To 104-112 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-048	Land Adjacent To 73-77 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-049	Land In Front Of Florence Way, Off Market Street, Hollingworth	Not permitted	DISSML	Car park and narrow strip of grass associated with adjacent apartments.
H-LONGDE-050	Land Adjacent And To The Rear Of 88 Valley Road, Mottram	Not permitted	DIS	Narrow green strip with TPO's in close proximity to houses.
H-LONGDE-051	Adjacent 30 Valley Road, Mottram	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.
H-LONGDE-052	Adjacent 35 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-053	Former Chapman Arms Public House, Stockport Road, Mottram	Not permitted	DIS	Nursery, car park and surrounding land.
H-LONGDE-054	Land And Garages To The Rear Of Colliers Close, Hattersley	Not permitted	DISSML	Hard surface parking and rear gardens tightly enclosed by housing.
H-LONGDE-055	Garage Site Between And To The Rear Of 9-11 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses and depot.

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H-LONGDE-056	Garage Site Between And To The Rear Of 27-29 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses.
H-LONGDE-057	Land To The Side And Rear Of 22-27 Springwell Gardens	Not permitted	DIS	Multiple parcels including green space adjacent to houses, area of hardstanding used for parking to the rear of houses and rear gardens.
H-LONGDE-058	Garage Site To The Rear Of 22-32 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses.
H-LONGDE-059	Land To The Rear Of Health Clinic, Market Street, Hollingworth	Not permitted	DISSML	Grass space with mature trees to rear of clinic.
H-LONGDE-061	Land Adjacent To 21-24 Phillip Way, Mottram	Not permitted	DISSML	Informal resident parking to rear of houses.
H-LONGDE-062	Land To The Rear Of 23-39 Beaufort Close, Mottram	Not permitted	DISSML	Informal resident parking in front of houses.
H-LONGDE-063	Land To The Rear Of 18-24 Sylvester Close, Mottram	Not permitted	DISSML	Formal resident parking in front of houses.
H-LONGDE-064	Land Adjacent To 59-69 Sylvester Close, Mottram	Not permitted	DISSML	Informal resident parking in front of houses.
H-LONGDE-065	Land Adjacent To 9 Worthington Close, Mottram	Not permitted	DISSML	Informal resident parking adjacent to houses.
H-LONGDE-066	St Barbabas Church, Halls And Vicarage, Hattersley Road East	Not permitted	DIS	Site occupied by church, vicarage and hall.
H-LONGDE-067	Land In Front Of Health Clinic, Market Street, Hollingworth	Not permitted	DISSML	Ancillary car park to clinic with belt of TPO trees. Associated with clinic.
H-LONGDE-068	Opposite Kingstone Arcade Day Nursery, Kenworthy Close	Not permitted	DIS	Occupied by children's centre.
H-LONGDE-070	Land To The Rear Of 6-64 Melandra Crescent, Mottram	Not permitted	DIS	Hard surfaced parking area to rear of houses.
H-LONGDE-071	Baptist Church, Melandra Crescent	Not permitted	DISSML	Church and enclosed green space.
H-LONGDE-072	Allotment Gardens To The Rear Of 10-26 Colburne Grove, Mottram	Not permitted	DISSML	Allotment gardens tightly enclosed by houses.
H-LONGDE-073	Land Between 47-49 Colburne Grove, Mottram	Not permitted	DISSML	Enclosed vacant land adjacent to houses.
H-LONGDE-074	Land In Front Of 63-83 Camborne Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-075	Land To The West Of Norclough Mottram Road	Not permitted	DISSML	Area of natural space between Mottram Road and houses.
H-LONGDE-076	Adjacent 28 Green Lane Hollingworth	Not permitted	DISSML	Vacant land between houses.
H-LONGDE-077	Land To The Rear Of 15-19 Dawlish Close, Mottram	Not permitted	DISSML	Informal parking to rear of houses.
H-LONGDE-078	Land To The Rear Of 9 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Grass verge with mature tree adjacent houses.
H-LONGDE-079	Land Between 5-6 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Narrow side garden in close proximity to houses, may have issues with privacy distances
H-LONGDE-080	Land Between 7-8 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Private side garden.
H-LONGDE-081	Land Between 6-7 Gorsey Intakes, Broadbottom	Not permitted	DIS	Garden with TPO trees.
H-LONGDE-082	Land To The East Of 8 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Private garden with trees.
H-LONGDE-083	Next To 15 Bank Street Broadbottom	Not permitted	DISSML	Garages between houses.
H-LONGDE-084	Next To 2 Bank Street Broadbottom	Not permitted	DISSML	Private enclosed side garden with mature trees.
H-LONGDE-085	Land At The Junction Of Temperance Street/ Bostock Road/ Old Street, Broadbottom	Not permitted	DISSML	Grass verge with trees adjacent to terrace houses.
H-LONGDE-086	Land Between The Vicarage And Brockwood House, Green Lane, Hollingworth	Not permitted	DISSML	Private gardens.
H-LONGDE-087	Land Between 13A And 15 Green Lane, Hollingworth	Not permitted	DISSML	Narrow grass verge enclosed by stone boundary walls adjacent to houses.
H-LONGDE-088	Land To The East Of 1 Old Street/ Rear Of 1-29 Old Street, Broadbottom	Not permitted	DIS	Garage site to rear of houses.
H-LONGDE-089	Land Between Olive Terrace And 17-31 Well Row, Broadbottom	Not permitted	DIS	Allotment type gardens in use and well maintained provide high amenity value

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H-LONGDE-090	Car Park Off Mill Brow, Broadbottom	Not permitted	DIS	Car park.
H-LONGDE-091	Land To The Rear Of 12-32 New Street, Broadbottom	Not permitted	DIS	Narrow grass site with steep gradient adjacent to houses and community centre.
H-LONGDE-092	Land At The Top Of Mill Brow (East Side), Broadbottom	Not permitted	DISSML	Grass embankment in close proximity to railway bridge.
H-LONGDE-093	Garage Site Adjacent To 12 Etherow Brow	Not permitted	DISSML	Garage site adjacent to terraced houses.
H-LONGDE-094	Community Centre, Lower Market Street, Broadbottom	Not permitted	DIS	Community Centre.
H-LONGDE-095	Land To The East Of The Etherow Centre, Mottram Road, Broadbottom	Not permitted	DIS	Riding centre manège.
H-LONGDE-096	Car Park Adjacent To Broadbottom Train Station, Off Mottram Road, Broadbottom	Not permitted	DIS	Car park adjacent to Broadbottom train station.
H-LONGDE-097	Etherow Centre, Mottram Road, Broadbottom	Not permitted	DIS	Building used by local community
H-LONGDE-098	Side Of 80 Green Lane Hollingworth	Not permitted	DISSML	Private side garden
H-LONGDE-099	Gardens Adjacent To 4-22 Moss Lane, Broadbottom	Not permitted	DIS	Gassed space with TPO trees enclosed by stone wall.
H-LONGDE-100	Corner Of Coombes View/ Moss Lane, Broadbottom	Not permitted	DISSML	Grass verge with trees and private communal garden area on the junction of Moss Lane and Coombes View.
H-LONGDE-101	End of Coombes View rear of houses on Moss Lane, Broadbottom	Not permitted	DISGS	Area of natural space/ countryside and vacant land to west of Moss Lane.
H-LONGDE-102	Land Between Woodlands And Copper Beaches, Moss Lane, Broadbottom	Not permitted	DIS	Side garden with TPO trees within a Site of Biological Importance.
H-LONGDE-103	Land To The Rear Of Etherow House And Briarfield, Moss Lane, Broadbottom	Not permitted	DIS	Rear gardens with no vehicular access from Moss Lane.
H-LONGDE-105	Land To The West Of St Mary Magdalene Church, Mottram Road, Broadbottom	Not permitted	DIS	Part of school site.
H-LONGDE-106	Garages Next To 35 Fields Crescent, Hollingworth	Not permitted	DISSML	Garage site between houses.
H-LONGDE-107	Land To The Rear Of 34-64 Mottram Road, Broadbottom	Not permitted	DIS	Numerous rear gardens with limited vehicular access.
H-LONGDE-108	Land To The Rear Of 1 Crescent Fold, Broadbottom	Not permitted	DIS	Rear garden with limited access.
H-LONGDE-110	Front Of 2-16 West End, Broadbottom	Not permitted	DIS	Gardens to properties at West End with limited access.
