

Tameside Council

Strategic Housing and Economic Land Availability Assessment 2018 - 2037

April 2018



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01 Introduction

- 1.1 Paragraph 59 of the National Planning Policy Framework 2018 (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 delay.
- 1.2 In order for strategic plan making authorities to have a clear understanding of the land available in their area paragraph 67 of the NPPF advised they prepare a Strategic Housing Land Availability Assessment to identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 67 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 80 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. Paragraphs 81 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 82 advises that planning policies and decisions should recognise and address specific locational requirements of different sectors.
- 1.4 The revised NPPF no longer suggests that reviews of land for economic development should be undertaken at the same time, or combined with, SHLAAs. However in order to provide a comprehensive picture of the land supply in Tameside the SHELAA combines residential, industry, warehousing, office and retail land availability.
- 1.5 Having regard to the above, Tameside Council has produced this combined Strategic Housing and Economic Land Availability Assessment (SHELAA) to identify the potential future supply of land for housing and economic uses for the period 1 April 2018 to 31 March 2036.
- 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’); and
 - Inform the preparation of Tameside Council’s draft Local Plan and the Greater Manchester Spatial Framework (GMSF).
- 1.7 The assessment will form a key part of the evidence base used to inform policies in 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 and

deliverable sites. The allocation of land will be done through the draft Tameside Local Plan and GMSF.

- 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 development management process. 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.

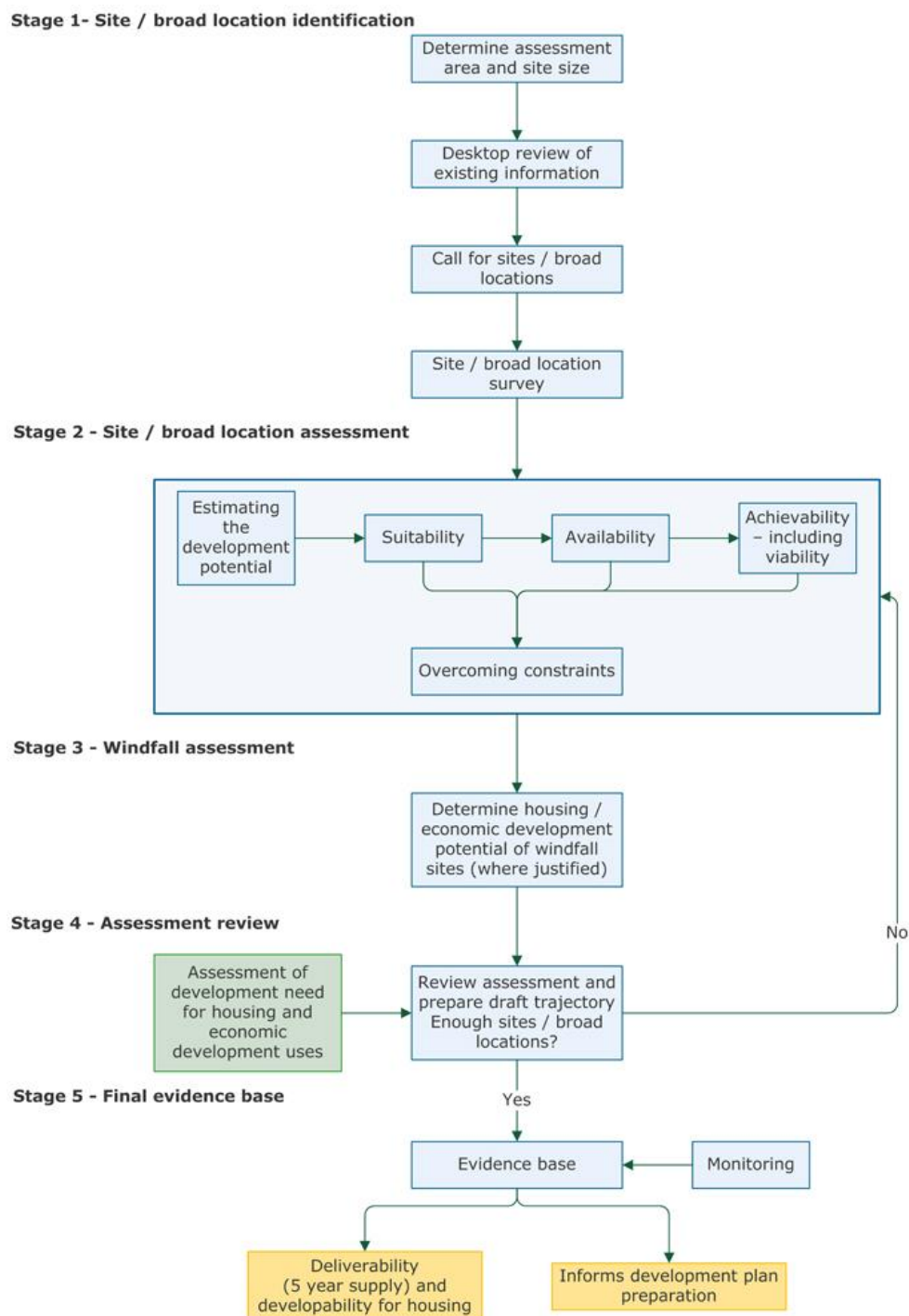
02 Scope of Assessment

- 2.1 This report builds on previous iterations of the Tameside SHLAA, the 2013 Draft Employment Land Review and the Council's annual housing and employment land monitoring.
- 2.2 The SHELAA gives consideration to 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 2018. It provides the five year land supply covering the period 1 April 2018 and 31 March 2023 and also identifies the potential for the medium and longer term supply between 1 April 2023 and 31 March 2037.

03 Methodology

3.1 The SHELAA follows the methodology flowchart set out in Planning Practice Guidance¹ below.

Figure 1: Planning Practice Guidance methodology



¹ Planning Practice Guidance - Paragraph: 006 Reference ID: 3-006-20140306

- 3.2 The methodology followed by the Council and how this relates to the Government's Planning Practice Guidance (PPG) is set out in the stages below.

STAGE 1: SITE AND BROAD LOCATION IDENTIFICATION

Geographic area the assessment covers

- 3.3 The PPG states that the area selected for a SHELAA should be the housing market area and functional economic market area and that this could be the local planning authority area². The GMSF evidence base concluded that Greater Manchester is the appropriate housing market area and functional economic market area for the ten Greater Manchester authorities³.

Who should plan makers work with?

- 3.4 At a Greater Manchester level there is agreement that each authority should carry out their land availability assessments 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 local authority level and at a Greater Manchester level; with district data collected by the Greater Manchester Combined Authority used to inform the GMSF. For clarification this assessment only covers the Tameside local authority area.
- 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 Economic Development, Housing Strategy, 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 to provide an audit of available land'. 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'⁴.

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 extensions⁵.
- 3.8 The PPG also suggests the consideration of all sites and broad locations capable of delivering:
- For housing – minimum of five or more dwellings; and
 - For economic development – 0.25 hectares or 500 square metres of floorspace.

² Planning Practise Guidance, Paragraph 007 Reference ID: 3-007-20140306

³ GM Strategic Housing Market Assessment, October 2016, http://gmsf-consult.objective.co.uk/portal/2016consultation/supp_docs?pointId=1477921277859

⁴ Planning Practise Guidance, Paragraph 009 Reference ID: 3-009-20140306

⁵ Planning Practise Guidance - Paragraph: 010 Reference ID: 3-010-20140306

- 3.9 However, the PPG allows plan makers, where appropriate, to consider alternative site size thresholds⁶. Therefore, this assessment uses the approach to thresholds set out below.
- 3.10 For the purposes of this assessment the Council has applied a two tier approach to identify housing sites of:
- No minimum size or yield threshold will be applied to those sites with either an extant planning permission or are under construction with a baseline date of 31 March 2018 within 0-5 years of the supply; and
 - A minimum threshold of five dwellings or more will be applied to those sites within 6-19 years of the supply.
- 3.11 No threshold has been applied to sites identified within 0-5 years of the supply given that a very high proportion of these have been subject to the development management process and will have either an extant planning permission, a planning application pending determination or be under construction.
- 3.12 The suggested minimum threshold of five dwellings or more has been applied for those sites identified within 6-19 years of the supply. All sites with a yield of less than five dwellings included in previous iterations of the housing land supply have therefore been removed from the 6-19 years period of the 2018 SHELAA. This reduction in the number of sites and dwellings in the 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 (1 to 4 dwellings) 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 (page 16) in line with proposals in: the government housing white paper 'Fixing our Broken Housing Market'; Chapter 11 Making effective use of land in the revised 2018 NPPF; and Tameside UDP Policy H7 Mixed use and density.
- 3.14 For office, industrial and warehouse 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 Unitary Development Plan (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 m² (gross) floor space has been applied in line with the methodology set out in the PPG⁷. 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 goods⁸.

⁶ Planning Practice Guidance - Paragraph: 010 Reference ID: 3-010-20140306

⁷ Planning Practise Guidance - Paragraph: 010 Reference ID: 3-010-20140306

⁸ Planning Practise Guidance - Paragraph: 016 Reference ID: 2b-016-20140306

Identification of sites and broad locations

3.16 To be comprehensive the assessment will actively identify 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 may 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 developability⁹ of all types of sites and all relevant available data sources as part of a desktop review.

Type of site and data sources reviewed

3.18 Desktop review of existing information:

- Sites with extant planning permission and / or under construction at 31 March 2018 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, 3.14 and 3.15;
- 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 desk top survey work outlined above the Council has reviewed additional resources, such as:

- Previous iterations of the SHLAA;
- 2017/18 Open Space Review
- The Council's Draft Employment Land Review;
- The Council's annual housing and employment monitoring;
- Site visits where considered necessary;
- Tameside 'Call for Sites' running up until 31 March 2018; and
- GMSF 'Call for Sites' running up until 28 February 2017.

⁹ National Planning Policy Framework, 2018 – Annex 2: Glossary

- 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) and individual plans and site pro-forma are available via the Council's SHELAA web map at tamesidembc.onamap.uk/ or by request.

Call for Sites and broad locations

- 3.21 The SHELAA will be updated on an annual basis and presents an ongoing opportunity for stakeholders to influence the content. Therefore, stakeholders are encouraged to contact the Council's Planning Policy Team¹⁰ with up to date information on sites currently identified within the SHELAA and to suggest any additional sites not currently included¹¹. Information submitted up to 31 March each year will then be used to inform the annual revision 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 development¹².
- 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;
 - Land uses and character of surrounding area;
 - Physical constraints, such as access, topography, flood risk etc.;
 - Potential environmental constraints;
 - 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 OF EACH SITE

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. However, the PPG also allows relevant existing development schemes to be used as the basis for the assessment and adjustments made for site characteristics and physical constraints¹³. 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) will encourage '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'. Higher density schemes would therefore be

¹⁰ Planning Policy Team – planpolicy@tameside.gov.uk

¹¹ Tameside Council Strategic Housing Land Availability Assessment 2018-2037, Appendix 4: SHELAA Call for Sites Form

¹² Planning Practise Guidance: Paragraph 015 Reference ID: 3-015-20140306

¹³ Planning Practise Guidance, Paragraph:017 ID Reference 3-018-20140306

appropriate within town centres and close to rail or Metrolink stations, and along high quality / high frequency bus corridors;

- Tameside's Residential Design Supplementary Planning Document Policy RD3, which sets a minimum density of 30 dwellings per hectare;
- Analysis of densities recently achieved in different locations across the borough, taking into account the type of dwellings delivered (see Table 1 below); Market conditions in terms of whether the type and scale of residential development is, in practice, likely to be delivered; and
- Site optimisation with higher densities at locations rated as having good accessibility by non-car modes of transport, taking into account the proximity of the site to town centres, railway stations, Metrolink stops and frequent bus services (see Table 2 below).

3.25 Table 1 below, demonstrates the range of densities observed across the borough based on sites with major residential permissions. Further information is included at Appendix 1. Housing densities range from 19 dwellings per hectare (dph) to 55 dph with an average of 34 dph. The sites analysed are distributed across areas considered to have different degrees of optimisation potential. Lower densities were generally observed outside of town centre or public transport accessibility zones, which are defined in Table 2 below. However, there was no distinct pattern to this distribution and 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 34 dph to a high of 102 dph. 11 of the 13 sites identified in Appendix 1 are located in town centre or public transport accessibility zones considered suitable for optimisation. The average density across the 13 sites is 60 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 60 to 932 dph. 10 of the 12 sites identified in Appendix 1 are located in town centre or public transport accessibility zones considered suitable for optimisation. The average density across all 12 sites is 275 dph. A number of these apartment schemes are conversions from non-residential to residential, including through the permitted development regime, for example Camden House in Ashton-under-Lyne (932 dph). However, 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.

Table 1: Average residential densities observed in Tameside

Housing type	Gross dwellings per hectare
Houses	34
Houses and Apartments	60
Apartments	275

- 3.28 Locations that are judged to be suitably 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.
- 3.29 Transport for Greater Manchester’s ‘Greater Manchester Accessibility Levels’ (GMAL) dataset, used in Table 2 below, represents the accessibility from 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.

Table 2: Minimum densities based on location in Tameside

Location type	Proximity	Proposed housing density	Proposed 'mixed' density	Proposed apartment density
	800m	N/A	75	150
Town Centre Tier 1	800m	N/A	75	150
Town Centre Tier 2	500m	N/A	75	100
Railway Station	600m	50	75	100
Metrolink Stop	600m	50	75	100
Minimum GMAL Level 6	n/a	50	75	100
All other locations		35		

- 3.30 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 and not a rule for estimating the yield of sites that fall within the identified location types.
- 3.31 The estimated development potential (yield) of all housing 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 or considered necessary to make the site developable, this loss will be factored into the sites estimated net development potential figure.
- 3.32 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 approach¹⁴ 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’¹⁵. Typically these are 35% for industry/warehousing and 40% to represent out of centre low density office proposals; and

¹⁴ National Planning Policy Framework Para 86. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.

¹⁵ 4NW and Roger Tym and Partners – Setting Employment Land Targets for the North West – Final Report April 2010

- 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

3.33 In order for a site to be considered deliverable in the short term (0-5 years of the land supply) it should be available for development now¹⁶. A site will be considered available when there is confidence there are no legal or ownership problems and the land is controlled by a developer/ landowner who has expressed an intention to develop, or has expressed an intention to sell¹⁷. 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 5 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 SHLAA's, Council's call for sites or consultation on potential site allocations as part of the GMSF process;
- The delivery record of developers / landowners for bringing sites forward; and
- Whether the planning background of a site has a history of unimplemented permissions.

Assessing the achievability of sites for development

3.34 The PPG advises¹⁸ 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.

3.35 In assessing whether each site is achievable consideration has been given to adjacent uses, attractiveness of the locality 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

¹⁶ National Planning Policy Framework, Paragraph 67 and Annex 2: Glossary

¹⁷ Planning Practise Guidance –Paragraph 020 Reference ID: 3-020-2010306

¹⁸ Planning Practice Guidance – Paragraph 021 Reference ID: 3-021-20140306

- 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).
- 3.36 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 mitigate the impact of development proposals. This process allows developers to enter into negotiations with the Council if the cumulative effect of policy requirements and obligations would compromise development viability.
- 3.37 Paragraph 54 of the revised NPPF states that 'local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations'. However, paragraph 55 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'.

Assessing the suitability of sites for development

- 3.38 To be considered developable in the medium (6-10 years) to long term (11-19 years), sites should be in a suitable location with a reasonable prospect that the site will be available and could be viably developed at a given point¹⁹. In assessing the suitability of a site for housing and economic development, each site has been assessed against:
- Planning policy;
 - Physical constraints;
 - Potential impacts including, but not limited to, the effect upon landscapes, including nature and heritage conservation;
 - Market and industry requirements;
 - Likely market attractiveness;
 - Contribution to regeneration; and
 - Environmental and amenity conditions which would be experienced by occupiers and neighbouring areas.
- 3.39 Information collected at this stage included: 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).
- 3.40 All sites that have extant planning permission or that are allocated (in the saved UDP) for housing and employment uses are considered to be suitable, given that an assessment of suitability informed part of the decision to grant planning permission or allocate the site²⁰.
- 3.41 There are no sites with extant planning permission in the 2018 SHELAA where circumstances have changed which would alter their suitability for the development approved.

¹⁹ National Planning Policy Framework 2018, Annex 2 Glossary

²⁰ The Planning Inspector determined that the Tameside UDP 2004 had achieved its sustainable development objectives and that subsequent decision taking has taken account of Part 1 Policy 1.5 "Following the Principles of Sustainable Development".

- 3.42 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.
- 3.43 In determining the suitability of such sites the following key assumptions have been made:
- Encouraging the use of previously developed land;
 - Greenfield sites with no policy protection;
 - Greenfield sites may also be considered depending on the degree of policy protection afforded, each site will be considered upon its own merits; and
 - With the exception of those sites with an extant planning permission or identified for built development in the draft GMSF, sites in the adopted Green Belt will be considered unsuitable for development given the very strong protection afforded them in national policy.
- 3.44 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 and the Employment Land SPD. 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), and vice versa.

Constraints that impact on the suitability, availability and achievability

- 3.45 Where constraints have been identified, the assessment should consider what action would be needed to remove them²¹. The guidance is clear that actions might include the following:
- Need for investment in new infrastructure;
 - Dealing with fragmented land ownership;
 - Environmental improvement; or
 - Need to review planning policy, which is currently constraining development potential.
- 3.46 The Council is actively working with a range of investment partners including the Greater Manchester Combined Authority, Homes England, Greater Manchester Pension Fund and the Greater Manchester Housing Investment Fund as well as institutional investors in order to overcome constraints that may prevent sites coming forward
- 3.47 Planning policy is being amended through the production of the GMSF and the Council's emerging draft 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

- 3.48 The Council will use the information it has gathered on suitability, availability, achievability and constraints to assess the timescales and rate of development for each site within the assessment. As a starting point it will be assumed that sites with

²¹ Paragraph: 022 Reference ID: 3-022-20140306

extant residential planning permissions are deliverable within the first five year period. 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 planning permission, officers have made a judgment on additional sites to be included in the five year supply from 1 April 2018 onwards:

- Sites with pending undetermined planning application; and
- Sites where a landowner/developer has given a clear indication that there will be some development in the next five years.