H-LONGDE-113	Land next to 10 Moorfield Street, Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-114	Long, Narrow Strip Of Land Between 9 Moorfield Street And 9 Buxton Terrace	Not permitted	DIS	Narrow strip of land with trees close to existing houses.
H-LONGDE-115	Land Between 156 And 174 Market Street, Hollingworth	Not permitted	DISSML	Grass verge with TPOs adjacent to houses.
H-LONGDE-116	Land On The Corner Of Market Street/ Printers Fold, Hollingworth	Not permitted	DISSML	Grass verge with mature trees.
H-LONGDE-117	Land Opposite 7-9 Rose Bank Close, Hollingworth	Not permitted	DISSML	Narrow grass verge with footpath adjacent to houses.
H-LONGDE-118	Land Adjacent To Four Seasons, Printers Fold, Hollingworth	Not permitted	DISSML	Private garden with TPOs.
H-LONGDE-119	Land Between 9 And 11 Printers Fold, Hollingworth	Not permitted	DISSML	Private gardens and sub station on land between houses.
H-LONGDE-120	End Of Printers Park	Not permitted	DISGB	Green Belt site off Printers Fold forms part of the Etherow Country Park.
H-LONGDE-121	End Of Ellison Close, Hollingworth	Not permitted	DIS	Grassed area with trees adjacent to residential properties.
H-LONGDE-122	Garden at Grove House Water Lane	Not permitted	DISSML	Site drops down to lower level – no access via Holly Bank – need to check from Water Lane.
H-LONGDE-123	Next To 8 King Street Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-124	Next To 5 King Street, Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
H-LONGDE-125	End Of Precinct Off Moorfield Terrace, Hollingworth	Not permitted	DISSML	Garage site adjacent to terraced houses.
H-LONGDE-126	Shops 96-106 Market Street Hollingworth	Not permitted	DISSML	Building in commercial use with ancillary parking area.

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H-LONGDE-127	End Of Gas Street, Hollingworth	Not permitted	DISSML	Long, narrow driveway/ garden. Long driveway/garden/garage
H-LONGDE-129	5 Highfield Gardens, Hollingworth	Not permitted	DISSML	Private side garden.
H-LONGDE-130	Land Behind 58-84 Taylor Street, Hollingworth	Not permitted	DIS	Narrow parcel of land with trees and water course with limited vehicular access adjacent to residential properties.
H-LONGDE-131	Garage Site And Land Next To 1 Arrowscroft Way/ 5 The Boulevard, Hollingworth	Not permitted	DISSML	Garage site tightly enclosed by houses.
H-LONGDE-132	Garage Site Adjacent To 56 The Boulevard, Hollingworth	Not permitted	DISSML	Garage site adjacent to houses.
H-LONGDE-133	Garage Site Next To 11 Wooley Close, Hollingworth	Not permitted	DISSML	Garage site with mature trees along boundary adjacent terraced houses.
H-LONGDE-134	Garage Site Next To 53 Church Road, Hollingworth	Not permitted	DISSML	Garage site enclosed by houses.
H-LONGDE-135	Corner Of Cross Street/ Taylor Street, Hollingworth	Not permitted	DISSML	Grass verge with TPO trees.
H-LONGDE-136	Glenbrook Back Moor, Mottram	Not permitted	DISSML	Large house and garden.
H-LONGDE-137	Land Behind 15-21 Back Moor, Mottram	Not permitted	DISSML	Private rear gardens with limited vehicular access.
H-LONGDE-138	Mottram Old Hall And Garden, Old Hall Lane, Mottram	Not permitted	DIS	Listed building and grounds with TPO trees
H-LONGDE-139	Land In Front Of 21 And 23 Hall Drive, Mottram	Not permitted	DISSML	Private gardens with TPO trees.
H-LONGDE-140	Land Between 5 And 6 Hall Close, Mottram	Not permitted	DISSML	Narrow private side garden with garage.
H-LONGDE-141	Land Between 9 And 11 Hall Drive, Mottram	Not permitted	DISSML	Private adjoining gardens with TPO trees.
H-LONGDE-142	Land Next To 8C Old Road, Mottram	Not permitted	DISSML	Triangular garden with mature trees.
H-LONGDE-143	Cobblestone Farm Higher Matley, Off Matley Lane	Not permitted	DISSML	Farm building.
H-LONGDE-144	Ashley Court 6 Cannon Street, Hollingworth	Not permitted	DISSML	Office block adjacent to Hollingworth Primary School.
H-LONGDE-146	Garden At 19 Sproutgreen, Mottram	Not permitted	DISSML	Private garden with TPO tree.
H-LONGDE-148	Land near Grove House, Water Lane, Hollingworth	Not permitted	DIS	Vacant land with trees
H-LONGDE-151	Nursing Home, 29 Old Road, Mottram	Not permitted	DIS	Large house in own grounds with TPO trees, currently nursing home
H-LONGDE-157	Land Behind 37 Roe Cross Green, Mottram	Not permitted	DISSML	Private rear garden.
H-LONGDE-158	31 Old Road, Mottram	Not permitted	DIS	House in own grounds with numerous TPO trees
H-LONGDE-161	Telephone Exchange Off Shaw Street, Mottram	Not permitted	DIS	Building and car park adjacent to houses.
H-LONGDE-162	Land to east side of Prospect House Mottram Moor, Mottram	Not permitted	DISSML	Private garden on east side of large house.
H-LONGDE-163	Land to west side of Prospect House Mottram Moor, Mottram	Not permitted	DISSML	Private garden to south west of large house.
H-LONGDE-164	Land To The Rear Of 2 Hyde Road Off The Croft, Mottram	Not permitted	DISSML	Vacant land between houses.
H-LONGDE-165	Land Opposite 3 Rushycroft, Mottram	Not permitted	DISSML	Grass verge with air shaft adjacent to houses.
H-LONGDE-166	Land Between 41 And 51 Stalybridge Road, Mottram	Not permitted	DISSML	Private garden with TPO trees.
H-LONGDE-167	57 Stalybridge Road, Mottram	Not permitted	DISSML	Private garden.
H-LONGDE-168	Narrow, Linear Strip Of Land On West Side Of Woodlands Close, Mottram	Not permitted	DISGS	Area of natural space open countryside.
H-LONGDE-169	Land To The Rear Of 20-31 Woodlands Close, Mottram	Not permitted	DISSML	Private rear gardens with no vehicular access.
H-LONGDE-170	Land In Front Of 26-38 Woodlands Close, Mottram	Not permitted	DISSML	Triangular grass verge adjacent to houses.
H-LONGDE-171	Land In Front Of 15-25 Woodlands Close, Mottram	Not permitted	DISSML	Triangular grass verge adjacent to houses.
H-LONGDE-172	Land And Garages Adjacent To 6-8 Woodlands Close, Mottram	Not permitted	DISSML	Parking area and garages adjacent to houses.
H-LONGDE-173	Land To The Rear Of 1-14 Home Farm Avenue, Mottram	Not permitted	DIS	Narrow site used for rear gardens enclosed by houses with limited vehicular access.

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H-LONGDE-174	Garage Site Adjacent To 22 Home Farm Avenue, Mottram	Not permitted	DISSML	Garages adjacent to houses.
H-LONGDE-175	Land In Front Of 230-262 Woodlands Grove, Off Broadbottom Road, Mottram	Not permitted	DIS	Long, narrow strip of land adjacent to houses used for parking.
H-LONGDE-176	Land Between 235 And Lodge, Broadbottom Road, Mottram	Not permitted	DISSML	Private garden with TPO trees.
H-LONGDE-177	Land To The West Of 19 Bucklow Close, Mottram	Not permitted	DISSML	Private sloping garden.
H-LONGDE-178	Land To The East Of 22 Bucklow Close, Mottram	Not permitted	DISSML	Private garden.
H-LONGDE-179	Side Gardens And Parking Area Between 9 And 10 Bucklow Close, Mottram	Not permitted	DISSML	Area of hardstanding used for informal parking between houses with private garden to west.
H-LONGDE-182	Land Adjacent To 48 Winslow Avenue, Mottram	Not permitted	DISSML	Part of much larger area of natural space/ countryside adjacent to houses.
H-LONGDE-183	Next To 173 Broadbottom Road, Mottram	Not permitted	DISSML	Private side garden.
H-LONGDE-184	Next To 105 Broadbottom Road, Mottram	Not permitted	DISSML	Private side garden.
H-LONGDE-186	Next To 26 Ashworth Lane, Mottram	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.
H-LONGDE-187	Day Grove, Mottram	Not permitted	DISSML	Turning head with informal resident parking and grass verge in 'Radburn style' housing layout.
H-LONGDE-188	Land Adjacent To 28-32 Gray Close, Mottram	Not permitted	DISSML	Grassed verge within 'Radburn style' housing layout.
H-LONGDE-189	Site rear of 4 and 6 Gray Close, Mottram	Not permitted	DISSML	Area of hardstanding used for informal resident parking to rear of houses.
H-LONGDE-190	In Front Of 63-79 Ashworth Lane, Mottram	Not permitted	DISSML	Grass verge between houses and highway.
H-LONGDE-191	Rear Of 8-20 Stringer Close, Mottram	Not permitted	DISSML	Parking area and grass verges to rear of houses.
H-LONGDE-192	Land Opposite 8-12 Chain Bar Way, Mottram	Not permitted	DISSML	Grassed area within 'Radburn style' housing layout.
H-LONGDE-193	Behind 12-26 Stringer Avenue, Mottram	Not permitted	DIS	Parking area for local residents to rear of houses.
H-LONGDE-194	Land In Front Of 1-8 Ford Way, Off Hyde Road, Mottram	Not permitted	DISSML	Grass verge between houses and the highway.
H-LONGDE-195	Hyde Road And John Kennedy Road Junction Mottram	Not permitted	DISSML	Grass amenity space adjacent to highway and terraced houses.
H-LONGDE-196	Petrol Station South Of Hyde Road Mottram	Not permitted	DIS	Petrol filling station and forecourt.
H-LONGDE-197	Petrol Station North Of Hyde Road Mottram	Not permitted	DIS	Petrol filling station and forecourt.
H-LONGDE-198	Car Park In Front Of 1-6 Costobadie Way	Not permitted	DISSML	Parking area and grass verges within 'Radburn style' housing layout.
H-LONGDE-199	98-104 John Kennedy Road, Mottram, Hyde, SK14 6PE	Not permitted	DIS	Shops and land to rear
H-LONGDE-200	Lowry Grove, Mottram	Not permitted	DIS	Grassed area adjacent to houses.
H-LONGDE-201	Land Between 7 And 9 Arundale Grove, Mottram	Not permitted	DISSML	Private gardens.
H-LONGDE-202	Front Of Arundale Grove, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
H-LONGDE-203	Rear Of 2-12 Arundale Close Mottram	Not permitted	DISSML	Grass verge and strip of hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.
H-LONGDE-204	Rear Of 8-12 Abbey Grove Mottram	Not permitted	DISSML	Grass verge and hardstanding used for informal resident parking to rear of houses in 'Radburn style' housing layout.
H-LONGDE-212	62 Ashworth Lane Mottram	Not permitted	DISSML	Private rear garden.
H-LONGDE-223	Parsonage Fields Farm, The Mudd, Littlemoor Road, Mottram, SK14 6JN	Permitted	DISSML	Land at Parsonage Fields Farm close to existing agricultural buildings
H-LONGDE-224	Manley Grove, Mottram, Hyde, SK14	Not permitted	DISGS	Disused playing pitch to rear of Longendale Recreational Centre
H-LONGDE-225	The Old Court House Market Place, Mottram,	Permitted	DISSML	Grade II listed former office building within conservation area
H-LONGDE-233	Chain Bar Lane, Hattersley, Hyde	Not permitted	DISBLR	Area of green space
H-MOSSLE-003	Stableford And Andrew Street Mossley	Not permitted	DISGB	Green Belt site at end of Andrew Street/Stableford comprising fields on a steep gradient, stables and ponds.

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H-MOSSLE-004	Brown Edge Service Reservoir, off Lane Head Road	Not permitted	DISGB	Green Belt site containing covered reservoir adjacent waste transfer station.
H-MOSSLE-005	Allotment Gardens Brunswick Street Mossley	Not permitted	DISGS	Allotment gardens in residential area.
H-MOSSLE-006	New Scout Mill Manchester Road Mossley	Not permitted	DIS	Established Employment Site adjacent to Manchester Road and railway line.
H-MOSSLE-008	Land to the west of Barngate Drive	Not permitted	DISGS	Part natural space/ countryside with steep gradient and part private stables and manège surrounded by trees.
H-MOSSLE-009	Weir Mill, Manchester Road	Not permitted	DIS	Former mill in mixed use located within the greenbelt.
H-MOSSLE-010	Bank Mill & Old Fire Station, Manchester Road (Roaches)	Not permitted	DIS	Employment site adjacent to Manchester Road and the Huddersfield Narrow Canal.
H-MOSSLE-013	11 Woodend View, Roughtown Road, Mossley	Permitted	DISSML	Grass embankment between Woodend View and the railway line.
H-MOSSLE-014	Garage Site To The Rear Of 18-28 Princess Close	Not permitted	DISSML	Garages enclosed by rear of houses.
H-MOSSLE-018	Rear Of 57-65 Staley Road	Not permitted	DISSML	Rear garages/ parking and gardens.
H-MOSSLE-022	Two Mills Lane, Mossley	Not permitted	DISSML	Vacant mill building & land adjoining River Tame.
H-MOSSLE-024	Pocket of land adjacent to Riverview Court and Shires View, Manchester Road	Permitted	DIS	Vacant site to the east of Manchester Road forming part of the Mossley Mills Development Opportunity Area.
H-MOSSLE-026	Garage Site Junction Of Brunswick Street Derby Street Mossley	Not permitted	DISSML	Corner garage site and private garden adjacent to terraced houses.
H-MOSSLE-027	Micklehurst Dam, Micklehurst Road	Not permitted	DISGS	Naturalised amenity space adjacent to reservoir and terraced houses, partially in Flood Zones.
H-MOSSLE-028	Garage Site Between 25 And 25A Denbigh Street	Not permitted	DISSML	Lock up garages to the rear of and enclosed by houses.
H-MOSSLE-029	Amenity Open Space, Between Stockport Road And Carrhill Road	Not permitted	DISGS	Formal park/garden with mature trees includes footpath linking Stockport Road and Carrhill Road.
H-MOSSLE-030	Westholme Masonic Lodge Stockport Road	Not permitted	DIS	Large detached property set in grounds with TPOs
H-MOSSLE-031	Land To The Rear Of George Hotel/Stamford Road	Not permitted	DISSML	Grass embankment with steep gradient. Footpath crosses site connecting Stamford Road to George Street.
H-MOSSLE-032	Land Between 69-71 Stamford Road	Not permitted	DISSML	Grass verge with steep gradient between houses.
H-MOSSLE-033	Land Between 76 And 80 Stamford Road Mossley	Not permitted	DISSML	Area of enclosed hardstanding used for informal resident parking.
H-MOSSLE-034	Land adjacent to Hanover Street	Not permitted	DIS	Site with steep gradient between Hanover Street and Stamford Street.
H-MOSSLE-035	Land Adjacent To 38 Denbigh Street	Not permitted	DISSML	Private side garden & outbuilding between terraced houses.
H-MOSSLE-036	Corner Of Market Street/ Chapel Street	Not permitted	DISSML	Grass verge with tree on junction adjacent to electricity sub station.
H-MOSSLE-037	Car Park To Rear Of George Lawton Hall	Not permitted	DIS	Public car park used by visitors to library and public hall.
H-MOSSLE-038	Rear Garden 3 Walkers Fold Barkwell Lane	Not permitted	DISSML	Private rear garden.
H-MOSSLE-039	Adjacent To 22 Barkwell Lane	Not permitted	DISSML	Private garden.
H-MOSSLE-040	Heathcliffe, Hanover Street	Not permitted	DIS	Detached property with linear garden.
H-MOSSLE-046	2-4 Barkwell Lane	Not permitted	DISSML	19th century stone cottages located on the junction of Stamford Street and Barkwell Lane.
H-MOSSLE-047	Rear Of 2-8 The Knoll	Not permitted	DIS	Private rear gardens.
H-MOSSLE-048	Land Between Fox Platt Terrace And Back St Andrew Street	Not permitted	DIS	Private garden on a steep gradient adjacent to houses.
H-MOSSLE-049	Opposite 23-37 Vale Side	Not permitted	DIS	Narrow plot used as gardens.
H-MOSSLE-051	Land Adjacent To 23A Denbigh Street	Not permitted	DISSML	Private side garden.
H-MOSSLE-052	Land With Garages At Rear Of 43-79 Old Brow	Not permitted	DIS	Land with garages with limited vehicular access to rear of houses.
H-MOSSLE-053	End of Andrew Street	Not permitted	DISGS	Area of natural space / countryside with footpath at end of Andrew Street.