3.49 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 that are considered in this assessment.

3.50 The Council has reviewed all sites with extant permission and has not identified any approved scheme that is unlikely to be delivered. Therefore, yields remain as permitted through the development management process, but some sites have been moved to a later period of the housing supply based on up to date information.

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

3.52 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 2018 to 31 March 2023; or
- Within the 6-10 year period – 1 April 2023 to 31 March 2028; or
- Within the 11-19 year period – 1 April 2028 to 31 March 2037.

3.53 This document represents the land supply position at 1 April 2018 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.

Draft GMSF housing and employment allocations

3.54 The draft GMSF (Oct 2016) proposes the allocation of a number of sites for residential development that have not previously been considered suitable through Council SHLAA documents. This is due to their current Green Belt status. This updated assessment is crucial to demonstrating best use of land within the urban area in support of the strategy set out in the draft Greater Manchester Spatial

Framework (GMSF) to maximise the use of land within the urban area in order to minimise the need for the release of land in the Green Belt.

Discounted Residential Sites

3.55 The 2018 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 due to the following:

- 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 the GMSF. 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 that fall below the site yield threshold of 5 dwellings or more.

3.56 In this iteration of the SHELAA 831 sites have been discounted for residential development. The total area covered by discounted sites is 373 hectares. For completeness a list of these sites, with a reason for their exclusion, is available in Appendix 8.

3.57 However, constraints on some of the discounted sites may be mitigated, thus allowing the site to deliver residential development in the future. The responsibility to demonstrate how the constraints can be removed to allow residential development is down to the applicant, developer or landowner. Reviews of the SHELAA will continue to assess the longer term potential of those sites as planning policy evolves or site circumstances change.

STAGE 3: WINDFALL ASSESSMENT

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

3.59 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 and economic development.

3.60 Paragraph 70 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”.

3.61 It is worth noting that the last sentence of paragraph 70 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. Whilst the policy does not rule out this type of development 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.

- 3.62 As highlighted in paragraph 3.12 the Council includes a small sites windfall allowance as part of the total housing supply for the period 2023 to 2037. The allowance has been calculated using historic windfall delivery rates and is set out in Table 3 below.

Table 3: Small Sites Delivery (sites less than 5 units including garden development)

	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	Average
(A) Gross Additions	56	84	93	65	75	51	67	70
(B) Gross Losses	4	14	21	6	23	9	14	13
(C) Net (A – B)	52	70	72	59	52	42	53	57

- 3.63 Analysis of windfall completions since 2011 indicates that an average allowance would be 57 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, small sites with planning permission are already included. Therefore, the SHELAA includes an allowance for the years 6-19 up to 2037 and this allowance totals 798 dwellings ($14 \times 57 = 798$).
- 3.64 This allowance will be kept under review on an annual basis through the monitoring of housing completions on small windfall sites.

STAGE 4: ASSESSMENT REVIEW

- 3.65 The PPG at paragraph 25 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.

04 Assessment Findings

4.1 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.

4.2 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 2018 to 31 March 2037

Table 4: Summary of net change 2018 – 2037

	Development Type			
	Dwellings ²²	Offices (m ²)	Industrial & Warehousing (m ²)	Retail (m ²)
Gross Additions	7,168	37,240	130,205	11,382
Gross Losses	30	4,682	78,516	1,462
Net Change	7,138	32,558	51,689	9,920

4.3 The list of SHELAA sites that make up the total net change in dwellings, floorspace for employment and retail are listed in Appendices: 6, 7 and 8.

4.4 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

4.5 The supply of dwellings is comprised of dwellings on specified developable sites and includes a windfall allowance for development on small sites below the site threshold.

4.6 The SHELAA identifies a total of 320 sites that are considered developable for housing. Appendix 5 lists these sites and provides details covering estimated dwellings numbers and type (houses or apartments) and the likely phasing over the period covered by SHELAA. However, it should be noted that the ABC Wax site (H-HYDNEW-003) is included in both the housing and employment land supply. The rationale for this decision is to retain flexibility in relation to the development potential of the site.

4.7 The anticipated gross number of dwellings to be completed split between houses and apartments over the period 1 April 2018 and 31 March 2037 is identified as 7,168 dwellings and is shown in Table 5 below. When the loss of 30 dwellings is taken into account, through either demolition or change of use, then it is estimated that there is the potential to deliver 7,138 dwellings between 1 April 2018 and 31 March 2037.

²² Including both houses and apartments

Table 5: Gross additions, gross losses and net change on residential sites

	Phasing of delivery 1 April 2018 - 31 March 2037				Dwelling Type	
	2018 - 2023	2023 - 2028	2028 - 2037	Total	Houses	Apartments
Gross Additions	2,336	3,180	1,652	7,168	4,405	2,763
Gross Losses	24	5	1	30	10	20
Net Remaining	2,312	3,175	1,651	7,138	4,395	2,743

4.8 Sites within the 2018 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; and
- Under Construction;

4.9 There are 201 'permitted' sites with a potential yield of 2,562 net dwellings in the 2018 land supply.

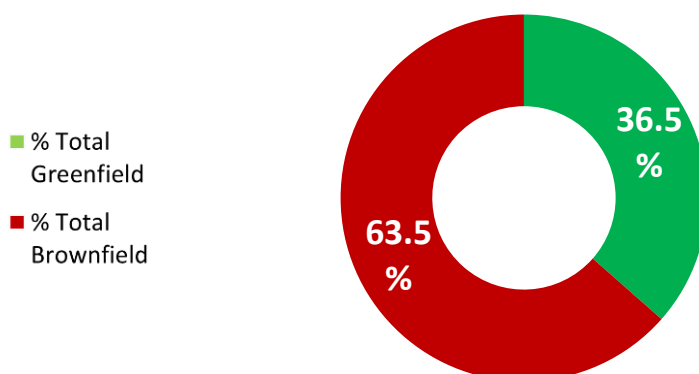
4.10 Those sites which fall within the 'not permitted' category do not have an extant permission and have been identified through:

- 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).

4.11 There are 119 'not permitted' sites with a potential yield of 4,576 net dwellings in the 2018 land supply.

4.12 The comparison of total site area is broken down to give the percentage split between brownfield and greenfield land. The overall borough brownfield/greenfield split is given in Figure 2 below.

Figure 2: Borough percentage split of residential land between brownfield and greenfield.



Windfall allowance for small housing sites

- 4.13 Paragraphs 3.56 to 3.62 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 57 net dwellings per year based on average annual delivery over the period 2011/12 to 2017/18.
- 4.14 The Council will, therefore, make an overall small sites windfall allowance of 798 dwellings for the 14 year period 2023 to 2037 (14 x 57). The 798 dwellings is further split to give a small site allowance of 285 dwellings for years 2023-28 (5 x 57) and a small site allowance of 513 dwellings for years 2028-37 (9 x 57).

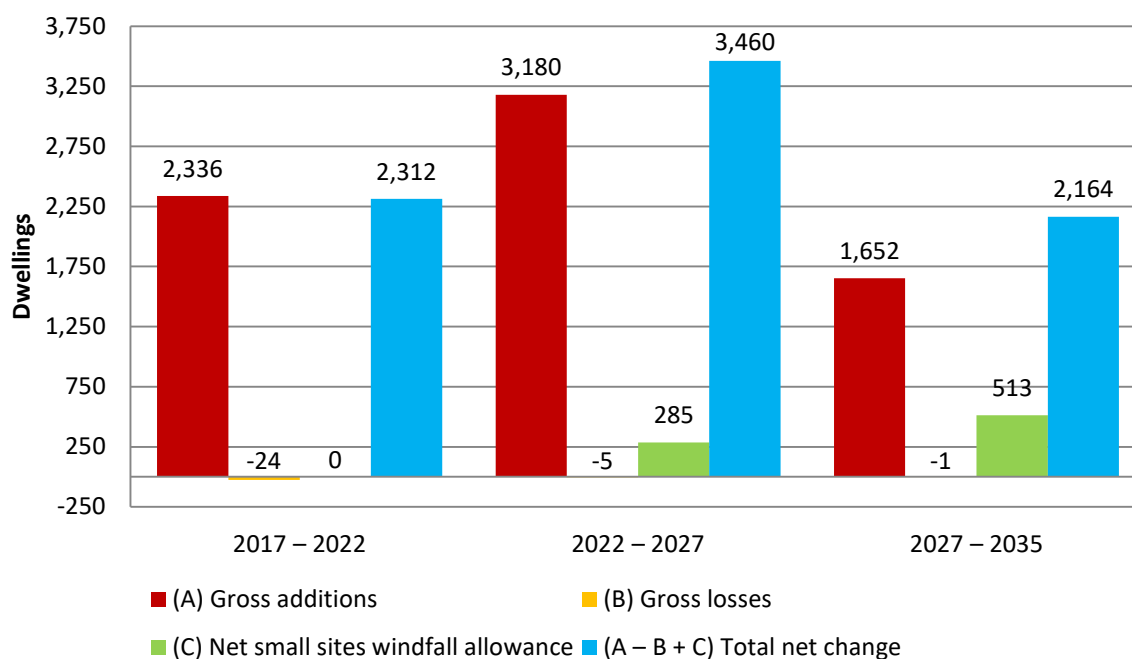
Total housing supply 1 April 2018 to 31 March 2037

- 4.15 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 2018 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 2018 housing land supply, i.e. 62% houses and 38% apartments.

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

	Phasing of delivery			Total	Dwelling Type	
	2017 – 2023	2023 – 2028	2028 – 2037		Houses	Apartments
(A) Gross additions	2,336	3,180	1,652	7,168	4,405	2,763
(B) Gross losses	24	5	1	30	10	20
(C) Net small sites windfall allowance	0	285	513	798	495	303
(A – B + C) Total net change	2,312	3,460	2,164	7,936	4,890	3046

- 4.16 Figure 3 below shows the data in Table 6 in graph format for the different parts of the plan period 2018 – 2037.

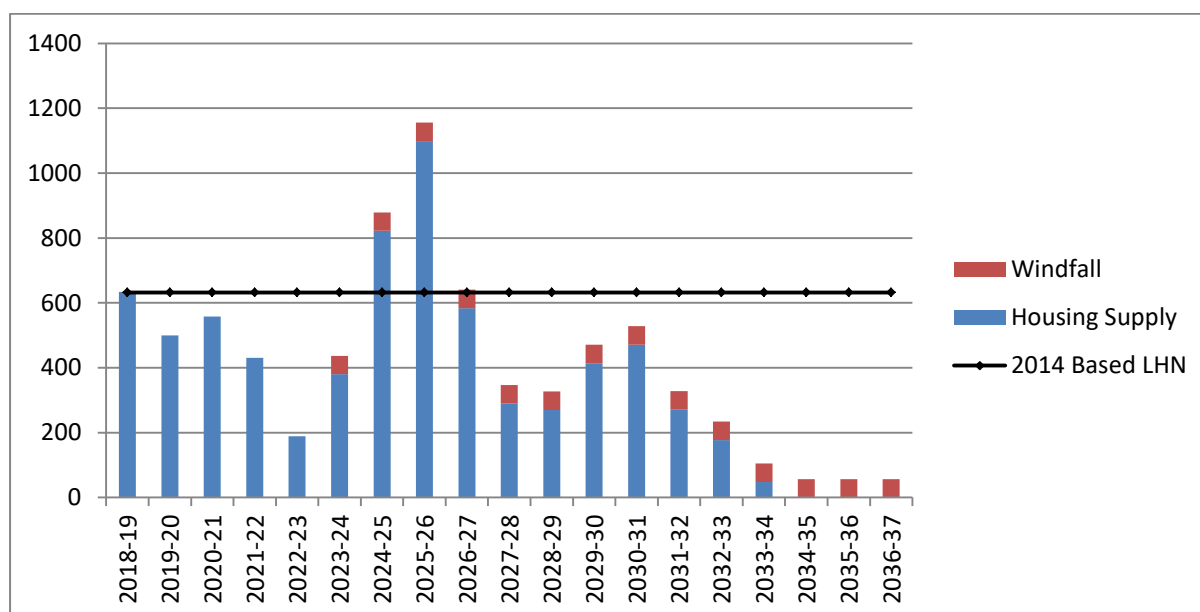
Figure 3: Estimated change in dwellings (1 April 2018 to 31 March 2037)

- 4.17 In relation to the identified short term period 1 April 2018 to 31 March 2023, Table 6 above identifies a potential gross supply of 2,336 dwellings. However, once the anticipated 24 dwelling losses (demolitions and from change of use/conversion) are subtracted from the gross figure the net supply for this period is 2,312. 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.
- 4.18 For the remainder of the supply 1 April 2023 to 31 March 2037, Table 6 identifies a potential gross supply of 4,832 dwellings. Once the allowance of 6 dwelling losses (demolitions and from change of use/conversion) has been subtracted from the gross figure and a small sites windfall allowance of 798 dwellings has been added the net additional supply for the period is 5,624.
- 4.19 As set out in the Planning Practice Guidance²³ 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 and annual build out rates. These are as follows:
- Development will commence 1 year after Full or Reserved Matters approval;
 - Minor developments (up to nine dwellings) will be built out within two years and are likely to delivered by a local developer;
 - Major development (between 10-39 dwellings) will be built out over 3 years and are likely to delivered by a local or sub-regional developer;
 - Major development (between 40-99 dwellings) will be built out using an approximate build out rate of 30 dpa and are likely to delivered by a sub-regional or major developer; and

²³ Planning Practice Guidance – Housing and economic land availability assessment: Methodology - Stage 4: Assessment Review – How should the assessment be reviewed? Paragraph: 025 Reference ID: 3-025-20140306

- Major developments (100+ dwellings) will be built out using an approximate build out rate of 50 dpa and are likely to be delivered by a major developer.

Figure 4: Housing trajectory 2018 - 2037



4.20 Figure 4 shows that in the 0-5 year time period the anticipated delivery from sites will steadily decrease. The 6-10 year time period contains potential to deliver at a higher level with an average of 692 units per annum, including the windfall allowance of 57 dwellings per annum, but the more detailed trajectory predicts that delivery over the 6-10 year period could fluctuate between a 347 and 1,156 units.

Potential supply of new office floorspace

4.21 Development potential for office floorspace in Tameside is currently limited. The assessment identifies eight sites that are considered to be developable for office use. These are detailed in Appendix 6 – Employment sites list 2018 – 2037 and it sets out the potential floorspace in square metres and the likely phasing.

4.22 Table 7 below shows the breakdown of floorspace in gross and net terms for the period 1 April 2018 to 31 March 2037. The potential gross additions are 37,240 m². Losses are 4,682 m² through demolition and change of use / conversions, it is estimated that there will be a net addition of 32,558 m² of B1a office floorspace between 1 April 2018 and 31 March 2037. This represents an increase from the 2017 baseline (23,331 m²) of 9,227 m² and is based on a reappraisal of the office development potential at St Petersfield.

Table 7: Components of office floorspace change 1 April 2018 to 31 March 2037

	Phasing of office floorspace			Total 2018 to 2037
	2018 to 2023	2023 to 2028	2028 to 2037	
Gross Additions	10,675	12,433	14,132	37,240
Gross Losses	2,025	2,657	0	4,682
Net Change	8,650	9,776	14,132	32,558

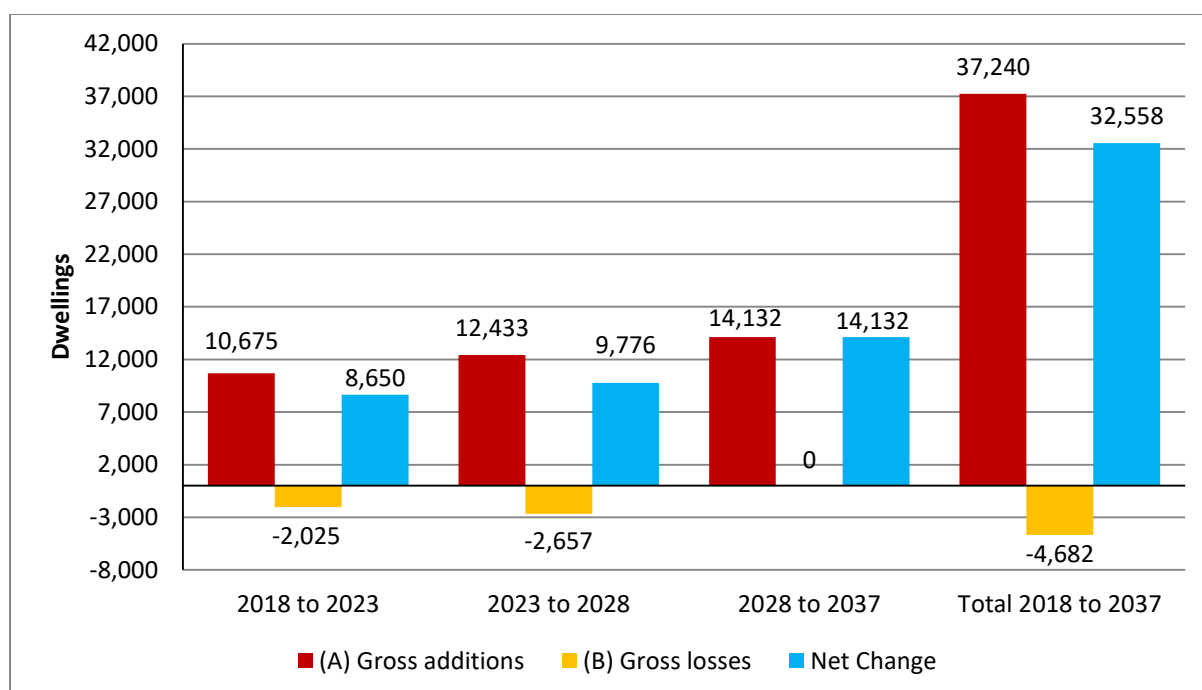
4.23 The St. Petersfield development in Ashton-under-Lyne is the area with the most potential for new office development up until 2037. The SHELAA reflects the potential of this area to deliver the majority of the borough’s standalone office floorspace, as opposed to office space that is ancillary to 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.

4.24 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.

4.25 The main office completion in the period 1 April 2018 to 31 March 2023 will be the replacement Council office complex in Ashton-under-Lyne. The gross B1a floorspace for this redevelopment is 6,600 m². The gross loss from demolition of the previous Council offices was circa 19,950 m² therefore the net completion figure for the development will be -13,350 m².

4.26 Figure 4 below shows the estimated floorspace changes as set out in Table 7.

Figure 4: Estimated change in office floorspace m² (1 April 2018 to 31 March 2037)



Potential supply of new industrial and warehousing floorspace

4.27 Development potential for industry and warehousing is limited to 19 sites across the borough. These are covered by Appendix 6 – Employment sites list 2018 – 2037 which sets out the potential floorspace in square metres and the likely phasing of development.

4.28 Table 8 below shows the breakdown of floorspace in gross and net terms for the period 1 April 2018 to 31 March 2037. The potential gross additions are 130,195 m². Losses are 78,516 through demolition and change of use / conversions, it is

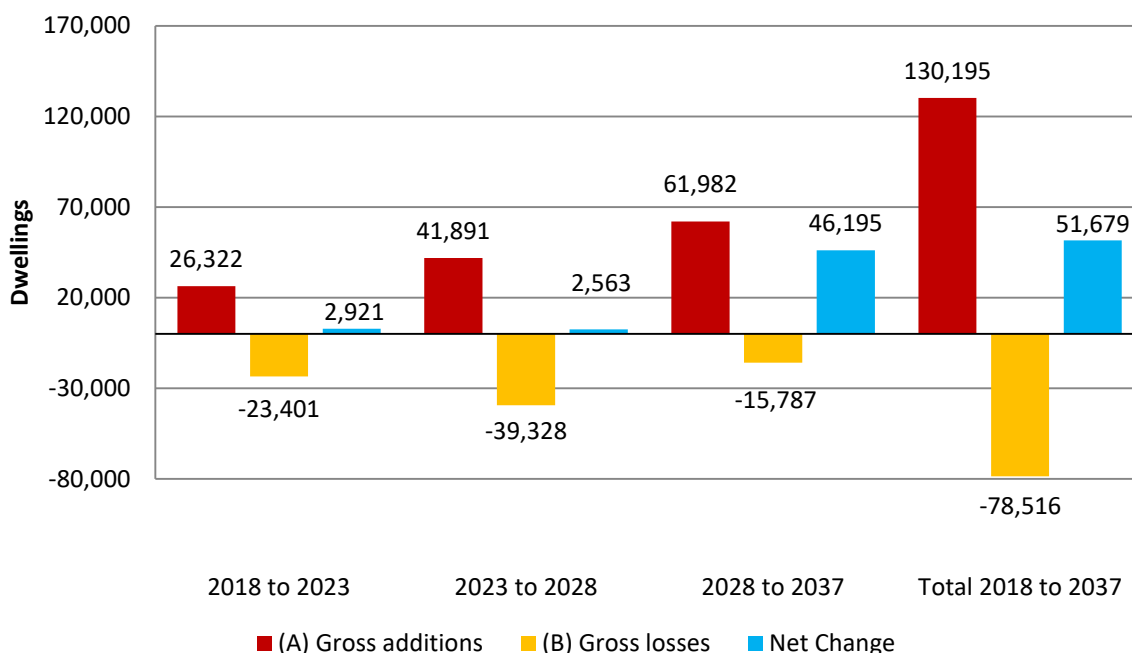
estimated that there will be a net addition of 51,679 m² of industry and warehousing floorspace between 1 April 2018 and 31 March 2037.

Table 8: Components of industry and warehousing floorspace change (m²) 1 April 2018 to 31 March 2037

	Phasing of industrial/warehousing floorspace			
	2018 to 2023	2023 to 2028	2028 to 2037	Total 2018 to 2037
Gross Additions	26,322	41,891	61,982	130,205
Gross Losses	23,401	39,328	15,787	78,516
Net Change	2,921	2,563	46,195	51,689

4.29 Figure 5 below shows the estimated floorspace changes as set out in Table 8 for the period 1 April 2018 to 31 March 2037.

Figure 5: Estimated change in industrial and warehousing floorspace (1 April 2018 to 31 March 2037)



4.30 It should be noted that as discussed in paragraph 4.6 that the site at ABC Wax in Hyde is included in both the residential and employment land supply. Therefore the potential industry and warehousing floorspace figure could be lower depending upon future proposals for the site.

Potential supply of new retail floorspace

- 4.31 For retail uses the assessment identifies 4 sites that are considered to be developable during the period 1 April 2018 and 31 March 2037. Appendix 7 contains a list of the individual sites including the likely phasing and the amount of potential floorspace on each site.
- 4.32 Table 9 below sets out the components of the retail floorspace supply that is expected to be delivered up to 31 March 2037 on the sites set out in Appendix 7. The gross amount of floorspace identified is 11,382 m².

Table 9: Components of retail floorspace change (m²) 1 April 2018 to 31 March 2037

	Phasing of retail floorspace			Total 2018 to 2037
	2018 to 2023	2023 to 2028	2028 to 2037	
Gross Additions	11,382	0	0	11,382
Gross Losses	713	355	394	1,462
Net Change	10,669	-355	-394	9,920

- 4.33 The estimated phasing of floorspace change is for the period 1 April 2018 to 31 March 2037 indicates that all retail floorspace will be delivered in the 2018 to 2023 time period.

05 Relationship to the Draft Greater Manchester Spatial Framework

- 5.1 The baseline supply for residential and employment development presented in the SHELAA 2018-2037 does not take into account sites that are proposed for allocation through the Greater Manchester Spatial Framework²⁴ (GMSF). These sites are not included in the SHELAA baseline supply because they do not 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 the GMSF.

²⁴ Draft GMSF 2016: https://www.greatermanchester-ca.gov.uk/downloads/20018/greater_manchester_spatial_framework

06 Conclusions

- 6.1 This SHELAA represents a snapshot of the potential housing and economic development land supply in Tameside for the period 1 April 2018 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 the 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 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 range of sites that have been identified across the borough for the period 1 April 2018 to 31 March 2037.

Table 11: Change in dwellings and economic floorspace 1 April 2018 – 31 March 2037

	Development Type			
	Dwellings ²⁵	Offices (m ²)	Industrial & Warehousing (m ²)	Retail (m ²)
Gross Additions	7,168	37,240	130,205	11,382
Gross Losses	30	4,682	78,516	1,462
Net Change	7,138	32,558	51,689	9,920

- 6.5 A baseline supply of 7,138 net dwellings has been identified for residential development. When combined with the small sites windfall allowance of 798 dwellings the net total for the period 1 April 2018 to 31 March 2037 is 7,936 dwellings.
- 6.6 For economic development the following potential net additional floorspace has been identified for the period 1 April 2018 to 31 March 2037:
- Office – 32,558 m²
 - Industry and Warehousing – 51,689 m²
 - Retail – 9,920 m²
- 6.7 The draft GMSF identifies additional floorspace for industry and warehousing.
- 6.8 The draft GMSF does not identify any additional floorspace for office or retail development on strategic allocations in Tameside.

²⁵ Including both houses and apartments

Appendix 1 - Typical Residential Development Densities in Tameside

HOUSING

Site Name	Town	Developer	Optimisation Zone	Site Yield	Site Gross Area	Site Gross Density
Stockport Road	Hyde	Private	N	40	2.08	19
Large Development Site Micklehurst Road	Mossley	Private	N	36	1.74	21
East Tame Business Park, Rexcine Way	Hyde	Private	N	42	1.82	23
Land at the Woodlands, Mottram Road	Stalybridge	Private	N	23	0.86	27
Former Clarendon College, Clarendon Road	Hyde	Private	Y	79	2.74	29
Land on East side of Honiton Avenue, Underwood Road (Site 10)	Hyde	Private	Part	47	1.47	32
Former Samuel Laycock School	Stalybridge	Registered Provider	N	44	1.37	32
Wharf Mill North (Toray)	Hyde	Private	N	29	0.89	33
Land at Fields Farm Road (Site 21/22)	Hyde	Private	Part	209	6.36	33
Wharf Mill South (Toray)	Hyde	Private	Part	66	1.78	37
Former Frank Hoyle Transport 2 Broadway	Hyde	Private	Y	78	2.1	37
Kings Road South	Audenshaw	Private	Part	250	6.68	37
Mackeson Park	Ashton	Private	Part	86	2.29	38
Former site Stamford High School, Mossley Road	Ashton	Private	N	102	2.68	38
Carrhill Mills, Manchester Road	Mossley	Private	Part	35	0.88	40
2-32 Wordsworth Road	Denton		N	16	0.36	44
York Place	Ashton	Private	Y	18	0.33	55
TOTALS				1200	36.43	
Average site density - total yield/total area:	33					
Average site density - total gross density/no. of sites:	34					
Median site density:	33					
Average site density:	34					

MIXED – HOUSING AND APARTMENTS

Site Name	Town	Developer	Optimisation Zone	Site Yield	Site Gross Area	Site Gross Density
Land off Knowle Avenue	Ashton	RP	Y	55	1.63	34
Former Mono Pumps, Martin Street	Audenshaw	Private	Y	183	4.56	40
Former Oldham Batteries, West side of Edward Street	Denton	Private	Y	145	3.25	45
Carrfield Mills, Newton Street	Hyde	Private	Y	127	2.76	46
Land and Buildings on East side of Edward Street	Denton	Private	Y	55	1.14	48
St Stephens Bennett Street	Hyde	Private	Y	30	0.57	53
Scout Green Depot	Mossley	Private	N	47	0.86	55
Ryecroft Street	Ashton	RP	Part	51	0.85	60
King Edward Court	Hyde	Private	N	27	0.42	64
Land at Markham Street	Hyde	RP	Y	24	0.36	67
Land off Pickford Lane	Dukinfield	RP	N	12	0.16	75
Land fronting Spring Gardens/ Newton Street	Hyde	RP	Y	30	0.4	75
Droylsden Marina	Droylsden	Private	Y	165	2.07	80
Victoria Mill, Buckley Street	Droylsden	Private	Y	127	1.24	102
TOTALS				1078	20.27	
Average site density - total yield/total area:	53					
Average site density - total gross density/no. of sites:	60					
Median site density:	57					
Average site density:	60					

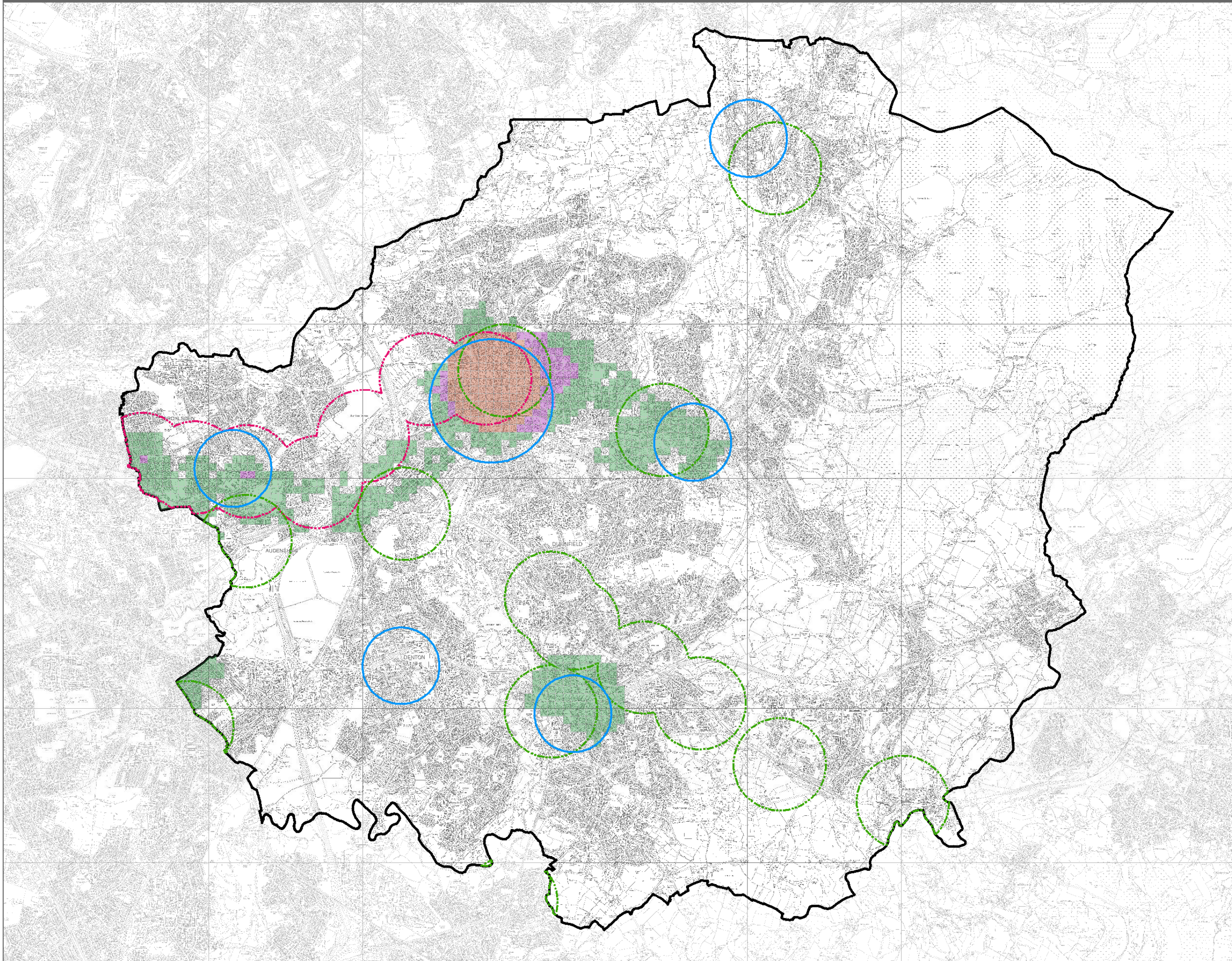
APARTMENTS

Site Name	Town	Developer	Optimisation Zone	Site Yield	Site Gross Area	Site Gross Density
Site of former Conservative Club Vernon Street	Ashton	Private	N	24	0.40	60
Former Site of 10-12 Castle Street Site A	Stalybridge	RP	Y	38	0.29	131
George Street/Hanover Street	Mossley	Private	Y	12	0.08	150
Former Site of 10-12 Castle Street Site B	Stalybridge	RP	Y	24	0.16	150
Charlotte House Residential Home, Albert Road	Hyde	Private	Y	16	0.10	160
32 Denton Road	Audenshaw	Private	N	13	0.08	163
Former Police Station Corporation Street	Stalybridge	Private	Y	18	0.08	225
Armentieres Square	Stalybridge	RP	Y	67	0.28	239
Methodist Chapel, Stamford Street	Ashton	Private	Y	12	0.04	300
8 Church Street	Ashton	Private	Y	18	0.05	360
Oakglade House	Ashton	Private	Y	51	0.12	425
Camden House 2 Grey Street	Ashton	Private	Y	22	0.02	932
TOTALS				315	1.70	
Average site density - total yield/total area:	185					
Average site density - total gross density/no. of sites:	275					
Median site density:	194					
Average site density:	275					

Appendix 2 – Accessibility Mapping

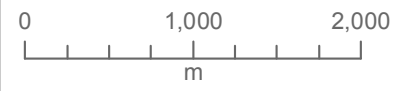
Proximity zone map including GMAL areas

- Ashton TC 800m Buffer
- Level 2 TC 500m Buffer
- Railway Stations 600m Buffer
- Metrolink Stops 600m Buffer
- GMAL Level
 - GMAL Level 8
 - GMAL Level 7
 - GMAL Level 6
- Tameside Boundary



Strategic Housing and Economic Land Availability Assessment 2017 - 2035

Scale at A3: 1:45,000



Appendix 3 – Information held for each site

Information for each SHELAA site is stored in a GIS database

Site Details	Description
Site reference	Unique reference number (0001 – 9999)
Alternative references	Existing alternative reference if applicable.
Address	Address of the site.
Site area (hectares)	Site size measured in hectares.
Site source	Reason for inclusion of site in the assessment, i.e. planning permission, call for sites, NLUD etc.
Proposed use	Selected from: <ul style="list-style-type: none"> • Housing • Industry & Warehousing • Office • Retail • Mixed • Discounted

Existing use and ownership	Description
Established use	Whether the site is in active or inactive use and Use Class or description.
Current use	Current use of the site. Use Class (GMCA Schema)
Employment type	Current employment use or previous employment use if inactive.
Existing office floorspace	Existing office floorspace (m ²) derived from VOA summary valuation data.
Existing industry and warehousing floorspace	Existing industry and warehousing floorspace (m ²) derived from VOA summary valuation data.
Ownership type	Choice of either: Public/Private/Mixed/Unknown
Ownership	Details of site owner where known.
Site availability	Yes/No
Site availability background information	Each site was assessed to determine if the site was available or would become available for development. This included a general assessment of whether sites could be brought forward by landowners / developers.

Site characteristics	Description
Greenfield site area	The area of the site that is greenfield in hectares.
% greenfield site area	The proportion of the total site area that is greenfield in nature.
Brownfield site area	The area of the site that is brownfield in hectares.
% brownfield site area	The proportion of the total site area that is brownfield in nature.
Topography	Basic details, i.e. is the site flat or sloping?
Surrounding uses	The predominant land uses surrounding the site

Site status	Description
Planning status	Whether the site has planning permission or is allocated in a saved UDP policy.
Planning reference	Planning application reference (most recent main application)
Planning permission expiry	The expiry date of the planning permission.
Type of development permitted	Description of the type of development permitted by the planning approval.
Construction status	Construction status of the site: completed, under construction or not started.
Floorspace remaining at base date	The total amount of floorspace remaining to be built (under the relevant planning permission) as at 31 March 2017.
Dwellings remaining at base date	The total number of dwellings remaining to be built (under the relevant planning permission) as at 31 March 2017.