H-MOSSLE-054	Adjacent To 2 Andrew Street	Not permitted	DISSML	Grass space adjacent to gable of 2 Andrew Street and footpath providing access rear gardens.
H-MOSSLE-055	Rear Of 2-50 Andrew Street	Not permitted	DIS	Numerous private rear gardens with no vehicular access.
H-MOSSLE-056	Land adjacent to 24 Stablefold	Not permitted	DISSML	Land at the end of residential cul-de-sac.
H-MOSSLE-057	Rear Of 15-87 Andrew Street	Not permitted	DIS	Numerous private rear gardens with no vehicular access.

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H-MOSSLE-058	Rear of 1 to 25 Cecil Street	Not permitted	DIS	Private garden to the rear of houses on Cecil Street and Bargate Drive.
H-MOSSLE-059	Land Adjacent To 12 Park Street	Not permitted	DISSML	Site of demolished workshop now vacant green site corner of Park Street & Cecil Street.
H-MOSSLE-060	Land To The Front Of 1-9 Round Hey	Not permitted	DISSML	Grass verge adjacent to terraced houses.
H-MOSSLE-061	Land Off Staley Road/Richmond Crescent/Huddersfield Road	Not permitted	DIS	Steep sided site with dense tree coverage including TPOs and brook.
H-MOSSLE-062	Land Adjacent To 9 Park Street	Not permitted	DISSML	Private side garden surrounded by high hedge and fence.
H-MOSSLE-063	Adjacent To 13 Old Brow	Not permitted	DISSML	Area of hard standing used as informal resident car parking.
H-MOSSLE-064	Land At Back Cecil Street	Not permitted	DIS	Numerous private rear gardens with limited vehicular access.
H-MOSSLE-065	Corner Of Quickedge Road/ Lees Road	Not permitted	DISSML	Grass verge with tree and bench on road junction adjacent to houses.
H-MOSSLE-066	Land Between And To The Rear Of 10-12 Greaves Street	Not permitted	DIS	Private rear gardens with steep gradient.
H-MOSSLE-067	Land on south side of Greaves Street	Not permitted	DIS	Grassed terraced embankment with steep gradient.
H-MOSSLE-068	Adjacent To 11 Webster Street	Not permitted	DISSML	Vacant green space enclosed by terraced housing.
H-MOSSLE-069	Rear Of 22-32 Greaves Street	Not permitted	DIS	Rear gardens.
H-MOSSLE-071	South Side Of Saxon Street	Not permitted	DISSML	Gardens enclosed by housing on steep gradient with no vehicular access.
H-MOSSLE-072	Narrow Strip Of Land On Roman Street	Not permitted	DISSML	Gardens on steep gradient with no vehicular access.
H-MOSSLE-073	Narrow Strip Of Land On Dane Street	Not permitted	DISSML	Gardens on steep gradient with no vehicular access.
H-MOSSLE-074	Land Adjacent To Huddersfield Narrow Canal	Not permitted	DIS	Offices and workshop adjacent to Huddersfield Narrow Canal.
H-MOSSLE-075	New Bridge Public House, Micklehurst Road	Not permitted	DIS	Public house with ancillary car park
H-MOSSLE-076	Victoria House And Adjoining Land Micklehurst Road	Not permitted	DIS	Detached house converted to flats with small industrial units to side and motor repair garage to rear.
H-MOSSLE-078	Land Alongside King Street And Station Road	Not permitted	DIS	Tree covered embankment adjacent to highway.
H-MOSSLE-079	Garage Site Adjacent To 9 Station Road Mossley	Not permitted	DISSML	Lock up garage site and adjoining land.
H-MOSSLE-080	Land Between 4 And 6 Alphin Square	Not permitted	DISGS	Allotment site tightly enclosed by houses and limited access.
H-MOSSLE-081	Land On Morlands Crescent	Not permitted	DIS	Oval landscaped space adjacent to houses.
H-MOSSLE-082	Land at the end of Pennine View	Not permitted	DISGS	Grass amenity space with steep gradient adjacent to houses.
H-MOSSLE-083	Land on junction of Winterford Road and Mansfield Road	Not permitted	DISSML	Enclosed grass amenity space adjacent to houses.
H-MOSSLE-084	Mansfield Road lock up garages	Not permitted	DISSML	Enclosed lock up garages to rear of houses.
H-MOSSLE-085	Land to the rear of 10-28 The Rowans	Not permitted	DISGS	Grass amenity space adjacent to houses.
H-MOSSLE-087	Corner Of Dalesfield Crescent And Moorside Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
H-MOSSLE-088	Land Between 16-18 The Larches	Not permitted	DISSML	Enclosed grass space between houses.
H-MOSSLE-089	Garage Site Adjacent 9 Micklehurst Road	Not permitted	DISSML	Lock up garages adjacent to terraced houses.
H-MOSSLE-090	Land south of Mossley Youth Base, Hollins Lane	Not permitted	DIS	Sloping area of land attached to Youth Base.
H-MOSSLE-091	Land Rear Of 32-56 Micklehurst Road/ Off Hollins Lane	Not permitted	DIS	Rear gardens with poor vehicular access and steep gradient.
H-MOSSLE-092	Squire Mill And Vale Mill Micklehurst Road	Not permitted	DIS	Employment site containing multi storey mill and single storey laundry.
H-MOSSLE-093	Richmond House, off Richmond Close	Not permitted	DIS	Large detached villa converted into apartments set in private grounds.
H-MOSSLE-094	Adjacent 27 The Sycamores	Not permitted	DISSML	Grass verge on junction adjacent to houses.
H-MOSSLE-095	Land opposite 1-7 the Limes	Not permitted	DISGS	Sloping grass amenity space with trees between The Limes and Huddersfield Road.
H-MOSSLE-097	Land To The Rear Of 7-21 Winterford Road	Not permitted	DIS	Vacant land tightly enclosed by housing with no vehicular access.

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H-MOSSLE-098	Adjacent 120 Micklehurst Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
H-MOSSLE-099	Lower Hey Farm Kennels, Huddersfield Road	Not permitted	DIS	Boarding kennels and area of enclosed land.
H-MOSSLE-102	End Of Alphin Close	Not permitted	DISGS	Natural space/ countryside with steep gradient, trees and footpath.
H-MOSSLE-109	48 Manchester Road, Mossley, OL5 0AA	Permitted	DISSML	Vacant shop within local parade of shops and terraced houses
H-MOSSLE-112	Land At Northern End Of Bury Street	Not permitted	DIS	Employment land and allotment gardens adjacent to River Tame with limited vehicular access from Bury Street.
H-MOSSLE-114	3 Hawthorn Terrace Mill Lane	Not permitted	DISSML	End terrace property.
H-MOSSLE-115	Garage Site Adjacent To 10 Mill Street	Not permitted	DISSML	Lock up garage and area used for informal resident parking.
H-MOSSLE-116	Land And Buildings South Of Brown Edge Farm	Not permitted	DISGB	Site in employment use/ recycling facility located in the Green Belt to the south of Brown Edge Farm
H-MOSSLE-118	149 Stockport Road, Mossley, OL5 0RB	Permitted	DISSML	Side garden elevated above road with stone retaining wall.
H-MOSSLE-119	Land adjacent 25 Luzley Road	Not permitted	DISGB	Green Belt site used as garden located between Nos. 23 and 25 Luzley Road.
H-MOSSLE-120	Car Park, Mill Street	Not permitted	DIS	Public car park.
H-MOSSLE-121	111A Manchester Road	Not permitted	DISSML	19th century stone house and garden.
H-MOSSLE-122	17-19 New Earth Street	Not permitted	DISSML	Two terraced house, converted into one.
H-MOSSLE-123	Garden At 61 Lees Road	Not permitted	DISSML	Private side garden.
H-MOSSLE-125	Triangular Area At Junction Of Waggon Road And Bury Street Mossley	Not permitted	DISSML	Triangular grass verge with trees, footpath and steps.
H-MOSSLE-128	Land With Garages Opposite 9-13 Sun Street	Not permitted	DISSML	Very small informal car parking area.
H-MOSSLE-129	50 Manchester Road	Not permitted	DISSML	Vacant terraced property with railway line to rear.
H-MOSSLE-133	Brookfields, land to the rear of houses on Stamford Road and Carrhill Road	Not permitted	DISGS	Natural space with steep gradient and public footpath linking Stamford Street to Three Counties Road.