Constraints	Description
Ownership issues	Whether there is a particular issue relating to site ownership that will impact on whether a site will come forward for development, such as multiple ownership or other ownership constraints.
Landscape features	A basic assessment of whether there are any landscape features on the site
Green Belt	Assessment as to whether a site is in the Green Belt and where applicable the proportion of the site within it.
Open Space	The assessment is informed by the Council's Open Space Review 2017/2018.
Site of biological importance	An assessment of the percentage of the site that is within an SBI
Other biodiversity issues	Other biodiversity issues not covered by other assessment fields.
Tree preservation order	Whether there are any trees or woodland on the site subject to a tree preservation order.
Historic landfill site	Each site was assessed to determine if it is located within an area where there is a record of it being used for landfill. Where a site is in such a location the % of the site formerly in use as landfill is recorded.
Quarrying, mining and tunnelling	Assess if there is potential for land instability at the site related to coal mining activity? Consider the potential instability and any other risks to development based on current or previous coal mining using the Coalfield Plan for the area and the Coal Authority's Interactive Viewer.
Contaminated land	A judgement as to whether a site could be contaminated, associated with existing / previous uses, and also from information submitted with planning applications.
Mineral safeguarding areas and Mineral Area of Search	Provide an overview of mineral safeguarding issues within the site.
HSE COMAH Consultation Zone	Assessment as to whether site is located within a consultation zone of a major hazard site or a major hazard pipeline as defined by the Health and Safety Executive.
Air quality management area	Assessment for each site to identify whether a sites lies within an AQMA and the % of the site covered.
Flood risk	An assessment as to whether each site lies in flood zone 2 (i.e. land having between a 1 in 100 and 1 in 1,000 annual probability of flooding) and flood zone 3 (i.e. land having a 1 in 100 or greater annual probability of flooding), and the % within each zone. This uses the latest available Environment Agency data.
Surface water flood risk	Is the site within a surface water flooding hotspot or a top 50 surface water flooding hotspots (Assessment is based on AGMA Surface Water Management Plan 2012).
Climate change modelling of flood events	Whether the site is within a flood extent area if fluvial flow increases by 35% or 70% and the proportion of the site (both defended and undefended).
Agricultural land	Whether a site is designated as grade 1-3 agricultural land and the percentage of the site covered.
Conservation area	Assessment for each site to calculate whether each site lies in a conservation area (UDP policy C2 and C4). If so, the conservation area name and percentage within it. Additional details are recorded if there is a conservation area within 150m of a site.
Listed buildings	Whether there is a listed building on the site. Additional details are recorded if there is a listed building within 150m of a site.
Scheduled Ancient Monuments	Whether there is a Scheduled Ancient Monument on a site.

	Additional details are recorded if there is a Scheduled Ancient Monument within 150m of the site.
Other heritage issues	Details of any other heritage issues not picked up by other fields within the assessment.
Significant access point issues	A record of whether there are obvious access difficulties that would affect the developability of a site.
Significant utilities issues	A record of whether there are obvious issues with utilities that would affect the developability of a site.
Existing infrastructure affecting developable area	An assessment as to whether there is existing infrastructure on a site which would affect the developable area.
Other exceptional costs	Details of any other costs which would affect potential development of a site.
Appropriate mitigation	Where there are identified constraints affecting the developability of a site, the potential mitigation that could overcome this.

Potential for new housing	Description
Site excluded from detailed review	A judgement taking into account the information available for each site as to whether it is deliverable / developable for residential use.
Extant residential permission	Whether planning permission is in place for residential use.
Allocation for residential use	Whether the site is allocated for residential use in the Tameside's Saved Unitary Development Plan.
Acceptable in policy terms	Judgement having regard to information available for each site as to whether residential use would be generally acceptable in principle in planning policy terms.
Other constraints limiting housing	Judgement having regard to information available for each site as to whether there are any other constraints that could limit development of residential use.
Ownership issues	Judgement having regard to information available for each site as to whether there are any issues relating to ownership that could limit the sites development for residential use.
Viable for residential development	Judgement having regard to information available for each site as to whether there are any particular issues that would suggest residential development would be unviable.
Deliverable for residential development	A concluding statement as to whether, on the basis of the information available, the site is deliverable for residential use.

Potential for new office floorspace (B1a)	Description
Site excluded from detailed review	A judgement taking into account the information available for each site as to whether it is deliverable / developable for office use.
Extant office permission	Whether planning permission is in place for office use.
Allocation for employment use	Whether the site is allocated for office use in the Tameside's Saved Unitary Development Plan.
Acceptable in policy terms	Judgement having regard to information available for each site as to whether office use would be generally acceptable in principle in planning policy terms.
Other constraints limiting offices	Judgement having regard to information available for each site as to whether there are any other constraints that could limit development of office use.
Ownership issues	Judgement having regard to information available for each site as to whether there are any issues relating to ownership that could limit the sites development for office use.
Viable for office development	Judgement having regard to information available for each site as to whether there are any particular issues that would suggest office development would be unviable.

Deliverable for office development	A concluding statement as to whether, on the basis of the information available, the site is deliverable for office use.
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Potential for new industry and warehousing floorspace	Description
Site excluded from detailed review	Judgement taking into account the information available for each site as to whether it is deliverable / developable for industry or warehousing use.
Extant industry/warehousing permission	Whether planning permission is in place for industry or warehousing use.
Allocation for employment use	Whether the site is allocated for industry or warehousing use in the Tameside's Saved Unitary Development Plan.
Acceptable in policy terms	Judgement having regard to information available for each site as to whether industry or warehousing use would be generally acceptable in principle in planning policy terms.
Other constraints limiting industry/warehousing	Judgement having regard to information available for each site as to whether there are any other constraints that could limit development of industry or warehousing use.
Ownership issues	Judgement having regard to information available for each site as to whether there are any issues relating to ownership that could limit the sites development for industry or warehousing use.
Viable for industrial/warehouse development	Judgement having regard to information available for each site as to whether there are any particular issues that would suggest industry or warehousing development would be unviable.
Deliverable for industrial/warehouse development	A concluding statement as to whether, on the basis of the information available, the site is deliverable for industry or warehousing use.

Potential for new retail uses floorspace	Description
Site excluded from detailed review	A judgement taking into account the information available for each site as to whether it is deliverable / developable for retail use.
Extant retail permission	Whether planning permission is in place for retail use.
Acceptable in policy terms	Judgement having regard to information available for each site as to whether retail use would be generally acceptable in principle in planning policy terms.
Other constraints limiting retail	Judgement having regard to information available for each site as to whether there are any other constraints that could limit development of retail use.
Ownership issues	Judgement having regard to information available for each site as to whether there are any issues relating to ownership that could limit the sites development for retail use.
Viable for retail development	Judgement having regard to information available for each site as to whether there are any particular issues that would suggest retail development would be unviable.
Deliverable for retail development	A concluding statement as to whether, on the basis of the information available, the site is deliverable for retail use.

Transport Accessibility	Description
Tier 1 town centre proximity	Distance from Tier 1 town centre (measured centroid to centroid)
% of site within Tier 1 town centre	% of site within Tier 1 town centre.
Tier 2 town centre proximity	Distance from Tier 2 town centre (measured centroid to centroid)
% of site within Tier 2 town centre	% of site within Tier 2 town centre.

Railway station proximity	Distance from centre of site to nearest railway station(s)
Metrolink stop proximity	Distance from centre of site to nearest metrolink stop(s)
GMAL level	GMAL level score(s)
% of site within GMAL level	% of site within GMAL level

Site phasing and yields	Description
Gross additions	Where a site is considered developable for a particular use, the estimated total gross additions are recorded for each site as follows: Dwellings: split by houses and apartments Office floorspace (m ²) Industry/warehouse floorspace (m ²) Retail floorspace (m ²)
Gross losses	Where there is a loss of dwellings / floorspace on a site this is recorded by use.
Net change	Gross additions – Gross losses = Net Change
Phasing	Where there is development assumed on a site for the different uses considered, the yield is phased as follows: 0-5 years (ie.2017 to 2022) 5-10 years (i.e. 2022 to 2027) 10-18 years (2027 to 2035)
Yield assumptions	Information setting out how the yield for different uses was arrived at.

Appendix 4 – SHLAA 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)	

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? e.g. on a Site of Biological Importance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)			

<p>Please provide further information on any potential constraints that have been identified above, including how these constraints could be removed / mitigated.</p>	
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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 5 – List of SHELAA Housing Sites

2018 – 2023 RESIDENTIAL SUPPLY LIST

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
20 Alexandra Street, Hyde	0.0604	0	100	Under construction	UC	16/00222/P3N	9	0	9	0	9	Retain - Development under Class O, Part 3, Schedule 2 of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with prior approval date of 16/06/2016.	650	0	0
44-46 Market Street, Hyde, SK14 1AH	0.0502	0	100	Not started	P3N	16/00439/P3N	8	0	8	0	8	Retain - Development under Class O, Part 3, Schedule 2 of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with prior approval date of 24/06/2016.	454	0	0
51 Market Street, Hyde, SK14 2AB	0.0251	0	100	Not started	P3N	16/00615/P3N	4	0	4	0	4	Retain - Development under Class O, Part 3, Schedule 2 of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with prior approval date of 22/08/2016	187	0	0
Good Hope House, Bentinck Street, Ashton-under-Lyne, OL6 7SS	0.0103	0	100	Not started	P3N	17/00822/P3N	8	0	8	0	8	Retain - Development under Class O, Part 3, Schedule 2 of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with prior approval date of 20/09/2016	161	409	0
3-7 Manchester Road, Denton, M34 3JU	0.0256	0	100	Not started	FUL	16/00575/FUL	3	0	3	0	3	Retain - Site has extant full planning permission.	153	0	0
33-35 Market Street, Hyde, SK14 2AD	0.0346	0	100	Not started	FUL	16/00737/FUL	2	0	2	0	2	Retain - Site has extant full planning permission.	142	0	0
239 Mossley Road, Ashton-under-Lyne, OL6 6LN	0.0563	0	100	Not started	OUT	17/00308/OUT	8	0	8	8	0	Retain - Site within 800m of tier 1 town centre and GMAL level 7. Suitable for apartments at previously permitted yield.	125	198	0
21 Booth Street, Ashton-under-Lyne	0.0073	0	100	Not started	FUL	17/00450/FUL	2	0	2	0	2	Retain - Site has extant full planning permission.	78	0	0
Albert Works, Crescent Road, Dukinfield, SK14 2EX	0.0090	0	100	Not started	FUL	15/00102/LBC	1	0	1	0	1	Retain - Site has extant full planning permission.	42	0	0
47 Market Street, Hyde, SK14 2AB	0.0133	0	100	Under construction	UC	12/00565/FUL	1	0	1	0	1	Retain - Site observed as under construction at 31 March 2017.	33	0	0
Grove House, Water Lane, Hollingworth, Hyde	0.1517	100	0	Not started	FUL	15/00746/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Greenhurst Road, Ashton-under-Lyne, OL6 9DX	6.1295	66	34	Not started	SHLAA	NA	120	0	120	120	0	Retain - Cleared and vacant council owned site proposed for residential development. Delivery split over 0-5 and 6-10 time periods. Application to be submitted in 2017/2018.	0	0	0
1 Hunters Court, Stalybridge	0.1716	100	0	Not started	FUL	16/00480/FUL	4	0	4	4	0	Retain - Site has extant full planning permission.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Apethorn Fold, 89-91 Apethorn Lane, Hyde, SK14 5DL	0.1243	0	100	Not started	FUL	16/00888/FUL	3	0	3	3	0	Retain - Site has extant full planning permission.	0	0	0
The Old Chapel, Alt Hill Lane, Ashton-under-Lyne	0.0242	0	100	Under construction	UC	14/00099/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
Vernon Street, Ashton-under-Lyne	0.4026	0	100	Not started	FUL	15/00063/FUL	24	0	24	0	24	Retain - Site has extant full planning permission.	0	0	0
Hanover Memorial Gardens, Hanover Street, Mossley	0.1595	100	0	Not started	FUL	15/00878/FUL	6	0	6	6	0	Retain - Site has extant full planning permission.	0	0	0
John Street, Heyrod, Stalybridge, SK15 3DN	0.0746	64	36	Under construction	UC	16/01144/FUL	2	0	2	2	0	Retain - Site observed as under construction 31 March 2018.	0	0	0
243-245 Mottram Road, Stalybridge	0.3399	100	0	Under construction	UC	16/00471/CLUD	4	0	4	4	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Church Lane, Mossley, OL5 9HY	0.0783	0	100	Under construction	UC	14/00700/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
48 Manchester Road, Mossley, OL5 0AA	0.0088	0	100	Under construction	UC	04/01671/FUL	3	1	2	0	1	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Waterside Court, Hyde, SK14 3NU	6.3604	83	17	Under construction	UC	16/00441/REM	173	0	173	173	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
17 Church Avenue, Hyde, SK14 5LY	0.0754	100	0	Not started	FUL	15/00950/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
2-32 Wordsworth Road, Denton	0.3608	0	100	Not started	FUL	17/00794/FUL	16	0	16	16	0	Retain - Site has extant full planning permission.	0	0	0
Stamford Street Methodist Church, Stamford Street Central, Ashton-under-Lyne, OL6 6XW	0.0470	0	100	Under construction	UC	12/00731/FUL	12	0	12	0	12	Retain - Site observed as under construction at 31 March 2017.	0	0	0
21 Knowle Avenue, Ashton-under-Lyne, OL7 9DX	0.1067	25	75	Under construction	UC	09/00096/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
8 Church Street, Ashton-under-Lyne,	0.0529	0	100	Not started	FUL	15/00255/FUL	18	0	18	0	18	Retain - Site has extant full planning permission.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
OL6 6XE															
King Edward Court, King Edward Road, Hyde	0.4209	0	100	Under construction	UC	16/00824/FUL	19	0	19	7	12	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Corporation Street, Stalybridge, SK15 3AA	0.0819	0	100	Under construction	UC	14/00821/FUL	18	0	18	0	18	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Mottram Road, Stalybridge, SK15 2RT	0.8655	76	24	Under construction	UC	16/00412/FUL	7	0	7	7	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Newton Library, Hyde	0.0312	0	100	Under construction	UC	08/01056/REM	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Huddersfield Road, Millbrook, Stalybridge	1.3209	100	0	Not started	REM	14/00859/REM	29	0	29	29	0	Retain - Site has extant reserved matters planning permission.	0	0	0
Manchester Road, Mossley	0.8815	0	100	Not started	REM	16/00766/REM	35	0	35	35	0	Retain - Site has extant outline planning permission.	0	0	0
The Lodge, Mill Lane, Hyde, SK14 2DL	0.0892	0	100	Not started	FUL	16/00416/FUL	6	0	6	0	6	Retain - Site has extant full planning permission.	0	0	0
Kelvin Works, 4 Kelvin Grove, Huddersfield Road, Millbrook, Stalybridge, Sk15 3JL	0.0870	0	100	Under construction	UC	12/00077/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Kelvin Street, Ashton-under-Lyne	0.0144	0	100	Not started	FUL	15/01031/FUL	2	0	2	0	2	Retain - Site has extant full planning permission.	0	0	0
1-3 Egerton Street, Ashton-under-Lyne, OL6 9NY	0.0134	0	100	Under construction	UC	10/00472/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
9 Knight Street, Ashton-under-Lyne, OL7 0EJ	0.0232	100	0	Under construction	UC	12/00467/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Keverlow Farm, Ashton-under-Lyne, OL6 8AL	0.0185	0	100	Under construction	UC	12/01068/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
41 St Annes Road, Denton, M34 3DY	0.0157	100	0	Under construction	UC	07/00051/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
21 Curch Brow Mottram, Hyde, SK14 6JJ	0.0645	100	0	Under construction	UC	08/00223/FUL & 15/00483/LBC	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
11 Foxhill Drive, Stalybridge, SK15 2RP	0.0871	100	0	Not started	FUL	17/00600/FUL	1	0	1	1	0	Retain - Site has extant outline planning permission.	0	0	0
York House Hotel, York Place, Ashton-under-Lyne, OL6 7TT	0.3363	0	100	Under construction	UC	11/00043/FUL	18	0	18	18	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Edward Street, Denton, M34 3BE	1.1423	0	100	Not started	OUT	15/00081/OUT	55	0	55	49	6	Retain - Site has extant outline planning permission.	0	0	0
6 Short Avenue, Droylsden, M43 6UA	0.0383	0	100	Under construction	UC	16/00823/FUL	3	0	3	3	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
1 Corporation Street, Hyde, SK14 1AQ	0.0160	0	100	Under construction	UC	08/00022/FUL	1	0	1	0	1	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Manchester Road, Mossley, OL5 9AY	0.3416	0	100	Under construction	UC	15/00501/FUL	16	0	16	16	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Dyson Street, Mossley, OL5 0NZ	0.0555	0	100	Under construction	UC	13/00965/FUL	2	0	2	0	2	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Victoria House, Victoria Street, Millbrook, Stalybridge, SK15 3HY	0.1109	0	100	Under construction	UC	12/01157/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
8 Kinder Avenue, Ashton-under-Lyne	0.1713	100	0	Under construction	UC	15/00685/FUL	4	0	4	4	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Oxford Street East, Ashton-under-Lyne	0.1278	100	0	Not started	OUT	17/00179/OUT	7	0	7	7	0	Retain - Site has extant outline planning permission.	0	0	0
Talbot Road, Hyde	0.2259	100	0	Not started	OUT	17/00368/OUT	10	0	10	10	0	Retain - Vacant green space outside of optimisation areas. Suitable for housing development at density of 35dph.	0	0	0
10-12 Castle Street, Stalybridge	0.2988	0	100	Under construction	UC	17/00019/FUL	38	0	38	0	38	Retain - Site observed as under construction at 31 March 2018.	0	0	0
8 Marie Close, Denton, M34 6EW	0.1346	100	0	Under construction	UC	15/00645/FUL	5	0	5	5	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Stamford High School, Mossley Road, Ashton-under-	2.6767	0	100	Under construction	UC	15/00393/REM	28	0	28	28	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Lyne, OL6 9SD															
Mereside, Stalybridge, SK15 1JF	1.3736	67	33	Not started	REM	17/00534/REM	44	0	44	44	0	Retain - Site has extant outline planning permission.	0	0	0
110-112 Kelvin Street, Ashton-under-Lyne, OL7 0JE	0.0115	0	100	Under construction	UC	16/00640/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Pineapple Inn, 18 Kenworthy Street, Stalybridge, SK15 2DX	0.1264	0	100	Under construction	UC	14/00696/FUL	7	1	6	4	1	Retain - Site observed as under construction at 31 March 2018.	0	0	0
175 Broadbottom Road, Mottram, Hyde, SK14 6HY	0.1191	0	100	Under construction	UC	17/00698/FUL	4	0	4	4	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Huddersfield Road, Mossley, OL5	1.9102	66	34	Not started	OUT	17/00489/OUT	41	0	41	41	0	Retain - Cleared and vacant council owned site proposed for residential development. Delivery in 0-5 time period. Application to be submitted in 2017/2018.	0	0	0
D C Joinery, 42 Carrhill Road, Mossley, OL5 0SE	0.0056	0	100	Not started	FUL	15/00457/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	30	0
Market Street, Mossley, OL5 0ES	0.1301	0	100	Not started	OUT	17/00920/OUT	6	0	6	6	0	Retain - Site has extant outline planning permission.	0	0	0
30 Willow Wood Close, Ashton-under-Lyne, OL6 6RA	0.1136	100	0	Under construction	UC	10/00292/FUL	3	0	3	3	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Grosvenor Street, Stalybridge, SK15 2BR	0.2880	0	100	Under construction	UC	15/00660/FUL	67	1	66	0	65	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Dukinfield Road, Hyde, SK14 4RS	1.7777	0	100	Under construction	UC	15/00631/FUL	16	0	16	16	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
437A Kings Road, Ashton-under-Lyne, OL6 9AT	0.0300	100	0	Under construction	UC	12/00265/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
406 Thornley Lane Denton, Denton, M34 2FG	0.0355	100	0	Not started	FUL	17/00015/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0