H-MOSSLE-134	Bus Stop On Manchester Road, Opposite Three Counties Road	Not permitted	DISSML	Grass verge with steep gradient between railway line and Manchester Road.
H-MOSSLE-135	St. Anthony's Drive	Not permitted	DIS	Vehicle hire company adjacent to Manchester Road and railway line.
H-MOSSLE-136	Park Mill Industrial Estate, Manchester Road	Not permitted	DIS	Existing established employment location.
H-MOSSLE-138	Roaches Lock Public House, Manchester Road	Not permitted	DIS	Public house with ancillary car park and beer garden adjacent to the Huddersfield Narrow Canal and River Tame.
H-MOSSLE-140	Rough Town Green, Off New Earth Street	Not permitted	DISGS	Amenity space with play area to rear of terraced houses.
H-MOSSLE-141	Adjacent To 1 Higher Newtons Off Roughtown Road	Not permitted	DISSML	Enclosed land with steep gradient adjacent to terraced houses.
H-MOSSLE-142	Tollemache Public House Car Park Manchester Road	Not permitted	DISSML	Public house car park with mature trees adjacent to houses.
H-MOSSLE-144	Jacobs Ladder	Not permitted	DIS	Steep sided site with footpath linking Hanover Street and Stamford Road.
H-MOSSLE-145	Plot 2 Woodmeadow Court Off Carrhill Road And Mill Lane	Not permitted	DISSML	Vacant naturalised land with steep gradient between houses.
H-MOSSLE-147	D And G Motors 43 Carrhill Road	Not permitted	DISSML	House.
H-MOSSLE-148	D C Joinery 42 Carrhill Road	Not permitted	DISSML	Family business with single storey offices on road frontage & large workshop at rear.
H-MOSSLE-149	Adjacent To 2 St Johns Gardens Roughtown Road	Not permitted	DISSML	Vacant naturalised land with steep gradient between St Johns Gardens and the sub Station on Carrhill Road.
H-MOSSLE-150	Sheldon's View, Carrhill Road	Not permitted	DIS	Detached house and garden.
H-MOSSLE-151	Stockport Road Car Wash	Not permitted	DISSML	Former petrol filling station and end terraced house used as car wash.
H-MOSSLE-152	Car Park/ Allotments, Stockport Road	Not permitted	DISSML	Formal resident car park on Stockport Road.
H-MOSSLE-153	Benchmark Building Suppliers Ltd, Manchester Road	Not permitted	DIS	Builders merchants adjacent Warmco Industrial Estate.
H-MOSSLE-154	Garage Site Off Roughtown Road Mossley	Not permitted	DISSML	Garage site and land to rear of houses off Roughtown Road.

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H-MOSSLE-155	Former George Hotel Stamford Street Mossley	Not permitted	DISSML	Former public house, with ground floor in use as a bar and first and second floors in residential use.
H-MOSSLE-156	Land Adjacent To 28 Woodbank Terrace Milton View Mossley	Not permitted	DISSML	Vacant green site adjacent to Milton View with railway line to south.
H-MOSSLE-160	Barn At Little Haigh Farm Quickedge Road Mossley	Not permitted	DISSML	Barn attached to farmhouse, located within the Green Belt.
H-MOSSLE-166	Bank Chambers Old Brow	Not permitted	DISSML	Vacant former bank with offices above.
H-MOSSLE-176	3 Arundel Street	Not permitted	DISSML	Mid terrace property with retail shop on the ground floor and living accommodation above
H-MOSSLE-179	Land at Greaves Street	Not permitted	DIS	Rocky outcrop with steep gradient enclosed by housing
H-MOSSLE-180	Billy Goat PH And Rear Car Park, 71 Stamford Street	Not permitted	DIS	Occupied public house and rear car park located within the Green Belt
H-MOSSLE-189	Waggon Road, Mossley, Ashton-under-Lyne	Not permitted	DISBLR	Former works site
H-STANTH-001	Land To The Front Of Moorfield Terrace Off Huddersfield Road Carrbrook	Not permitted	DISSML	Triangular grass verge with trees and area of hardstanding used for informal residential car parking.
H-STANTH-002	Stamford Arms Public House 815 Huddersfield Road	Not permitted	DISSML	Grade II listed public house with ancillary car park to the south.
H-STANTH-003	Boundary Cottages, off Staley Road	Not permitted	DISSML	Private gardens, allotments and out buildings and lock up garages.
H-STANTH-005	Adjacent To 61 Moorgate Road, Carrbrook	Not permitted	DISSML	Grass amenity space enclosed by housing.
H-STANTH-006	Carr Rise and Thorn Bank, Carrbrook	Not permitted	DIS	Communal drying area/car parking to the rear of Carr Rise and Thorn Bank.
H-STANTH-007	Rear Of Beaconsfield Terrace And Oak Villas, Carrbrook	Not permitted	DISSML	Informal residential parking area to rear of houses and adjacent to area of natural space.
H-STANTH-008	Rear Of Spring Bank, Off Carr Lane, Carrbrook	Not permitted	DISSML	Communal grass space to rear of houses
H-STANTH-009	Carrbrook Bowling Green, Carr Rise, Carrbrook	Not permitted	DISGS	Bowling green and club house located at centre of Carrbrook Conservation Area.
H-STANTH-010	Drying Ground, Rear Of Long Row, Carrbrook	Not permitted	DISSML	Narrow communal grass space to rear of houses.
H-STANTH-011	Carrbrook Car Park, Carr Rise, Carrbrook	Not permitted	DISGB	Green Belt site off Carr Rise used as informal car park.
H-STANTH-012	Hey Tor, 670 Huddersfield Road, Carrbrook	Not permitted	DIS	Detached house and garden.
H-STANTH-015	Baptist Church Hall, Ambleside	Not permitted	DIS	Church/ community centre and car park.
H-STANTH-016	Side Of Community Centre John Street Heyrod	Not permitted	DISSML	Community Centre car park and adjacent area of natural space with mature trees.
H-STANTH-017	Small Garage Site Next To Community Centre John Street Heyrod	Not permitted	DISSML	Small garage site between two houses.
H-STANTH-018	Rear Of Holland Avenue/ Cambridge Street	Not permitted	DIS	Garages and informal green space with limited vehicular access.
H-STANTH-019	Adjacent To Gordan Terrace	Not permitted	DIS	Informal triangular green space bound by houses on all sides with no vehicular access.
H-STANTH-020	Land To The Rear Of 17-29 St Georges Street	Not permitted	DISGS	Park/ formal garden enclosed by houses.
H-STANTH-021	Land And Garages To The Rear Of 45-51 West Street	Not permitted	DIS	Narrow garage site and informal green space surrounded by houses with limited access.
H-STANTH-022	Land To The North East Of Arlies Primary School, Broadhill Road	Not permitted	DIS	Mature, steep woodland area.
H-STANTH-023	Land Adjacent To 4 Borrowdale Terrace, Off Springs Lane	Not permitted	DISSML	Informal green space enclosed by housing with no access.
H-STANTH-024	Land At The End Of Grassmere Close/ Langdale Terrace/ Wasdale Terrace	Not permitted	DISSML	Enclosed vacant green space adjacent to houses.
H-STANTH-025	Land Adjacent To 10 Lapwing Close	Not permitted	DISSML	Private front garden.
H-STANTH-026	Land Between Pennine View And Wakefield Road, Heyrod	Not permitted	DISGS	Natural space/ countryside with steep gradient and footpaths connecting Pennine View and Wakefield Road.
H-STANTH-028	Adjacent 10-16 Newton Street	Not permitted	DISSML	Informal parking area.
H-STANTH-030	Land Between Milton Avenue/ Huddersfield Road, Millbrook	Not permitted	DISGS	Formal amenity space with ball court and footpath linking Huddersfield Road to Milton Avenue.
H-STANTH-031	Millbrook Sidings	Not permitted	DISGB	Green Belt site. Location of disused railway line adjacent to Huddersfield Narrow Canal.
H-STANTH-035	Former Coach House Rear Of Portland Chambers/Higher Tame Street	Not permitted	DISSML	Vacant land used for informal residential parking to rear of Portland Place.
H-STANTH-036	13-15 Stamford Street	Not permitted	DISSML	Existing building in residential use.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-STANTH-037	Vacant land adjoining 13-15 Stamford Street	Not permitted	DISSML	Vacant land/garden enclosed by stone wall and railings.
H-STANTH-044	54 Stamford Street	Not permitted	DISSML	Terrace house with informal parking area to rear.
H-STANTH-048	Land Adjacent To Staveleigh Wakefield Road Stalybridge	Not permitted	DISGB	Green Belt site comprising fields and stables adjacent to Staveleigh/listed Toll Bar Cottage Wakefield Road.
H-STANTH-049	Site Adjacent Heroes Of Waterloo Public House 3 Mossley Road Ashton	Not permitted	DISGB	Green Belt site located to the southwest of public house, Mossley Road.
H-STANTH-050	Land To West Of Arlies Lane/North Of Broadhill Road	Not permitted	DISGB	Green Belt site comprising fields located to west of Arlies Lane and north of Broadhill Road.
H-STANTH-051	Site To The East Of Wakefield Road, Heyrod	Not permitted	DISGB	Green Belt site comprising fields, footpaths and pylon with overhead power cables.
H-STANTH-052	91 Market Street, Stalybridge	Permitted	DISSML	Three storey mid terraced located within Stalybridge Town Centre/Conservation Area, backing onto the River Tame
H-STANTH-065	Lancashire Ward Liberal Club Hamilton Street	Not permitted	DISSML	Vacant former club located on junction of Hamilton Street and Stamford Street
H-STANTH-070	Printworks Road/Northend Road, Stalybridge	Not permitted	DISBLR	Overgrown land between factories
H-STANTH-071	Clarence Street, Stalybridge	Not permitted	DISBLR	Site of former mill
H-STASTH-001	Land Between 20 And 22 Crantock Drive	Not permitted	DISSML	Raised grassed area with trees adjacent to houses.
H-STASTH-002	Land To The Rear Of Elms Road/ Tudor Avenue/ Poplars Road	Not permitted	DISGS	Play area with secure multi use games area tightly enclosed by housing
H-STASTH-003	Land Rear Of 2-32 Flaxfield Avenue	Not permitted	DIS	Triangular grassed site with steep gradient with no vehicular access adjacent to houses.
H-STASTH-005	Land Adjacent To Copley High School/ 2 Walkerwood Drive, Copley	Not permitted	DIS	Part of Leisure Centre/School car park and garden area.
H-STASTH-006	Land Next To Copley Mill, Off Huddersfield Road, Copley	Not permitted	DIS	Informal car park associated with adjacent Mill.
H-STASTH-007	Land In Front Of 6-18 Copley Avenue	Not permitted	DISSML	Grass amenity space with footpaths and steep gradient in front of houses.
H-STASTH-008	Garage Site Between And To The Rear Of 28-30 Copley Avenue	Not permitted	DISSML	Garages to the rear of houses with limited vehicular access.
H-STASTH-009	Land Between 175-177 Demesne Drive	Not permitted	DISSML	Part of school playing fields off Demesne Drive.
H-STASTH-010	Land At The End Of Demesne Crescent	Not permitted	DISSML	Steep, grass verge adjacent to houses.
H-STASTH-011	Opposite 25-41 Oxford Street	Not permitted	DISSML	Amenity space with trees, foot paths and benches.
H-STASTH-012	Land Between 38 And 60 Mottram Old Road	Not permitted	DISSML	Private side garden with mature trees.
H-STASTH-013	Land Opposite Stalyhill Infants School, Stalyhill Drive	Not permitted	DIS	Site forms part of the playing fields and car park for the adjacent schools.
H-STASTH-014	Side Of 39/50 Bardsley Gate Avenue	Not permitted	DISSML	Private garden containing mature trees and a watercourse on steep gradient.
H-STASTH-015	Land Of Shutts Lane/ Rear Of Heather Brow	Not permitted	DISGB	Green Belt site comprising strip of green space adjacent to Lukes House, Shutts Lane.
H-STASTH-016	Land At The Junction Of Stalyhill Drive/ Mottram Old Road	Not permitted	DIS	Heavily wooded site containing group TPO.
H-STASTH-034	Land To The East Of Mottram Old Road	Not permitted	DISGB	Green Belt containing fields and hedgerows.
H-STASTH-035	Land Off Matley Lane Stalybridge	Not permitted	DISGB	Green Belt site containing Acres Brook and SBI bounded by residential properties on Matley Lane, Blundering Lane and Woodend Lane.
H-STASTH-037	Land Adjacent To 240 Mottram Road Stalybridge	Not permitted	DIS	Rear garden with steep gradient containing group tree preservation order and watercourses.
H-STASTH-038	Land Off Bardsley Gate Avenue Stalybridge	Not permitted	DISSML	Private garden with water course and group tree preservation order.
H-STASTH-040	Matley Moor Cottage Early Bank Road, Matley Lane	Not permitted	DISSML	Terraced houses and gardens located within the Green Belt.
H-STASTH-043	Croft House Howard Street Millbrook Stalybridge	Not permitted	DISSML	19th century house with garden situated within the Millbrook Conservation Area.
H-STASTH-063	Huddersfield Road, Stalybridge	Not permitted	DISBLR	River embankment leading to industrial site
H-STMICH-002	19A Corkland Street And Adjoining Land	Not permitted	DISSML	Commercial vehicle storage adjacent to terraced house.
H-STMICH-003	79 Stamford Street East	Not permitted	DISSML	Large 19th century residential property and garden.
H-STMICH-005	174 Whiteacre Road	Not permitted	DISSML	Commercial business located within terraced block in high density residential area.
H-STMICH-006	Land Adjacent To 17 Bowman Crescent	Not permitted	DISSML	Vacant land and grass verge adjacent to houses.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-STMICH-008	Site Of Former Pointsmans Inn Public House Clarence Street Stalybridge	Not permitted	DISSML	Site of former public house currently used for car sales.
H-STMICH-011	112 Queens Road	Not permitted	DISSML	End terrace property in retail use adjacent to self-storage site.
H-STMICH-017	Land Adjacent To 255 Whiteacre Road	Not permitted	DISSML	Grass verge with tree adjacent to houses.
H-STMICH-018	Land Adjacent To 5 Arlies Street	Not permitted	DISSML	Triangular area of enclosed hardstanding adjacent to terraced houses.
H-STMICH-020	Lock Up Garage Plot On Board Street	Not permitted	DISSML	Lock up garages on corner plot adjacent to houses.
H-STMICH-022	Land to the rear of 13-16 Pavilion Drive	Not permitted	DIS	Area of overgrown land with no vehicular access.
H-STMICH-023	Plot Of Amenity Space Adjacent To 72 Leech Avenue	Not permitted	DISSML	Triangular grass verge with mature trees adjacent to road junction and houses.
H-STMICH-024	Land Between 56 And 58 Leech Avenue	Not permitted	DISSML	Private adjoining side gardens.
H-STMICH-025	Land Between 44 And 46 Leech Avenue	Not permitted	DISSML	Enclosed grassed area with trees between houses.
H-STMICH-026	Land At Junction Between Leech Avenue And Palace Road	Not permitted	DISSML	Triangular grass verge with mature tree adjacent to road junction and houses.
H-STMICH-027	Land to the rear of 145-169 Rose Hill Crescent	Not permitted	DIS	Strip of vacant land between houses.
H-STMICH-028	Land Between 24 & 26 Hadfield Crescent	Not permitted	DISSML	Grass verge with public footpath connecting Hadfield Crescent and cemetery.
H-STMICH-029	Fortress Self-Storage, Queens Road	Not permitted	DISSML	Secure shipping containers used for storage business.
H-STMICH-030	Land At Junction Of Gordan Street/Wigmore Street	Not permitted	DISSML	Car park to rear of commercial business and adjacent to houses.
H-STMICH-031	Garages On Curzon Road Stanhope Street	Not permitted	DISSML	Triangular lock up garage plot adjacent to terraced houses.
H-STMICH-032	Garage Plot On Stanhope Street To Rear Of 2-14 Dixon Street	Not permitted	DISSML	Lock up garages and area of hardstanding adjacent to terraced houses.
H-STMICH-034	Land Adjacent To 8 Pot Hill Square	Not permitted	DISSML	Area of hardstanding adjacent to houses.
H-STMICH-035	Land Adjacent To 66 Smithy Grove	Not permitted	DISSML	Area of hardstanding adjacent to houses.
H-STMICH-036	Land Adjacent To 34 Smithy Grove	Not permitted	DISSML	Area of hardstanding between houses.
H-STMICH-037	Land around Hurst Brook/ Cottingham Drive/ Holden Street	Not permitted	DIS	Open grassed areas between houses.
H-STMICH-038	Land Between 39 & 49 Neal Avenue	Not permitted	DIS	Enclosed vacant green space with TPO trees between 39 & 49 Neal Avenue.