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Chapel Street Hyde, Hyde, SK14 1DL	0.1281	100	0	Not started	FUL	17/00514/FUL	3	0	3	3	0	Retain - Site has extant full planning permission.	0	0	0
Hyde Sports, 31 Clarendon Road, Hyde, SK14 2AB	0.0164	0	100	Under construction	UC	12/00566/FUL	4	0	4	0	4	Retain - Site observed as under construction at 31 March 2017.	0	0	0
5 King Edward Road, Hyde, SK14 5JN	0.0099	0	100	Not started	FUL	16/00688/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
White Hart, 91 Market Street, Mottram, Hyde, SK14 6JQ	0.0384	0	100	Not started	FUL	15/00946/FUL	7	1	6	0	5	Retain - Site has extant full planning permission.	0	0	0
Wakefield Road, Stalybridge	0.4084	0	100	Under construction	UC	15/01072/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
174 Mottram Old Road, Stalybridge, SK15 2SZ	0.0560	0	100	Under construction	UC	15/00719/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Audenshaw Road, Audenshaw, M34 5UG	6.6833	0	100	Under construction	UC	13/00448/FUL	41	0	41	41	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Broadway, Hyde, SK14 4QQ	2.1009	0	100	Not started	REM	17/00943/REM	78	0	78	78	0	Retain - Site has extant outline planning permission.	0	0	0
Tameside College of Technology, Stockport Road, Hyde, SK14 5EZ	2.0842	69	31	Under construction	UC	15/00885/REM	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Sportsmann Inn, 122 Mottram Road, Stalybridge, SK15 2QU	0.0222	0	100	Under construction	UC	13/00222/FUL	3	1	2	0	1	Retain - Site observed as under construction at 31 March 2017.	0	0	0
146 Old Road, Ashton-under-Lyne, OL6 9DA	0.0228	0	100	Not started	FUL	16/00667/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
184-186 Stamford Street Central, Ashton-under-Lyne, OL6 7LR	0.0197	0	100	Under construction	UC	13/00003/FUL	4	0	4	0	4	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Windy Harbour Farm, Arlies Lane,	0.0382	0	100	Under construction	UC	13/00933/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0

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Stalybridge, SK15 3PT															
Lily Lanes, Ashton-under-Lyne, OL6 9AE	0.1809	64	36	Not started	OUT	16/00086/OUT	3	0	3	3	0	Retain - Site has extant outline planning permission.	0	0	0
Ashton Foods Ltd, Mackeson Road, Ashton-under-Lyne, OL6 8HZ	2.2992	0	100	Under construction	UC	14/00119/REM	13	0	13	13	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Huddersfield Road, Stalybridge, SK15 8PY	0.0431	100	0	Under construction	UC	16/00223/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
23 Cedar Avenue, Ashton-under-Lyne, OL6 9LG	0.0540	100	0	Not started	FUL	15/00120/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Martin Street, Audenshaw, M34 5JA	4.5648	0	100	Under construction	UC	17/00644/FUL	152	0	152	134	18	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Hyde Clarendon Sixth Form College, Clarendon Road, Hyde, SK14 2LJ	2.7472	48	52	Not started	REM	17/01063/REM	79	0	79	79	0	Retain - Site has extant outline planning permission.	0	0	0
4 Melbourne Street, Stalybridge, SK15 2JE	0.0267	0	100	Under construction	UC	12/00305/FUL	5	1	4	0	3	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Brook House, Mottram Road, Hyde, SK14 3BP	0.3913	100	0	Under construction	UC	12/00436/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
5 Market Street, Denton, M34 2JL	0.0108	0	100	Under construction	UC	12/00315/FUL	2	0	2	0	2	Retain - Site observed as under construction at 31 March 2017.	0	0	0
6-8 Stamford Arcade, Ashton-under-Lyne, OL6 6JY	0.0170	0	100	Under construction	UC	14/00250/FUL	6	3	3	0	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Woodcock Inn, 178 Newmarket Road, Ashton-under-Lyne, OL7 9JD	0.0714	0	100	Under construction	UC	17/00834/FUL	6	1	5	0	4	Retain - Site observed as under construction at 31 March 2017.	0	0	0
87 Town Lane, Denton, M34 6AJ	0.0205	0	100	Under construction	UC	17/00487/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0

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Raglans Farm, Matley Lane, Hyde, SK14 4EG	0.0048	0	100	Under construction	UC	14/01107/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
88 Moorside Street, Droylsden, M43 7HL	0.0202	0	100	Under construction	UC	14/01118/FUL	2	1	1	0	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
140 Old Street, Ashton-under-Lyne, OL6 7SF	0.0372	0	100	Under construction	UC	14/00840/FUL	3	0	3	0	3	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Droylsden Marina main site, Droylsden, M43 6DT	2.0741	0	100	Under construction	UC	11/00583/FUL	64	0	64	9	55	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Edward Street, Denton, M34 3AW	3.2562	0	100	Not started	OUT	15/00704/OUT	145	0	145	131	14	Retain - Site has extant outline planning permission.	0	0	0
St Sephen's Church, Bennett Street, Hyde, SK14 4PP	0.5718	60	40	Under construction	UC	15/01034/FUL	24	0	24	8	16	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Sandy Bank Avenue, Hyde	0.5944	0	100	Not started	OUT	16/00962/OUT	26	0	26	26	0	Retain - Vacant site within 600m of railway station. Yield as per approval.	0	0	0
Hattersley Road West, Hyde	0.4097	81	19	Not started	OUT	16/00959/OUT	11	0	11	11	0	Retain - Site has extant outline planning permission.	0	0	0
Hatterley Road West, Hyde	0.3410	0	100	Not started	OUT	16/00963/OUT	8	0	8	8	0	Retain - Vacant site within 600m of railway station. Yield as per approval.	0	0	0
Micklehurst Road, Mossley	1.7432	100	0	Not started	FUL	11/00915/FUL	36	0	36	36	0	Retain - Site has extant full planning permission.	0	0	0
The Highland Laddie PH, Market Street, Mossley	0.0341	0	100	Not started	FUL	17/00918/FUL	9	1	8	0	7	Retain - Site has extant full planning permission.	0	0	0
Spring Bank Avenue, Audenshaw	0.0710	100	0	Not started	OUT	15/00240/OUT	1	0	1	1	0	Retain - Site has extant outline planning permission.	0	0	0
323 Oldham Road, Ashton-under-Lyne, OL7 9ND	0.0103	0	100	Not started	FUL	14/00784/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Dunkirk Farm, Dunkirk Lane, Hyde, SK14 4LP	0.3765	0	100	Not started	OUT	14/00986/OUT	1	3	-2	-2	0	Retain - Site has extant outline planning permission.	0	0	0
Victoria Mill, Buckley Street, Droylsden, M43 6DU	1.2426	0	100	Not started	OUT	15/00030/OUT	127	0	127	70	57	Retain - Site has extant outline planning permission.	0	9378	0

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135-137 Stamford Street Central, Ashton-under-Lyne, OL6 6XJ	0.0340	0	100	Under construction	UC	15/00236/FUL	2	0	2	0	2	Retain - Site observed as under construction at 31 March 2017.	0	0	0
S G Turret Ltd, 96 Town Lane, Denton, M34 2 DD	0.0968	0	100	Not started	FUL	15/00094/FUL	8	0	8	0	8	Retain - Site has extant full planning permission.	0	294	0
Rainbow Corney Nursery, Lumn Road, Hyde, SK14 1QA	0.0256	0	100	Not started	OUT	15/00304/OUT	2	0	2	2	0	Retain - Site has extant outline planning permission.	0	0	0
Rexcine Way, Hyde, SK14 4GX	1.8208	0	100	Under construction	UC	16/01115/REM	42	0	42	42	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
61 Mount Pleasant Street, Ashton-under-Lyne	0.0046	0	100	Not started	FUL	15/00404/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
179 Stamford Street Central, Ashton-under-Lyne, OL6 7PZ	0.0572	0	100	Under construction	UC	15/00440/FUL	8	0	8	0	8	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Meadow View Fish Farm, Lumb Lane, Droylsden, M43 7LN	0.5092	0	100	Not started	OUT	15/00564/OUT	8	0	8	8	0	Retain - Site has extant outline planning permission.	0	0	0
All Saints Church Institute, Micklehurst Road, Mossley, OL5 9DR	0.1230	0	100	Not started	OUT	15/00627/OUT	4	0	4	4	0	Retain - Site has extant outline planning permission.	0	0	0
Cottage Tavern, 161 Mossley Road, Ashton-under-Lyne, OL6 6NE	0.0696	0	100	Under construction	UC	15/00671/FUL	5	1	4	0	3	Retain - Site observed as under construction at 31 March 2018.	0	0	0
30 Romney Street, Ashton-under-Lyne, OL6 9HU	0.0097	0	100	Not started	FUL	15/00853/FUL	6	0	6	0	6	Retain - Site has extant full planning permission.	0	0	0
Parsonage Fields Farm, Littlemoor Road, Mottram, Hyde, SK14 6JN	0.0442	100	0	Not started	FUL	15/00871/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Lancashire Ward Liberal Club,	0.0195	0	100	Not started	FUL	15/00141/FUL	3	0	3	0	3	Retain - Site has extant full planning permission.	0	0	0

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Hamilton Street, Stalybridge, SK15 1LL															
Dukinfield Road, Hyde	0.8955	0	100	Under construction	UC	17/00266/FUL	29	0	29	29	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Scout Green Depot, 27 Manchester Road, Mossley, OL5 9QW	0.8681	0	100	Not started	OUT	16/01126/OUT	47	0	47	41	6	Retain - Former Council depot. Suitable for housing development at density of 35dph.	0	417	0
Newton Street, Hyde	0.4051	100	0	Under construction	UC	15/01110/FUL	21	0	21	0	21	Retain - Site observed as under construction at 31 March 2017.	0	0	0
3 Market Street, Denton, M34 2JL	0.0045	0	100	Not started	P3N	15/01009/P3N	1	0	1	0	1	Retain - Development under Schedule 2, Part 3, Class M of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with prior approval date of 11/05/2016	0	0	0
The Oddfellow Arms, 1-7 Alderley Street, Ashton-under-Lyne, OL6 9LJ	0.0309	0	100	Under construction	UC	16/00234/FUL	2	1	1	1	-1	Retain - Site observed as under construction at 31 March 2017.	0	0	0
The Old courthouse, 2 Market Place, Mottram, SK14 6JD	0.0125	0	100	Not started	FUL	16/00368/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Pennine Drive, Ashton-under-Lyne	0.1255	0	100	Under construction	UC	16/00477/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
89 Kings Road, Ashton-under-Lyne, OL6 8JX	0.0056	0	100	Under construction	UC	16/00519/FUL	1	1	0	-1	1	Retain - Site observed as under construction at 31 March 2017.	0	0	0
8 Perrin Street, Hyde, SK14 1LE	0.0098	0	100	Not started	FUL	16/00511/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
George Street, Stamford Road, Mossley	0.0810	0	100	Under construction	UC	15/00621/FUL	12	0	12	0	12	Retain - Site observed as under construction at 31 March 2017.	0	0	0
1-3 Wharf Street, Dukinfield, SK16 4JF	0.0076	0	100	Not started	FUL	16/00655/FUL	1	1	0	-1	1	Retain - Site has extant full planning permission.	0	0	0
Holden Street, Ashton-under-Lyne	0.0322	100	0	Under construction	UC	16/00619/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
28 Osborne Road, Denton	0.0296	0	100	Under construction	UC	16/00703/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0

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The Bungalow, Wyatt Street, Dukinfield, SK16 4DH	0.0124	100	0	Not started	FUL	16/00651/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
124 Mottram Old Road, Hyde	0.0218	100	0	Under construction	UC	16/00610/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Westwood Farm, Mottram Road, Hyde, SK14 3BT	0.0242	0	100	Not started	P3N	16/00742/P3N	2	0	2	2	0	Retain - Development under Class Q, Part 3, Schedule 2 of the Town and Country Planning GDPO 2015 (as amended) must be completed within a period of 3 years starting with the prior approval date of 22/09/2016	0	0	0
2 Lennox Street, Ashton-under-Lyne, OL6 6HP	0.0103	0	100	Not started	FUL	16/00748/FUL	1	0	1	0	1	Retain - Site has extant full planning permission.	0	0	0
70 Green Lane, Ashton-under-Lyne, OL6 8TE	0.0062	0	100	Not started	FUL	16/00760/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Rushfield Farm, Green Lane, Hyde, SK14 3BD	0.0750	0	100	Not started	FUL	16/00861/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Foxwood Drive, Mossley	0.0965	100	0	Not started	OUT	16/00852/OUT	1	0	1	1	0	Retain - Site has extant outline planning permission.	0	0	0
31-39 Carrhill Road, Mossley, OL5 0QT	0.1589	100	0	Not started	OUT	16/00980/OUT	3	0	3	3	0	Retain - Site has extant outline planning permission.	0	0	0
33 Grafton Street, Millbrook, Stalybridge, SK15 3EW	0.0322	100	0	Not started	OUT	16/00954/OUT	1	0	1	1	0	Retain - Site has extant outline planning permission.	0	0	0
Camden House, 2 Grey Street, Ashton-under-Lyne, OL6 6XF	0.0236	0	100	Under construction	UC	17/00750/P3N	22	0	22	0	22	Retain - Site observed as under construction at 31 March 2017.	0	0	0
31 Astley Street, Dukinfield, SK16 4JU	0.0682	0	100	Under construction	UC	17/00491/FUL	3	0	3	0	3	Retain - Site observed as under construction at 31 March 2017.	0	0	0
90, 92 and 94 Curzon Road, Ashton-under-Lyne, OL6 9PT	0.0151	0	100	Under construction	UC	16/01131/FUL	2	0	2	2	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
20 Dowson Road, Hyde, SK14 1JS	0.0072	0	100	Not started	FUL	17/00671/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0

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Dirk Farm, Mossley Road, Ashton-under-Lyne, OL6 9AQ	0.1870	0	100	Not started	FUL	16/01138/FUL	1	1	0	0	0	Retain - Site has extant full planning permission.	0	0	0
10-12 Castle Street, Stalybridge	0.1668	0	100	Not started	OUT	17/00019/FUL	24	0	24	0	24	Retain - Site has extant outline planning permission.	0	0	0
Bostock Road, Broadbottom	0.0032	0	100	Under construction	UC	15/00520/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Fairfield Road, Droylsden, M43 6EW	0.0031	0	100	Under construction	UC	16/00212/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Charlotte House Residential Home, Albert Road, Hyde, SK14 1DH	0.1026	0	100	Not started	FUL	15/01038/FUL	16	0	16	0	16	Retain - Site has extant full planning permission.	0	0	0
Stocks Lane, Stalybridge	0.0316	0	100	Not started	FUL	16/00196/FUL	4	0	4	0	4	Retain - Site has extant full planning permission.	0	0	0
Harewood Arms, 2 Market Street, Broadbottom, SK14 6AX	0.0054	0	100	Not started	FUL	16/00174/FUL	1	0	1	0	1	Retain - Site has extant full planning permission.	0	0	0
20 Stamford Street, Stalybridge	0.0413	0	100	Under construction	UC	15/01051/FUL	6	0	6	0	6	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Cartwright Street, Hyde, SK14 4FA	2.0817	0	100	Not started	OUT	16/00054/OUT	64	0	64	64	0	Retain - Site has extant outline planning permission.	0	12025	0
187 - 193 Kings Road, Ashton-under-Lyne	0.0796	0	100	Not started	FUL	17/00625/FUL	4	0	4	0	4	Retain - Site has extant full planning permission.	0	0	0
Daisy Nook and Oakhill Riding School, Newmarket Road, Ashton-under-Lyne	0.0167	0	100	Not started	FUL	16/01146/FUL	1	0	1	0	1	Retain - Site has extant full planning permission.	0	0	0
32 Kings Road, Ashton-under-Lyne	0.0264	0	100	Not started	FUL	17/00615/FUL	1	1	0	0	0	Retain - Site has extant full planning permission.	0	0	0
John Street East, Ashton-under-Lyne	0.0266	100	0	Not started	FUL	17/00023/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
88 Wellington Road, Ashton-under-Lyne	0.0108	0	100	Not started	FUL	17/00348/FUL	2	0	2	0	2	Retain - Site has extant full planning permission.	0	0	0

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32 Denton Road, Audenshaw	0.0800	0	100	Not started	FUL	16/00527/FUL	13	0	13	0	13	Retain - Site has extant full planning permission.	0	0	0
2 Bowden Street, Denton	0.0384	0	100	Not started	FUL	17/00036/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
17 Stockport Road, Denton	0.0252	0	100	Not started	FUL	17/00137/FUL	2	1	1	0	0	Retain - Site has extant full planning permission.	0	0	0
5 Angel Street, Denton	0.0240	100	0	Not started	FUL	17/00166/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
4 Wynne Grove, Denton	0.0277	100	0	Not started	FUL	17/00338/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
99 Reddish Lane, Denton	0.0067	0	100	Under construction	UC	17/00344/FUL	2	0	2	0	2	Retain Site observed as under construction at 31 March 2018.	0	0	0
671 Manchester Road, Denton	0.0124	0	100	Not started	FUL	17/00891/FUL	1	0	1	0	1	Retain - Site has extant full planning permission.	0	0	0
Royal Oak Hotel, 116 Manchester Road, Dukinfield	0.0772	0	100	Not started	FUL	16/01148/FUL	9	1	8	0	7	Retain - Site has extant full planning permission.	0	0	0
3 And 5 Mellor Street, Droylsden	0.0681	100	0	Under construction	UC	17/00207/FUL	6	0	6	6	0	Retain Site observed as under construction at 31 March 2018.	0	0	0
Ashton Hill Lane, Droylsden	0.1170	100	0	Under construction	UC	17/00363/FUL	7	0	7	7	0	Retain Site observed as under construction at 31 March 2018.	0	0	0
201 Birch Lane, Dukinfield	0.1520	100	0	Not started	OUT	17/00062/OUT	4	0	4	4	0	Retain - Site has extant outline planning permission.	0	0	0
31-33 Market Street, Hyde	0.0283	100	0	Not started	FUL	17/00427/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
17-19 Market Street, Hyde	0.0355	0	100	Not started	FUL	17/00419/FUL	2	0	2	0	2	Retain - Site has extant full planning permission.	0	0	0
7 Steeles Avenue, Hyde	0.0371	100	0	Not started	FUL	17/00388/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
12 Bowlacre Road, Hyde	0.2891	100	0	Not started	OUT	16/01161/OUT	2	0	2	2	0	Retain - Site has extant outline planning permission.	0	0	0
Holy Trinity Church Hall, 16A Higham Lane, Hyde	0.1677	100	0	Not started	OUT	17/00131/OUT	1	0	1	1	0	Retain - Site has extant outline planning permission.	0	0	0
Dowson Road, Hyde	0.1035	0	100	Not started	OUT	17/00798/OUT	7	0	7	7	0	Retain - Site has extant outline planning permission.	0	650	0
21 Stablefold, Mossley	0.0856	100	0	Not started	FUL	17/00210/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0

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2 Set Street, Dukinfield	0.0480	100	0	Not started	FUL	17/00515/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
48 Melbourne Street, Ashton-under-Lyne	0.0252	0	100	Under construction	UC	17/00397/FUL	5	0	5	0	5	Retain - Site observed as under construction at 31 March 2018.	0	0	0
Dog and Partridge, 383 Mottram Road, Stalybridge	0.1527	0	100	Not started	FUL	17/00030/FUL	9	1	8	6	1	Retain - Site has extant full planning permission.	0	0	0
Gyrn Cottage, 109 Thornley Lane South, Denton	0.0469	100	0	Not started	FUL	17/00729/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Alma Street, Stalybridge	0.0259	100	0	Not started	FUL	17/00665/FUL	2	0	2	2	0	Retain - Site has extant full planning permission.	0	0	0
17 Chapel Street, Hyde	0.0491	0	100	Not started	FUL	18/00018/FUL	1	0	1	1	0	Retain - Site has extant full planning permission.	0	0	0
Site of Hattersley Regeneration Site 14: Hattersley Road West and west of Sandy Bank Avenue	1.2824	65	35	Not started	OUT	16/00960/OUT	43	0	43	43	0	Retain - Site has extant outline planning permission.	0	0	0

2023 – 2028 RESIDENTIAL SUPPLY LIST

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Grey Street, Ashton-under-Lyne	0.0542	0	100	Not started	WITH	NA	8	0	8	0	8	Retain - Private car park located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Suitable for apartment development at optimised yield.	0	0	0
Ashton Hill Lane, Droylsden	0.3950	53	47	Not started	GMSF CFS	11/00224/FUL	39	0	39	0	39	Retain - Vacant site within 500m of tier 2 town centre, 600m of Metrolink stop and GMAL level 6. Site considered suitable for apartments at the optimisation yield.	0	0	0
Crook Street, Hyde	0.1279	0	100	Not started	EXP	10/01028/FUL	23	0	23	0	23	Retain - Site within 500m of tier 2 town centre, 600m of railway station and within GMAL level 6. Suitable for apartment development at the previously permitted yield.	0	0	0
222 Kings Road, Ashton-under-Lyne, OL6 8HD	0.0773	0	100	Not started	EXP	10/00389/FUL	6	0	6	6	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at yield of previous permission.	0	0	0
Wood Street, Ashton-under-Lyne, OL6 7LZ	0.0845	0	100	Not started	EXP	10/00421/FUL	35	0	35	0	35	Retain - Car Park site within 800m of tier 1 town centre, 600m of railway station, 600m of a Metrolink stop and GMAL level 8.	0	0	0
205-217 Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.1277	0	100	Not started	WRIT	10/00607/FUL	19	0	19	0	19	Retain - Cleared site in tier 1 town centre location, 600m of Metrolink and Ashton railway station and GMAL level 8 (therefore highly accessible to public transport). Current use as temporary car park does not impact on development potential.	0	0	0
Welch Road, Hyde	0.1024	0	100	Not started	SHLAA	NA	5	0	5	5	0	Retain - Site located within 600m railway station. Suitable for housing development at optimisation yield.	0	0	0
Castle Street car park, Stalybridge, SK15 1PD	0.5100	0	100	Not started	AL	NA	51	0	51	0	51	Retain - Potential residential site within DOA - sustainable location within tier 2 town centre and 600 metre buffer of Stalybridge railway station and therefore determined as suitable for higher apartment density (100dph).	0	0	0
2 Ashworth Lane, Mottram, Hyde, SK14 6NT	0.0942	0	100	Not started	EXP	14/00378/OUT	6	0	6	6	0	Retain - Site has extant outline planning permission.	0	0	0
Court House Farm, Stockport Road, Hyde, SK14 3AP	0.3698	85	15	Not started	EXP	10/00760/FUL	19	1	18	18	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at the previously permitted yield.	0	0	0
Burman Street, Droylsden	0.2510	0	100	Not started	EXP	11/00930/OUT	12	0	12	12	0	Retain - Vacant site within GMAL level 6 and partially within 600m of Metrolink stop. Suitable for housing at 35dph.	0	0	0
Park Bridge Works, Park Bridge, Ashton-under-	1.2305	0	100	Not started	EXP	13/00182/OUT	47	0	47	47	0	Retain - Expired outline planning permission. Pending outline application will supersede expired outline	0	5307	0

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Lyne, OL6 8AW												permission.			
Market Street and Caroline Street, Stalybridge, SK15 2AW	3.6974	0	100	Not started	AL	NA	247	0	247	136	111	Retain - Predominantly vacant brownfield site located in tier 2 town centre and within 600m of railway station and within GMAL level 6.	0	0	0
Seamark, Edge Lane, Droylsden, M43 6SJ	2.2431	0	100	Not started	GMSF CFS	NA	168	0	168	100	68	Retain - Existing business on site identified through GMSF Call for Sites exercise. Site located within GMAL level 6 and suitable for mixed housing and apartment development at optimised density of 75dph.	1060	9171	0
Goldgem International Ltd, Cavendish Street, Ashton-under-Lyne, OL6 7BF	0.4411	0	100	Not started	EXP	07/00261/OUT	66	0	66	0	66	Retain - Site within 800m of tier 1 town centre, 600m of Metrolink stop and GMAL level 8. Partially within 600m of railway station. Suitable for apartment development at optimisation yield.	0	316	0
Britannia Mill, Manchester Road, Mossley, OL5 9AJ	0.4051	0	100	Not started	PEN	15/01061/OUT	62	0	62	0	62	Retain - Minded to approve subject to s106.	0	10845	0
Thornleys Road, Denton, M34 3DS	0.4495	0	100	Not started	WITH	NA	15	0	15	15	0	Retain - Small industrial site located outside of higher optimisation zones. Suitable for housing development at 35dph.	0	0	0
Wood Street, Hollingworth, Hyde, SK14 8NJ	0.1569	0	100	Not started	EXP	08/00657/FUL	5	0	5	5	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at the previously permitted yield.	0	183	0
51-55 Stockport Road, Denton, M34 6DB	0.0962	0	100	Not started	EXP	13/01037/FUL	6	0	6	0	6	Retain - Site within 500m of tier 2 town centre. Suitable for apartments but at reduced yield due to building being Grade II listed.	0	1046	0
60 Egmont Street, Mossley	0.6259	0	100	Not started	EXP	13/00169/OUT	42	0	42	10	32	Retain - Expired outline planning permission. Application for residential redevelopment of site pending decision.	0	0	0
101 Two Trees Lane, Denton, M34 7QL	7.8320	72	28	Not started	SHLAA	NA	274	0	274	274	0	Retain - Cleared and vacant council owned site proposed for residential development. Delivery split over 0-5 and 6-10 time periods. Application to be submitted in 2017/2018.	0	0	0
1-3 Market Place, Hyde, SK14 2LY	0.1011	0	100	Not started	EXP	15/00949/P3N	11	0	11	0	11	Retain - Development under Class O, Part 3, Schedule 2 of the Town and Country Planning GPDO 2015 but development must be commenced by 30/05/2016.	1597	0	0
19B Manchester Road, Mossley, OL5 9PH	0.1906	0	100	Not started	CFS	NA	6	0	6	2	4	Retain - Existing building with large car park. Suitable for a mix of housing and conversion of existing building into apartments at 35dph.	0	0	0
Dress Up and Party Showroom, Croft Street,	0.0347	0	100	Not started	EXP	15/00011/OUT	6	0	6	0	6	Retain - Site has extant outline planning permission.	0	0	355

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Hyde															
Clarendon Road, Audenshaw, M34 5QD	0.5151	90	10	Not started	SHLAA	NA	51	0	51	0	51	Retain - Vacant site within 660m railway station. Suitable for apartment development at optimisation yield.	0	0	0
Fairfield Avenue, Droylsden, M43 6ED	0.1413	100	0	Not started	EXP	07/00559/REM	18	0	18	0	18	Retain - Vacant cleared site within 600m of railway station. Suitable for apartment led scheme as per expired permission.	0	0	0
20-32 Buckley Street, Stalybridge	0.4866	91	9	Not started	EXP	05/00662/OUT	17	0	17	17	0	Retain - Site outside of higher optimisation zones. Yield amended based on 35dph.	0	0	0
252 Astley Street, Dukinfield, SK16 4QW	0.1067	100	0	Under construction	UC	12/00351/CLUD & 99/P/0565/FL	4	0	4	4	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
11 Woodend View, Mossley, OL5 0SN	0.2033	100	0	Under construction	UC	04/00131/FUL	3	0	3	3	0	Retain - Stalled site. Site observed as under construction 2011.	0	0	0
6-32 Waggon Road, Mossley	0.3283	0	100	Not started	EXP	10/00821/FUL	32	0	32	0	32	Retain - Vacant cleared site within 600m of railway station. Suitable for apartment led scheme at 100dph.	0	0	0
Stamford Street, Stalybridge, SK15 1JZ	0.3889	0	100	Not started	EXP	NA	38	0	38	0	38	Retain - Vacant cleared brownfield site within tier 2 town centre and partially within 600m of railway station and GMAL level 6. Suitable for apartment led scheme at 100dph.	0	0	0
88-90 Wilton Street, Denton	0.2898	0	100	Not started	EXP	05/01137/OUT	28	0	28	0	28	Retain - Vacant works premises. Site within tier 2 town centre. Suitable for apartment led scheme at 100dph.	0	0	0
Prospect House, Stockport Road, Mossley, OL5 0RB	0.7016	100	0	Not started	EXP	13/00923/OUT	25	0	25	25	0	Retain - Site moved to 6-10 years - outline application for residential development is pending and previous applications have been allowed to expire.	0	0	0
Arnside Drive, Hyde, SK14 4PP	0.9670	100	0	Not started	GMSF CFS	NA	72	0	72	43	29	Retain - Vacant site within 600m of railway station. Site considered suitable for a mix of housing and apartments at the optimisation yield.	0	0	0
18 Crown Street, Ashton-under-Lyne, OL6 7PQ	0.0326	0	100	Not started	EXP	09/01042/FUL	6	0	6	0	6	Retain - Vacant former Sunday School. Within tier 1 town centre. Within 600m of Metrolink stop and within GMAL level 8. Partially within 600m of railway station. Building of historic merit within conservation area and suitable for conversion to 6 apartments (above optimisation yield).	0	0	0
46 Gorsey Fields, Droylsden	0.1768	0	100	Not started	EXP	14/00741/FUL	9	0	9	9	0	Retain - Site has extant full planning permission.	0	0	0
Rowbotham Street, Gee Cross, Hyde	0.4601	0	100	Under construction	UC	10/00512/FUL	16	0	16	16	0	Retain - Site has extant full planning permission.	0	0	0
120-122 Stamford Street,	0.0410	0	100	Under	UC	05/00430/FUL	22	0	22	0	22	Retain - Stalled development site located within tier 1 town	0	0	0

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Ashton-under-Lyne, OL6 6AD				construction								centre, 600m of railway station and tram stop and GMAL level 8. Suitable for apartment development at the permitted yield.			
Brook Street, Hyde	1.4343	0	100	Not started	WRIT	13/01025/OUT	44	0	44	44	0	Retain - Vacant brownfield site located within 600m of railway station. Suitable for housing development, but at reduced yield due to site constraints.	0	0	0
7 Wakefield Road, Stalybridge, SK15 1AJ	0.0777	0	100	Not started	EXP	08/00804/FUL	5	0	5	5	0	Retain - Vacant site within 500m of tier 2 town centre, 600m of railway station and partially within GMAL level 6.	0	0	0
81-95 Ridge Hill Lane, Stalybridge	0.3750	66	34	Not started	EXP	11/00644/OUT	10	0	10	10	0	Retain - Vacant site within 600m of railway station.	0	0	0
Millbrook, Stalybridge, SK15 3JB	3.6277	86	14	Not started	PEN	05/00376/FUL	126	0	126	76	50	Retain - Site containing Grade II Oakwood Mill. Suitable for retention of mill and conversion to apartments with enabling housing on the adjacent land. Suitable for an increased level of housing and apartments based on the optimisation level.	0	0	0
22-30 Cheetham Hill Road, Dukinfield	0.5204	82	18	Not started	SHLAA	NA	18	0	18	18	0	Retain - Site outside of higher optimisation zones. Suitable for housing at optimisation yield.	0	0	0
Nield Street, Mossley	0.5027	0	100	Not started	WRIT	07/01543/REM	37	0	37	22	15	Retain - Vacant brownfield site located within tier 2 town centre. Suitable for mix development of houses and apartments at optimised yield.	0	0	0
15-57 Atherton Avenue, Hyde	0.3715	0	100	Not started	OUT	16/00944/OUT	17	0	17	17	0	Retain - Site with outline planning consent located outside of optimisation areas. Retain yield as per outline permission.	0	0	0
30-36 Fields Farm Road, Hyde	0.0497	0	100	Not started	OUT	16/00965/OUT	3	0	3	3	0	Retain - Site has outline planning permission, but will not be brought forward by the developer until the medium term. Suitable for housing development at the permitted yield.	0	0	0
132A and 134 Mottram Road, Hyde, SK14 2RZ	0.1540	0	100	Not started	EXP	06/00246/FUL	15	0	15	0	15	Retain - Vacant site within 600m of railway station. Suitable for apartment development at optimised yield.	0	0	0
Queen Street, Dukinfield, SK16 4LS	0.0883	0	100	Not started	EXP	07/00826/REM	15	0	15	0	15	Retain - Vacant site within 800m of tier 1 town centre. Suitable for apartment development at most previously approved yield.	0	0	0
2-12 Keats Avenue, Denton	0.0995	100	0	Not started	EXP	05/01525/FUL	6	0	6	6	0	Retain - Site outside of higher optimisation zones. Yield retained at previous permitted level.	0	0	0
Union Bank Chambers, 75-79 Market Street,	0.0201	0	100	Not started	EXP	07/00264/FUL	6	0	6	0	6	Retain - Site within 500m of tier 2 town centre, 600m of railway station and GMAL level 6. Suitable for apartment	0	0	0

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Stalybridge, SK15 2AA												conversion at lower previously permitted yield.			
Birch Street, Ashton-under-Lyne, OL7 0DZ	0.2156	0	100	Not started	EXP	09/00608/REM	21	0	21	0	21	Retain - Site within 600m of railway station. Site partially within 600m of Metrolink stop and GMAL level 6. Suitable for apartment development at optimisation yield.	0	0	0
1-9 Canalside Close, Mossley	0.5091	100	0	Not started	WRIT	08/00183/FUL	17	0	17	17	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing development at a density of 35dph.	0	0	0
149 Stamford Street, Ashton-under-Lyne, OL6 6DL	0.0459	0	100	Not started	EXP	07/01562/FUL	7	0	7	0	7	Retain - Site within 800m of tier 1 town centre, 600m of railway station, 600m of a Metrolink stop and GMAL level 8. Suitable for apartment development at the previously permitted yield.	0	0	0
228 Stamford Street Central, Ashton-under-Lyne, OL6 7LJ	0.0423	0	100	Not started	EXP	07/01681/FUL	8	0	8	0	8	Retain - Site within 800m of tier 1 town centre, 600m of railway station, 600m of a Metrolink stop and GMAL level 8. Suitable for apartment development at the previously permitted yield.	0	0	0
Berkeley Crescent and Freshfield Avenue, Hyde	0.3440	75	25	Not started	EXP	11/00273/FUL	6	0	6	6	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at a reduced yield due to compliance with residential privacy distances.	0	0	0
Caroline Street/Bridge Street, Stalybridge, SK15 1PD	0.1494	0	100	Not started	EXP	07/00455/FUL	24	0	24	0	24	Retain - Site within 500m of tier 2 town centre, 600m of railway station and within GMAL level 6. Suitable for apartment development at the previously permitted yield.	0	0	0
Quarry Street, Stalybridge	0.2148	100	0	Not started	EXP	10/00929/FUL	16	0	16	16	0	Retain - Vacant site within 600m of railway station and partially within 500m of tier 2 town centre. Suitable for housing at the previously permitted yield.	0	0	0
203-203A Stamford Street Central, Ashton-under-Lyne, OL6 7QB	0.0496	0	100	Not started	WRIT	10/00601/FUL	7	0	7	0	7	Retain - Vacant building and land located within tier 1 town centre, 600m of railway station and Metrolink stop and within GMAL level 8. Building suitable for apartment development at optimisation yield.	0	0	0
189 Town Lane, Denton, M34 2DW	0.0515	100	0	Under construction	UC	12/00506/FUL	1	0	1	1	0	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Huddersfield Road, Mossley, OL5 9DP	7.9978	100	0	Not started	AL	NA	150	0	150	150	0	Retain - Phase 2 allocated housing site adopted in the 2004 UDP. Indicative yield of 150 units proposed on the site due to constraints including: SBI, topography and watercourse/drainage issues.	0	0	0
Two Mills Lane, Mossley	0.2273	0	100	Not started	EXP	07/00154/FUL	22	0	22	4	18	Retain - Site within 600m of railway station. Suitable for mixed housing and apartment development at the previously permitted yield.	0	0	0