H-STMICH-039	Land To The Side Of 30 Hutton Avenue/ Argyll Street	Not permitted	DISSML	Garages enclosed by rear gardens, with enclosed sub station to west.
H-STMICH-040	Sycamore Inn, 4 Stamford Square	Not permitted	DIS	Public house with ancillary car park to the rear.
H-STMICH-042	Land To The Side Of 4 Corkland Street	Not permitted	DISSML	Private side garden.
H-STMICH-043	Electricity Substation To The Side Of 17 Hall Street	Not permitted	DISSML	Electricity substation site.
H-STMICH-044	Amenity Area On Rutland Street/ To Rear Of Marshall Court	Not permitted	DISGS	Play area including sports court in high density residential area.
H-STMICH-045	Rutland Street, Ashton-under-Lyne, OL6 6TX	Not permitted	DIS	Large works building and yard area.
H-STMICH-046	Holly Bank, Currier Lane	Not permitted	DIS	House with private walled garden with TPO tree coverage.
H-STMICH-047	Rear Gardens Of Larkhill & The Nook, Grafton Street	Not permitted	DIS	Rear gardens.
H-STMICH-048	Garden To Side Of 76 Currier Lane	Not permitted	DIS	Side and rear garden with TPO trees.
H-STMICH-049	225 And 227 Mossley Road	Not permitted	DIS	Community and commercial premises.
H-STMICH-050	The Churches off Currier Lane, Ashton-under-Lyne	Permitted	DISSML	Large plot with house and garden to rear of houses on Currier Lane.
H-STMICH-051	Land Between 13 & 19 Leech Avenue	Not permitted	DISSML	Garage and informal resident parking area between houses.
H-STMICH-052	Land On Corner Of Hadfield Crescent & Chippendale Place	Not permitted	DISSML	Grass verge with footpath adjacent road junction and houses.
H-STMICH-053	Gardens To The Side Of 15 And 17 Palace Road	Not permitted	DISSML	Private adjoining side garden.
H-STMICH-055	Works at Carr Street	Not permitted	DISSML	Works with garages to the south.
H-STMICH-057	Band Club, 2 Evans Street Ashton	Not permitted	DIS	Children's nurse.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-STMICH-058	Halfway House 123 Whiteacre Road Ashton	Not permitted	DISSML	Public house located on junction adjacent to terraced properties.
H-STMICH-062	Site of 61 Mount Pleasant Street	Not permitted	DISSML	Former site of end terraced house.
H-STMICH-078	140 Whiteacre Road, Ashton-under-Lyne, OL6 9PS	Permitted	DISSML	<Null>
H-STPETE-004	9-15 Wellington Street and 6-10 Wood Street	Not permitted	DISSML	Cleared vacant site within town centre.
H-STPETE-012	Land At St Peters Street St Petersfield	Not permitted	DIS	Site forms part of St. Petersfield redevelopment area.
H-STPETE-014	Henry Square DOA Land Bounded By Stamford Street West Welbeck Street South Hodgson Street	Not permitted	DIS	Former fire station site forms part of the St Petersfield master plan area.
H-STPETE-026	142 Stamford Street Central	Not permitted	DISSML	Early 19th century building in town centre with ground floor in retail use.
H-STPETE-033	25-27 Wellington Street	Not permitted	DISSML	Early 19th century three storey former loom shop in town centre with retail uses on ground floor.
H-STPETE-036	173 Union Street, Ashton-under-Lyne, OL6 8NL	Not permitted	DIS	Vehicle repair garage.
H-STPETE-040	Henrietta Street	Not permitted	DIS	Employment site containing storage units, yard and garages located adjacent to housing.
H-STPETE-041	Cleared Land Adjacent To 11 Melbourne Street South	Not permitted	DIS	Previously cleared site adjacent to houses.
H-STPETE-042	Junction Of Romney Street/Penny Meadow	Not permitted	DIS	Car park.
H-STPETE-043	Side Of 88 South Street And 103 Pelham Street	Not permitted	DISSML	Private side gardens of two end terraces.
H-STPETE-044	Land To The Side 14 Sharon Close	Not permitted	DISSML	Flat grass amenity space adjacent to houses.
H-STPETE-045	Land To The Side Of 62 Crowthorn Road	Not permitted	DISSML	Private side garden.
H-STPETE-046	Land To The Side Of 30 Mansfield Street	Not permitted	DISSML	Vacant land adjacent to house and works.
H-STPETE-047	Rear Garden Of 55 Pelham Street	Not permitted	DISSML	Private rear gardens.
H-STPETE-048	Land To The Side Of 89 Mansfield Street	Not permitted	DISSML	Grass verge adjacent to houses.
H-STPETE-049	Land To The Side Of 25 And 27 Marlborough Close	Not permitted	DISSML	Private side garden.
H-STPETE-058	Car Park Rear 6-12 Oldham Road	Not permitted	DIS	Scrapyard, car park and commercial frontage.
H-STPETE-059	Garages Works And 39-41 Hill Street Portland Street	Not permitted	DIS	Occupied works and yard.
H-STPETE-060	Portland Street/ Bentick Street/ Works Building/ Portland Street South	Not permitted	DIS	Occupied works and yard.
H-STPETE-062	Works Building To South Of Berkley Street/Cavendish Street	Not permitted	DIS	Employment site containing works and offices.
H-STPETE-066	Grassed Area To Rear Of 2-10 Ashworth Avenue	Not permitted	DIS	Rectangular green space adjacent to houses.
H-STPETE-067	Land To Rear Of 53-57 Guide Lane	Not permitted	DISSML	Resident parking area and grass verge adjacent to houses.
H-STPETE-070	Car Park Adjacent To Hooley Hill PH, 125-127 Guide Lane	Not permitted	DIS	Ancillary car park to public house.
H-STPETE-071	Hooley Hill Public House Guide Lane	Not permitted	DISSML	Public house.
H-STPETE-072	Car Park Associated With Shopping Parade, Guide Lane	Not permitted	DISSML	Formal car park.
H-STPETE-073	Shopping Parade Guide Lane Off Chapel Street	Not permitted	DIS	Two and three storey properties with commercial to ground floor and residential above.
H-STPETE-074	Land Between 33 & 35 East Street	Not permitted	DISSML	Private rear gardens.
H-STPETE-075	Garage And Forecourt Adjacent To 7 Enville Street	Not permitted	DISSML	Garages and hardstanding enclosed by houses.
H-STPETE-076	Queens Arms Public House, Guide Lane	Not permitted	DIS	Public house with ancillary car park.
H-STPETE-077	The Woodlands, Shepley Road	Not permitted	DIS	Large detached building in own grounds.
H-STPETE-078	Grassed Area To East Of Sun Inn, Guide Lane	Not permitted	DISSML	Grass verge with mature trees.
H-STPETE-079	Site Of Sun Inn And Office Block To North, 200 & 2010 Edge Lane	Not permitted	DISSML	Public house and ancillary car park located on a prominent site adjacent to main junction.
H-STPETE-080	Garage Plot At Southern End Of Garden Street	Not permitted	DISSML	Enclosed garages adjacent to houses.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-STPETE-081	Garage Plot At Southern End Of Mount Pleasant Street And Land To Rear Of Cartwright Street	Not permitted	DISSML	Area adjacent to terraced houses and allotments with mature trees and hardstanding used for informal car parking.
H-STPETE-082	Open Land At Junction Of Guide Lane And Scott Gate	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
H-STPETE-084	Garden To Side And Rear Of 14 Churchfields	Not permitted	DISSML	Private side garden.
H-STPETE-085	Land At Corner Of Manor Street/Shepley Street	Not permitted	DIS	Vehicular garage adjacent to industrial premises.
H-STPETE-086	Portland Works Hill Street	Not permitted	DIS	Industrial unit located within Portland Basin Conservation Area.
H-STPETE-087	Plot 3000, Ashton Moss, off Rayner Lane	Not permitted	DIS	Site is designated as a Regional Investment Site/ Strategic Regional Site for high quality employment development.
H-STPETE-088	Land Between Groby Road Hanover Street North Audenshaw	Not permitted	DIS	Open storage with warehousing/industrial units bound by Ashton Canal (SBI), railway line and M60 motorway.
H-STPETE-089	Works Unit, Junction Of Margaret Street/Hertford Street, Ashton	Not permitted	DIS	Industrial units and ancillary car parking bound by employment uses to west, residential to north and east and Manchester - Ashton Canal with SBI designation to south.