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221-307 Manchester Road, Mossley	0.1898	100	0	Under construction	UC	12/00943/FUL	1	0	1	1	0	Retain - Stalled development site, which is unlikely to be brought forward until the medium term. Suitable for housing development at the permitted yield	0	0	0
185 Edge Lane, Droylsden	0.2491	90	10	Not started	CFS	NA	24	0	24	0	24	Retain - Vacant site within 600m of Metrolink and GMAL level 6. Site considered suitable for apartments at optimisation yield.	0	0	0
10 to 30 Slateacre Road, Hyde	0.4165	100	0	Not started	EXP	12/01007/FUL	10	2	8	8	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at yield of previous permission.	0	0	0
Hall Street, Hyde, SK14 2DA	0.2478	100	0	Not started	EXP	14/00571/OUT	8	0	8	8	0	Retain - Site has extant outline planning permission.	0	0	0
Hattersley District Centre, Hyde, SK14 3QZ	2.1522	0	100	Not started	SHLAA	NA	75	0	75	75	0	Retain - Vacant brownfield site outside of higher optimisation zone. Suitable for mixed residential development of houses and apartments at optimisation yield of 35dph.	0	0	0
Underwood Road, Hyde	0.1919	0	100	Not started	SHLAA	NA	6	0	6	6	0	Retain - Vacant brownfield site outside of higher optimisation zone. Suitable for housing development at optimisation yield of 35dph.	0	0	0
Bentick Street, Ashton-under-Lyne	0.4864	0	100	Not started	AL	NA	36	0	36	22	14	Retain - Vacant brownfield site located in current UDP DOA allocation and within tier 1 town centre and GMAL level 6.	0	0	0
Lewes Avenue, Denton, M34 7FR	0.2200	100	0	Not started	SHLAA	NA	7	0	7	7	0	Retain - Site outside of higher optimisation zones. Suitable for housing at optimisation yield.	0	0	0
1 to 19 Mereside, Stalybridge, SK15 1JF	0.1537	100	0	Not started	SHLAA	NA	5	0	5	5	0	Retain - Site outside of higher optimisation zones. Suitable for housing at optimisation yield.	0	0	0
Clough End Road, Mottram, Hyde, SK14 3PX	0.2964	77	23	Not started	NLUD	NA	5	0	5	5	0	Retain - Site outside of higher optimisation zones and constrained by presence of overhead powerlines. Yield therefore reduced to 50% of optimised yield.	0	0	0
Audley Street, Mossley	0.2441	0	100	Not started	CFS	NA	12	0	12	12	0	Retain - Site within 600m of railway station. Site considered suitable for housing at optimisation yield.	0	0	0
Brackenhurst Avenue, Mossley, OL5	0.3347	71	29	Not started	SHLAA	NA	11	0	11	11	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at optimisation density of 35 dph.	0	0	0
Currier Lane, Ashton-under-Lyne	0.3856	100	0	Under construction	UC	11/00144/REM	1	0	1	1	0	Retain - Stalled development site, which is unlikely to be brought forward until the medium term. Suitable for housing development at the permitted yield	0	0	0
Stelfox Lane, Audenshaw, M34 5HE	0.1683	0	100	Not started	SHLAA	NA	8	0	8	8	0	Retain - Vacant brownfield site located within 600m of railway station. Suitable for housing development at optimisation yield of 50dph, however due to previous use	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
												as land fill this site will require full investigation			
Bye Street, Audenshaw	0.1259	100	0	Not started	SHLAA	NA	6	0	6	6	0	Retain - Vacant site located within 600m of railway station. Suitable for residential development at optimisation yield.	0	0	0
Cedar Avenue, Stalybridge	2.0308	100	0	Not started	SHLAA	NA	35	0	35	35	0	Retain - Site outside of higher optimisation zones. Suitable for housing at a reduced yield due to site constraints including overhead power line.	0	0	0
Sandy Lane, Dukinfield	0.8640	100	0	Under construction	UC	13/01039/CPU D	21	0	21	21	0	Retain - Stalled development site. Suitable for housing development at the permitted yield.	0	0	0
Junction Garage, Mossley Road, Mossley, OL6 9BQ	0.2730	0	100	Not started	EXP	14/00474/FUL	9	0	9	9	0	Retain - Site has extant full planning permission.	0	0	0
91 Market Street, Stalybridge, SK15 2AA	0.0199	0	100	Under construction	UC	01/00618/FUL	2	0	2	0	2	Retain - Site observed as under construction at 31 March 2017.	0	0	0
Mottram Road, Hyde	0.4147	89	11	Not started	FUL	14/01211/FUL	6	0	6	6	0	Retain - Site has extant full planning permission.	0	0	0
Milverton Avenue, Hyde, SK14 3LG	1.0406	90	10	Not started	OUT	16/00948/OUT	55	0	55	55	0	Retain - Site has extant outline planning permission.	0	0	0
Bunkers Hill Road, Hyde	0.3931	0	100	Not started	OUT	16/00945/OUT	22	0	22	22	0	Retain - Site has outline permission, but will not be brought forward by developer until medium term. Suitable for housing development at permitted yield.	0	0	0
Dawlish Close, Hyde	0.8278	100	0	Not started	OUT	16/00946/OUT	40	0	40	40	0	Retain - Site has outline permission, but will not be brought forward by developer until medium term. Suitable for housing development at permitted yield	0	0	0
Bankside Walk, Hyde	0.3657	100	0	Not started	EXP	06/00151/OUT	12	0	12	12	0	Retain - Vacant site within 600m of railway station. Suitable for housing at the previously permitted yield.	0	0	0
Fitzroy Street, Audenshaw, M43 7BY	8.0791	0	100	Not started	CFS	NA	568	0	568	341	227	Retain - Site located partially within tier 2 town centre, entirely within 600m buffer of Metrolink and partially within 600m buffer of Fairfield railway station. Site determined as suitable for higher density mixed development (75dph), but will require reduction of developable area by 0.5 ha to provide sufficient open space provision and to contribute towards deficiencies in the area.	0	0	0
Newton Hall, Dukinfield Road, Hyde, SK14 5ET	0.3884	79	21	Not started	PEN	13/01057/OUT	10	0	10	10	0	Retain - Site within grounds of remaining part of Newton Hall. Suitable for housing development, but reduced yield reflects location adjacent Grade II listed hall.	0	0	0
102-128 Sandy Lane, Dukinfield	0.4006	0	100	Not started	EXP	14/00627/OUT	15	0	15	15	0	Retain - Site has extant outline planning permission.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Newton Street, Hyde, SK14 4AR	2.7651	0	100	Not started	OUT	16/00897/OUT	127	0	127	127	0	Retain - Site has extant outline planning permission.	0	0	0
Sandy Bank Avenue and Sands Close, Hyde	0.1345	0	100	Not started	OUT	16/00961/OUT	8	0	8	8	0	Retain - Vacant site within 600m of railway station. Suitable for housing development at the previously permitted yield.	0	0	0
2-18 Waterside and garages., Hyde	0.3751	0	100	Not started	OUT	16/00964/OUT	21	0	21	21	0	Retain - Vacant site within 600m of railway station. Suitable for housing development at the previously permitted yield.	0	0	0
Fern Lodge Drive/Queens Road, Ashton-under-Lyne	0.7368	0	100	Not started	GMSF CFS	NA	26	0	26	26	0	Retain - Site submitted through GM CFS 15/16 as suitable for residential development.	0	0	0
The Organ Inn, Market Street/Water Lane, Hollingworth, Hyde, SK14 8JA	1.4664	90	10	Not started	GMSF CFS	NA	51	1	50	51	-1	Retain - Site outside of higher optimisation zones. Suitable for housing at optimisation density of 35 dph therefore yield increased.	0	0	0
Moss Tavern, 99-101 Ashton Road, Droylsden, M43 7FJ	0.1954	0	100	Not started	SHLAA	17/00216/FUL	19	1	18	0	18	Retain - Site located within 500m of a tier 2 town centre and GMAL level 6. Suitable for apartment development at optimisation yield.	0	0	0
1-7 Gloucester Rise, Dukinfield	0.2070	0	100	Not started	NLUD	NA	7	0	7	7	0	Retain - Site outside of higher optimisation zones. Small brownfield site. Suitable for housing at optimisation yield.	0	0	0
Underwood Road, Hyde, SK14 3DH	0.1447	0	100	Not started	NLUD	NA	5	0	5	5	0	Retain - Site outside of higher optimisation zones. Small brownfield site. Suitable for housing at optimisation yield.	0	0	0
Meadow Lane, Denton, M34 7GD	0.3629	0	100	Not started	NLUD	NA	13	0	13	13	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at the current identified yield.	0	0	0
Melandra Crescent, Hyde	0.1994	0	100	Not started	NLUD	NA	7	0	7	7	0	Retain - Vacant site outside of higher optimisation zones. Suitable for housing at the current identified yield.	0	0	0

2028 – 2037 RESIDENTIAL SUPPLY LIST

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Union Street car park, Ashton-under-Lyne, OL6 9NQ	0.6334	0	100	Not started	SHLAA	NA	95	0	95	0	95	Retain - Site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Site suitable for apartment development at optimised density of 150dph.	0	0	0
King Street, Droylsden, M43 6DQ	0.0694	0	100	Not started	SHLAA	NA	6	0	6	0	6	Retain - Brownfield site located within a tier 2 town centre, 600m of Metrolink stop and GMAL level 6. Suitable for apartment development at optimised density of 100dph.	0	0	0
193 King Street, Dukinfield, SK16 4TH	0.1782	0	100	Not started	EXP	06/00392/OUT	24	0	24	0	24	Retain - Site outside of optimisation area and garage in active use. Moved to 11-15 time period. Yield retained as per previous expired planning permission based on delivery of apartments on the adjacent site.	0	0	0
Stalybridge Motors, 111 Stamford Street, Stalybridge, SK15 1LH	0.1125	0	100	Not started	EXP	08/00053/FUL	11	0	11	0	11	Retain - Site within GMAL level 6 and garage in active use. Suitable for apartment development at optimised density of 100dph.	0	0	0
Territorial rmy Barrack, Cavendish Street, Ashton-under-Lyne, OL6 7BY	0.3377	0	100	Not started	SHLAA	NA	50	0	50	0	50	Retain - Brownfield site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Suitable for apartment development including change of use/conversion of building fronting Old Street and optimised density of 150dph.	0	0	0
Wych Street car park, Ashton-under-Lyne	0.0913	0	100	Not started	SHLAA	NA	13	0	13	0	13	Retain - Site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Suitable for apartment development at optimised density of 150dph.	0	0	0
Wood Street, Ashton-under-Lyne, OL6 7NB	0.0851	0	100	Not started	SHLAA	NA	12	0	12	0	12	Retain - Site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Suitable for apartment development at optimised density of 150dph.	0	0	0
342 Fairfield Road, Droylsden, M43 7LN	0.1326	0	100	Not started	SHLAA	NA	13	0	13	0	13	Retain - Site located within tier 2 town centre, 600m of Metrolink stop and GMAL level 6. Suitable for apartment development at optimised density of 100dph.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Church Street, Ashton-under-Lyne	0.1316	0	100	Not started	SHLAA	NA	21	0	21	0	21	Retain - Site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Site suitable for apartment development at optimised density of 150dph.	0	0	0
24-26 Cedar Street, Ashton-under-Lyne	0.1753	0	100	Not started	SHLAA	NA	17	0	17	0	17	Retain - Site located within GMAL level 6. Considered suitable for apartments at optimised density of 100dph.	0	0	0
Holden Street, Ashton-under-Lyne	0.2254	0	100	Not started	SHLAA	NA	22	0	22	0	22	Retain - Site located within 600m of railway station and GMAL level 7. Suitable for apartments at optimised density 100dph.	0	0	0
61-67 Northumberland Avenue, Ashton-under-Lyne	0.1128	0	100	Not started	EXP	11/00595/FUL	5	0	5	5	0	Retain - Site located within 600m of railway station, 600m of Metrolink stop and GMAL level 7. Suitable for housing at optimised yield.	0	0	0
Wimpole Street car parks, Ashton-under-Lyne, OL6 6EN	0.5645	0	100	Not started	SHLAA	NA	84	0	84	0	84	Retain - Site located within tier 1 town centre, 600m of railway station, 600m of Metrolink stop and GMAL level 8. Suitable for apartments at optimised density of 150dph.	0	0	0
Old Cross Street car parks, Ashton-under-Lyne, OL6 6EL	0.6743	0	100	Not started	SHLAA	NA	101	0	101	0	101	Retain - Site located within tier 1 town centre, 600m of railway station, 600m of Metrolink stop and GMAL level 8. Suitable for apartments at optimised density of 150dph.	0	0	0
Cavendish Street, Ashton-under-Lyne	0.1966	0	100	Not started	SHLAA	NA	29	0	29	0	29	Retain - Site located within tier 1 town centre, 600m of railway station and Metrolink stop and GMAL level 8. Suitable for apartment development at optimised density of 150dph.	0	0	0
King Street, Droylsden, M43 6TR	0.0946	0	100	Not started	SHLAA	NA	9	0	9	0	9	Retain - Site with existing buildings located within tier 2 town centre, 600m of Metrolink stop and GMAL level 6. Suitable for change of use/conversion to apartments at optimisation density of 100dph.	0	0	0
Gorse Hall Road, Dukinfield, SK16 5JU	0.5984	79	21	Not started	EXP	06/01572/OUT	11	0	11	11	0	Retain - Site outside of optimisation areas. Moved to 11-15 time period. Yield amended to reflect the need to retain car parking for the cricket club and other users of the facilities. Yield now based on development of the southern side of the ground only.	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Manchester Road, Mossley, OL5 9AJ	0.2745	0	100	Not started	EXP	01/01207/FUL	6	0	6	0	6	Retain - Existing building suitable for CoU/conversion to apartments as per existing yield. Moved to 11-15 due to uncertainty over use and ownership.	0	0	0
Audley Street, Mossley, OL5 9WH	1.0733	0	100	Not started	SHLAA	NA	53	0	53	53	0	Retain - Vacant brownfield site located within 600m of railway station. Suitable for housing development at 50dph.	0	0	0
Clarendon Road, Hyde, SK14 2LJ	5.6941	0	100	Not started	GMSF CFS	NA	298	0	298	179	119	Retain - Predominantly cleared and vacant brownfield site partially located within tier 2 town centre and 600m of railway station. Wholly within GMAL level 6. Reduce developable area to 70% to take into consideration on site constrains. Suitable for mixed development at optimised density of 75dph.	0	2594	0
Hanover Mill, Fitzroy Street, Ashton-under-Lyne, OL7 0TL	0.1699	0	100	Not started	EXP	08/00001/FUL	16	0	16	0	16	Retain - Site located within GMAL level 6. Suitable for change of use/conversion to apartments at optimised density of 100dph	0	1050	0
173 Union Street, Ashton-under-Lyne, OL6 8NL	0.0738	0	100	Not started	EXP	08/00692/OUT	11	0	11	0	11	Retain - Site located within tier 1 tier centre, 600m of railway station and metro link stop and GMAL level 8. Garage in active use. Suitable for apartment development at optimised density of 150dph.	0	122	0
189 Manor Road, Droylsden, M35 6PW	0.0791	0	100	Not started	SHLAA	NA	7	0	7	0	7	Retain - Site located within 600m of Metrolink stop and GMAL level 6. Suitable for apartment development at optimised density of 100dph.	0	574	0
Plevins, Cheshire Street, Mossley, OL5 9NG	3.7359	0	100	Not started	SHLAA	NA	192	0	192	115	77	Retain - Employment site partially within 600m of railway station. Suitable for mixed development at optimised density of 45dph.	0	7339	0
Rutland Street, Ashton-under-Lyne, OL6 6TX	0.2306	0	100	Not started	SHLAA	NA	8	0	8	8	0	Retain - Small works located outside of high optimisation areas. Suitable for housing development at optimised density of 35dph.	0	481	0
Britannia New Mill, Queen Street, Mossley, OL5 9AL	1.0835	0	100	Not started	NLUD	NA	76	0	76	0	76	Retain - Site with existing business located within 600m of railway station. Reduce developable area to 70% given constraints. Suitable for apartment development at optimised density of 100dph	0	3627	0
Yorkshire Ward	0.2130	0	100	Not	SHLAA	NA	11	0	11	0	11	Retain - Site located partially within a tier 2 town	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
Conservative Club, Carrhill Road, Mossley, OL5 0BL				started								centre. Suitable for change of use/conversion into apartments at optimised density of 54dph.			
98-104 John Kennedy Road, Mottram, Hyde, SK14 6PE	0.1533	0	100	Not started	SHLAA	NA	5	0	5	5	0	Retain - Suitable for change of use/conversion in to houses at optimised density of 35dph.	0	0	0
Syddall Street, Hyde, SK14 1LB	0.1385	0	100	Not started	SHLAA	NA	13	0	13	0	13	Retain - Brownfield site located within a tier 2 town centre. Suitable for apartment development at optimised density of 100dph.	0	0	394
28 Town Lane, Denton, M34 5EE	0.1714	0	100	Not started	EXP	04/01329/FUL	6	0	6	0	6	Retain - Small works units outside of high optimisation areas. Site suitable for housing development at density of 35dph.	0	0	0
Brushes playing fields, Stalybridge, SK15 3EQ	2.4071	100	0	Not started	SHLAA	NA	84	0	84	84	0	Retain - Site located outside of optimisation areas. Considered suitable for housing development at 35dph. Open Space assessment does not indicate that it is essential to retain this area as open space given the available alternatives in the location.	0	0	0
Dukinfield Road, Hyde	0.1437	100	0	Not started	SHLAA	NA	14	0	14	0	14	Retain - Site located within 600m of railway station. Suitable for apartments at optimised density of 100 dph.	0	0	0
Cemetery Road, Denton, M34 6FG	0.8604	100	0	Not started	SHLAA	NA	30	0	30	30	0	Retain - Site located outside of optimisation areas. Suitable for housing development at 35 dph as sufficient quantity and access to amenity space available within that location.	0	0	0
Leigh Street, Hyde	0.7729	73	27	Not started	SHLAA	NA	27	0	27	27	0	Retain - Site located outside of optimisation areas. Identified as derelict land in Open Space assessment. Opportunity as residential development at a density of 35dph.	0	0	0
Atherton Avenue, Hyde, SK14 6NL	0.2131	0	100	Not started	SHLAA	NA	7	0	7	7	0	Retain - Vacant brownfield site located outside of high optimisation areas. Suitable for housing development at optimised density of 35dph.	0	0	0
Blue Pig, 296-298 Audenshaw Road, Audenshaw, M34 5PJ	0.2385	0	100	Not started	SHLAA	NA	8	1	7	5	2	Retain - Vacant public house and car park outside of high optimisation areas. Suitable for mixed development including change of use/conversion of public house at optimised density of 35dph.	0	0	0
Spring Gardens, Hyde	0.2248	0	100	Not	NLUD	NA	11	0	11	11	0	Retain - Vacant brownfield site located within	0	0	0