H-STPETE-096	1 Dean Street	Not permitted	DISSML	Social club located in Ashton Town Centre.
H-STPETE-104	15 Churchfields Audenshaw	Not permitted	DISSML	House and private garden.
H-STPETE-108	Clyde House, Clyde Street	Not permitted	DIS	Office building.
H-STPETE-113	TMBC Car Park Burlington Street	Not permitted	DIS	Town centre car park with ground contamination.
H-STPETE-126	135-137 Stamford Street Central, Ashton-under-Lyne, OL6 6XJ	Permitted	DISSML	Properties with shops on ground floor and living accommodation on upper floors
H-STPETE-129	Grosvenor Mill Business Centre Junction Oxford Street East/Grosvenor Street	Not permitted	DIS	Existing employment site with occupied works
H-STPETE-130	Guide Mills And Adjoining Land, Oxford Street West	Not permitted	DIS	Works buildings and land at Guide Mills within employment areas
H-STPETE-137	John Street East, Ashton-under-Lyne	Permitted	DISSML	Small area of green space adjacent to houses.
H-STPETE-145	129-133 Stamford Street Central, Ashton-under-Lyne, OL6 6XJ	Permitted	DIS	Building backing onto car park
H-STPETE-147	Richmond Street, Ashton-under-Lyne	Not permitted	DISBLR	Industrial estate
H-WATERL-002	1-3 Leicester Street	Not permitted	DISSML	Vacant warehouse and attached dwelling.
H-WATERL-003	Land With Stables To Rear Of 244 Newmarket Road	Not permitted	DISSML	Site of stables to rear of Newmarket Road.
H-WATERL-005	130 Taunton Road	Not permitted	DISSML	Former works located at the end of a terrace block now in retail use.
H-WATERL-006	Garage Site At Wilshaw Place	Not permitted	DISSML	Garage site.
H-WATERL-016	Land On Corner Adjacent To 93 Newmarket Road	Not permitted	DISSML	Grass verge with mature trees adjacent road junction and terraced houses.
H-WATERL-017	Land To The Side Of 2 Keswick Avenue	Not permitted	DISSML	Part grass verge and part formal resident parking area adjacent to bungalows.
H-WATERL-018	Dog & Partridge, 275 Oldham Road	Not permitted	DISSML	Public house and ancillary car park shared with adjacent surgery.
H-WATERL-019	239 Oldham Road	Not permitted	DISSML	Former workshop.
H-WATERL-020	Land In Middle Of Borrowdale Crescent	Not permitted	DISSML	Oval grass amenity space adjacent to houses.
H-WATERL-021	Land To Side Of 19 Borrowdale Crescent	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout with no vehicular access.
H-WATERL-022	Land To The Rear Of 14 And 17 Rydal Grove	Not permitted	DISSML	Area of vacant land to the rear of houses with limited access.
H-WATERL-023	Land To Side Of 69 Taunton Road	Not permitted	DISSML	Side garden with TPO trees.
H-WATERL-024	Rear gardens of Brampton the Hurst Hadden and the Nest	Not permitted	DIS	Rear gardens with TPO associated with 4 houses.
H-WATERL-025	Garden To The Side Of 6 Knowle Avenue	Not permitted	DISSML	Private side garden with trees/ bushes along boundary.
H-WATERL-026	Land To Side Of 3 Knowle Avenue	Not permitted	DISSML	Enclosed grass verge with adjacent TPO trees.
H-WATERL-027	Garage Court Adjacent To 20 Glenthorne Drive	Not permitted	DISSML	Lock up garages adjacent to houses with TPOs on eastern boundary.
H-WATERL-028	Land Between 17 & 19 Camberwell Drive	Not permitted	DIS	Pylon and electricity cables running through the centre of the site.

SHELAA Ref	Site Address	Planning Status	Supply Status 20/21	Site Description
H-WATERL-029	Land To Rear Of Derwent Avenue/ Buttermere Road	Not permitted	DIS	Vacant land enclosed by houses with no vehicular access.
H-WATERL-030	Land To Rear Of Grasmere Grove/ Windermere Crescent	Not permitted	DIS	Vacant site enclosed by housing with no vehicular access
H-WATERL-032	Land Between 55 & 57 Thirlmere Avenue	Not permitted	DISSML	Vacant land enclosed by rear of houses with no vehicular access.
H-WATERL-033	Land on junction of Back Lane and Richmond Street	Not permitted	DIS	Grassed space.
H-WATERL-034	Land at the end of Marsden Close/Rothbury Avenue/Morpeth Close	Not permitted	DIS	Strip of overgrown land to the rear of houses.
H-WATERL-035	Land between 28 Lindisfarne Road and 15 Grove Street	Not permitted	DISGS	Grassed amenity area with trees.
H-WATERL-036	Land To The Rear Of 61 To 63 Penrith Avenue	Not permitted	DISSML	Former garage plot enclosed and to rear of housing with limited vehicular access.
H-WATERL-037	Garages At The End Of Taunton Hall Close	Not permitted	DISSML	Garage site adjacent to houses and gardens.
H-WATERL-038	Land Between 109 & 111 Camberwell Drive	Not permitted	DISSML	Entrance to amenity space with footpath located between houses.
H-WATERL-039	Land To The Side Of 118 Cranbourne Road	Not permitted	DISSML	Private side garden.
H-WATERL-040	Works Unit On Minto Street And Surrounding Land On Elgin Street	Not permitted	DISSML	Works unit and adjacent yard/ garage plot within residential area.
H-WATERL-041	Land To Rear Of Downshaw Road/ Beech Mount/ Reins Lee Road	Not permitted	DIS	Site tightly enclosed by housing with no vehicular access.
H-WATERL-042	Land To Rear Of Downshaw Road/ Southway/ Wilshaw Grove	Not permitted	DISSML	Rear gardens and vacant land tightly enclosed by houses with no vehicular access.
H-WATERL-043	Land At The Top Of Turner Lane	Not permitted	DISGS	Grass amenity space forming green gateway to Ashton-Park Bridge railway path.
H-WATERL-044	Former Ashton Sewage Works, Off Taunton Brook Lane	Not permitted	DISGB	Green Belt site adjacent to Taunton Brook containing UU facilities.
H-WATERL-045	Dale Grove School Wilshaw Lane	Not permitted	DIS	Former school site with permission for non-residential use
H-WATERL-046	Limehurst Farm, Oldham Road Ashton	Not permitted	DISGB	Green Belt site comprising fields, farmhouse and ancillary buildings located adjacent to steep river valley to north with SBI.
H-WATERL-047	Land forming part of Hope Farm, Littlemoss	Not permitted	DISGB	Green Belt site comprising field/open space to north of Back Lane
H-WATERL-048	Howbro House, 5 Howbro Drive Ashton	Not permitted	DISGB	Green Belt site including No. 5 Howard Drive house and garden.
H-WATERL-049	Land To South Of Lumb Lane And East Of M60	Not permitted	DISGB	Green Belt site including Morningside Farm located to the south of Lumb Lane and east of the M60.
H-WATERL-055	Wilshaw Dale Cottage, Wilshaw Lane	Not permitted	DISSML	Land to north of listed buildings
H-WATERL-058	Site of 323 Oldham Road	Not permitted	DISSML	Former site of end terraced property
H-WATERL-059	Daisy Nook and Oakhill Riding School, Newmarket Road, Ashton-under-Lyne, OL7 9JS	Permissioned	DISSML	Equestrian centre with ancillary stables and manège.
H-WATERL-060	Taunton Brook Stables, Taunton Brook Lane, Ashton-under-Lyne, OL7 9HZ	Permissioned	DISSML	

Appendix 7 – SHELAA Glossary of Terms

AL	Allocation site in the (2004) adopted Tameside Unitary Development Plan
Brownfield (previously developed land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure ³⁶
CFS	Site identified through Tameside call for sites exercise
DIS	Discounted site
DISGB	Discounted Green Belt site
DISGS	Discounted green space
DISSML	Discounted small site
EXP	Expired planning permission
FUL	Full planning permission
GMSF	Greater Manchester Spatial Framework
GMSF CFS	Site identified via the Greater Manchester Spatial Framework call for sites exercise
Greenfield	Undeveloped land in a city or rural area
NLUD	Site identified via the National Land Use Database
Not permissioned	Site without planning permission
NPPF	(2021) National Planning Policy Framework
OUT	Outline planning permission
PEN	Planning application pending determination
Permissioned	Site with an extant planning permission

³⁶ National Planning Policy Framework, 2021, Annex 2 Glossary

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