Site Address	Site Area (Ha)	% Site Area Greenfield	% Site Area Brownfield	Construction Status	Local Planning Status	Planning Application	Total Number of Dwellings (Gross)	Total Number of Dwelling Losses	Total Number of Dwellings (Net)	Total Number of Houses (Net)	Total Number of Apartments (Net)	Justification for inclusion within Housing Land Supply	Office Floorspace Loss (sqm)	Industry/Warehousing Floorspace Loss (sqm)	Retail Floorspace Loss (sqm)
				started								600m of railway station and GMAL level 6. Site suitable housing development at optimised density of 50dph.			
Slate Lane, Audenshaw	0.9281	100	0	Not started	NLUD	NA	26	0	26	26	0	Retain - Vacant site within 600m of metrolink stop and GMAL level 6. Site optimisation only appropriate for housing given surrounding residential type. Presence of AQMA over the south eastern part of the site reduces developable area considered to 0.53ha.	0	0	0

Appendix 6 – List of SHELAA Employment Sites

OFFICE SITES LIST 2018 – 2037

Site Address	Site Area (hectares)	Category	Construction Status	Planning Status	Planning Application	Gross Total Amount of Office Floorspace (sqm)	Office Floorspace Loss (sqm)	Net Total Amount of Office Floorspace (sqm)	Justification for Inclusion within the Employment Land Supply
St. Petersfield - Plots 2&3, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.3177	Office	Not started	Not permitted	07/01673/FUL(c)	6433	0	6433	Retain: Site with potential for office redevelopment.
St. Petersfield - Plot 9, Old Street, St. Petersfield, Ashton-under-Lyne	0.1664	Office	Not started	Not permitted	07/01673/FUL(d)	2664	0	2664	Retain: Site with potential for office redevelopment.
St. Petersfield - Plot 4, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.2504	Office	Not started	Not permitted	07/01673/FUL(e)	6000	0	6000	Retain: Site with potential for office redevelopment.
St. Petersfield - Plot 8, Old Street, St. Petersfield, Ashton-under-Lyne	0.103	Office	Not started	Not permitted	07/01673/FUL(g)	1152	0	1152	Retain: Site with potential for office redevelopment.
St. Petersfield - Plot 1, Bentinck Street, St. Petersfield, Ashton-under-Lyne	0.3501	Office	Not started	Not permitted	07/01673/FUL(h)	4075	0	4075	Retain: Site with potential for office redevelopment.
Goldgem Site, Katherine Street, Ashton-under-Lyne	0.441	Office	Not started	Not permitted	07/00261/OUT	1900	316	1584	Retain: Site with potential for office redevelopment.
St. Petersfield - Plots 5,6 & 7, Stamford Street West, St. Petersfield, Ashton-under-Lyne	0.5503	Office	Not started	Not permitted	07/01673/FUL(f)	8416	0	8416	Retain: Site with potential for office redevelopment.
TMBC Offices, Wellington Road, Ashton-under-Lyne	0.8502	Office	Under construction	Permitted	15/00559/R3D	6600	0	6600	Retain: Site with permission for office development and under construction 31 March 2018.

INDUSTRY AND WAREHOUSING SITES LIST 2018 – 2037

Site Address	Site Area (hectares)	Category	Construction Status	Planning Status	Planning Application	Gross Total Amount of Industry and Warehousing Floorspace (sqm)	Industry and Warehousing Floorspace Loss (sqm)	Net Total Amount of Industry and Warehousing Floorspace (sqm)	Justification for Inclusion within the Employment Land Supply
Remaining land at Eastern Approach, Denton Hall Farm Road, Windmill Lane	0.3957	I&W	Under construction	Permissioned	17/00241/FUL	2950	0	2950	Retain: Vacant allocated employment land suitable for industry and warehousing.
Lofting Services Site (third and final unit), Denton Hall Farm Road, Windmill Lane	0.3046	I&W	Not started	Permissioned	05/01179/FUL	960	0	960	Retain: Vacant allocated employment land with permission for industry and warehousing.
Vacant land to the east of Edge La / Bridge St, Edge Lane / Bridge Street	0.6424	I&W	Not started	Not permissioned	02/00060/FUL	2912	0	2912	Retain: Vacant allocated employment land suitable for industry and warehousing.
Corner of Fairfield Road, Edge Lane	0.699	I&W	Not started	Not permissioned	N/A	2446	0	2446	Retain: Vacant allocated employment land suitable for industry and warehousing.
Cleared land, Ashton Street / Gate Street	1.1335	I&W	Not started	Not permissioned	97/0724/FL	3967	0	3967	Retain: Vacant allocated employment land suitable for industry and warehousing.
Hyde Wharf, Canal Street	0.2956	I&W	Not started	Not permissioned	01/01082/FUL	1035	0	1035	Retain: Vacant allocated employment land suitable for industry and warehousing.
The Thorns, Off Hattersley Road West, Hattersley	3.6157	I&W	Not started	Not permissioned	14/00769/FUL	12655	0	12655	Retain: Vacant allocated employment land suitable for industry and warehousing.
Tract of vacant land, Talbot Road / Victoria Street	0.4903	I&W	Not started	Not permissioned	02/00260/R3D	1716	0	1716	Retain: Vacant allocated employment land suitable for industry and warehousing.
Cruck Frame Building formerly part of Newton Hall, Dunkirk Lane	0.4224	I&W	Not started	Not permissioned	05/00879/FUL	1478	0	1478	Retain: Vacant allocated employment land suitable for industry and warehousing.
'ABC Wax', Newton Bank Works, Clarendon Road	5.4289	I&W	Not started	Not permissioned	13/01054/NDM	16407	2594	13813	Retain: Part cleared site employment land suitable for industry and warehousing.
Site 2 (north), Hattersley Industrial Estate	0.4236	I&W	Not started	Not permissioned	N/A	1483	0	1483	Retain: Vacant allocated employment land suitable for industry and warehousing.
Site 1 (south), Hattersley Industrial Estate	0.7847	I&W	Not started	Not permissioned	N/A	2746	0	2746	Retain: Vacant allocated employment land suitable for industry and warehousing.
Metal Brite Ltd, Unit 31, Audley Street Works	0.4508	I&W	Not started	Not permissioned	14/00276/NDM	1578	0	1578	Retain: Vacant allocated employment land suitable for industry and warehousing.
Former Total Petrochemicals, Globe House, Bayley Street	3.7952	I&W	Not started	Not permissioned	N/A	13283	0	13283	Retain: Vacant allocated employment land suitable for industry and warehousing.
Unit 2, Waterside Works,	0.5141	I&W	Not started	Not permissioned	10/00998/FUL	1799	0	1799	Retain: Vacant allocated employment land suitable for industry and

Site Address	Site Area (hectares)	Category	Construction Status	Planning Status	Planning Application	Gross Total Amount of Industry and Warehousing Floorspace (sqm)	Industry and Warehousing Floorspace Loss (sqm)	Net Total Amount of Industry and Warehousing Floorspace (sqm)	Justification for Inclusion within the Employment Land Supply
Clarence Street									warehousing.
Plot 3000, Ashton Moss, Lord Sheldon Way	9.7433	I&W	Not started	Permissioned	97/P/1110/OL	37161	0	37161	Retain: Vacant allocated site with outline permission suitable for industry and warehousing.
Shepley Industrial Estate Extension, Shepley Road	2.1171	I&W	Not started	Permissioned	16/00972/FUL	7410	0	7410	Retain: Vacant allocated employment land suitable for industry and warehousing.
Moss Way / Audenshaw Road DOA, Groby Road North / Hanover Street North	4.8736	I&W	Not started	Not permissioned	07/00767/OUT	17058	12460	4598	Retain: Under developed employment land suitable for industry and warehousing.
Remaining Land at Berkeley Business Park, Turner Street, Charlestown	0.5356	I&W	Not started	Permissioned	06/01886/FUL(1)	1161	0	1161	Retain: Vacant allocated employment land suitable for industry and warehousing.

Appendix 7 – List of SHELAA Retail Sites

RETAIL SITES LIST 2018 – 2037

SHELAA Ref	Site Address	Ward	Category	Construction Status	Planning Status	Application Reference	Net additional A1 floorspace (m2)	Justification for inclusion within the retail land supply
R-STPETE-001	Land Bounded By Stamford Street West, Bentinck Street, Old Street, Ashton-under-Lyne, OL6 7TF	St Peters	Retail	Under Construction	Permissioned	04/00040/OUT	2,500	Retain: Site has extant retail planning permission.
R-LONGDE-001	Land Bounded By Ashworth Lane And Chain Bar Lane, Mottram	Longendale	Retail	Not Started	Permissioned	14/00903/OUT	5,815	Retain: Site has extant retail planning permission.
R-STPETE-002	TMBC Offices, Wellington Road, Ashton-under-Lyne, OL6 6DL	St Peters	Retail	Under Construction	Permissioned	15/00559/R3D	2,100	Retain: Site has extant retail planning permission.
R-DENTNE-001	BHS Units 23 and 24 Crown Point North Shopping Park, Worthington Way, Denton, M34 3JP	Denton North East	Retail	Not started	Permissioned	17/00197/FUL	967	Retain: Site has extant retail planning permission.

Appendix 8 – Discounted Sites

Address	Planning Status	Supply Status 17/18	Site Description
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.
Bank Mill & Old Fire Station, Manchester Road (Roaches)	Not permitted	DIS	Employment site adjacent to Manchester Road and the Huddersfield Narrow Canal.
Arrow Trading Estate, Corporation Road	Not permitted	DIS	Established employment area.
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.
Land On The Junction Of Nicholson Street/ Plain Pit Lane/ Dukinfield Road	Not permitted	DIS	Amenity space with limited access arrangements.
Amenity Space To The Rear Of Cunliffe Street/ Dukinfield Road	Not permitted	DIS	Area of open space adjacent to housing.
Narrow Strip Of Land Between Commercial Street And Newman Street	Not permitted	DIS	Steep well treed embankment adjacent to residential dwellings.
Grassed Land Between Railway Street/ Rutherford Road	Not permitted	DIS	Open space in built up residential area.
Public Car Park Adjacent To 7 Chapel Street/ Junction Oldham Street	Not permitted	DIS	Edge of town centre car park.
Land And Buildings Including Works, Garage And Tame Valley Hotel Ph Park Road	Not permitted	DIS	Existing established employment area.
Broadbent Fold Farm, Range Road	Not permitted	DIS	Working Farm.
Land Adjacent To 50 Tennyson Avenue	Not permitted	DIS	Open space with several footpaths within residential area.
Labour Club And Car Park, Acres Lane	Not permitted	DIS	Club currently in use and would be likely to require replacement club building.
Hollingworth Primary School, Market Street, Hollingworth	Not permitted	DIS	Occupied school.
Land To The North East Of 19 Wood Street, Hollingworth	Not permitted	DIS	Green space within residential area.
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.
End Of Ellison Close, Hollingworth	Not permitted	DIS	Grassed area with trees adjacent to residential properties.
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.
Mottram Old Hall And Garden, Old Hall Lane, Mottram	Not permitted	DIS	Listed building and grounds with TPO trees
Nursing Home, 29 Old Road, Mottram	Not permitted	DIS	Large house in own grounds with TPO trees, currently nursing home
31 Old Road, Mottram	Not permitted	DIS	House in own grounds with numerous TPO trees
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.
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.
Behind 12-26 Stringer Avenue, Mottram	Not permitted	DIS	Parking area for local residents to rear of houses.
Petrol Station North Of Hyde Road Mottram	Not permitted	DIS	Petrol filling station and forecourt.
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.
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.
Land To The Side And Rear Of 22-27 Springwell Gardens	Not permitted	DIS	Multiple parcels incl: green space adjacent to houses, area of hardstanding used for parking at rear of houses and rear gardens.
St Barbabas Church, Halls And Vicarage, Hattersley Road East	Not permitted	DIS	Site occupied by church, vicarage and hall.
Opposite Kingstone Arcade Day Nursery, Kenworthy Close	Not permitted	DIS	Occupied by children's centre.
Land To The Rear Of 6-64 Melandra Crescent, Mottram	Not permitted	DIS	Hard surfaced parking area to rear of houses.
Land Off Staley Road/Richmond Crescent/Huddersfield Road	Not permitted	DIS	Steep sided site with dense tree coverage including TPOs and brook.
Land Alongside King Street And Station Road	Not permitted	DIS	Tree covered embankment adjacent to highway.
Land On Morlands Crescent	Not permitted	DIS	Oval landscaped space adjacent to houses.
Land Rear Of 32-56 Micklehurst Road/ Off Hollins Lane	Not permitted	DIS	Rear gardens with poor vehicular access and step gradient.
Land To The Rear Of 7-21 Winterford Road	Not permitted	DIS	Vacant land tightly enclosed by housing with no vehicular access.
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.
Car Park, Mill Street	Not permitted	DIS	Public car park.
Park Mill Industrial Estate, Manchester Road	Not permitted	DIS	Existing established employment location.
Jacobs Ladder	Not permitted	DIS	Steep sided site with footpath linking Hanover Street and Stamford Road.

Address	Planning Status	Supply Status 17/18	Site Description
Rear Of 2-8 The Knoll	Not permitted	DIS	Private rear gardens.
Land Between Fox Platt Terrace And Back St Andrew Street	Not permitted	DIS	Private garden on a steep gradient adjacent to houses.
Opposite 23-37 Vale Side	Not permitted	DIS	Narrow plot used as gardens.
Land With Garages At Rear Of 43-79 Old Brow	Not permitted	DIS	Land with garages with limited vehicular access to rear of houses.
Rear Of 2-50 Andrew Street	Not permitted	DIS	Numerous private rear gardens with no vehicular access.
Rear Of 15-87 Andrew Street	Not permitted	DIS	Numerous private rear gardens with no vehicular access.
Land At Back Cecil Street	Not permitted	DIS	Numerous private rear gardens with limited vehicular access.
Land Between And To The Rear Of 10-12 Greaves Street	Not permitted	DIS	Private rear gardens with steep gradient.
Land on south side of Greaves Street	Not permitted	DIS	Grassed terraced embankment with steep gradient.
Rear Of 22-32 Greaves Street	Not permitted	DIS	Rear gardens.
Triangular Piece Of Land At Northern End Of Lynwood Grove/Fairlee Avenue	Not permitted	DIS	Green space adjacent to housing.
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).
Building And Land At Junction Of Wren Close And Heron Drive	Not permitted	DIS	Existing apartment block with ancillary parking.
Transco Gvc Station And Surrounding Land, Lumb Lane	Not permitted	DIS	Gas pipelines through site.
Land Rear Of Lumb Farm Lumb Lane	Not permitted	DIS	Area of land used for parking within school grounds.
Snipe Inn And Grounds 387 Manchester Road	Not permitted	DIS	Site of PH and ancillary car park. Tram line runs east west across site.
Square Piece Of Land To East Of St Anne's Primary School, Booth Road	Not permitted	DIS	Part of school grounds.
Stanmore House, Slate Lane	Not permitted	DIS	Residential care home adjacent to Canal.
Land At Corner Of Manor Street/Shepley Street	Not permitted	DIS	Vehicular garage adjacent to industrial premises.
Grassed Area To Rear Of 2-10 Ashworth Avenue	Not permitted	DIS	Rectangular green space adjacent to houses.
Car Park Adjacent To Hooley Hill Ph, 125-127 Guide Lane	Not permitted	DIS	Ancillary car park to public house.
Land Between 39 & 49 Neal Avenue	Not permitted	DIS	Enclosed vacant green space with TPO trees between 39 & 49 Neal Avenue.
Holly Bank, Currier Lane	Not permitted	DIS	House with private walled garden with TPO tree coverage.
Rear Gardens Of Larkhill & The Nook, Grafton Street	Not permitted	DIS	Rear gardens.
Garden To Side Of 76 Currier Lane	Not permitted	DIS	Side and rear garden with TPO trees.
Land Between 6-7 Gorse Intakes, Boradbottom	Not permitted	DIS	Garden with TPO trees.
Land To The East Of 1 Old Street/ Rear Of 1-29 Old Street, Broadbottom	Not permitted	DIS	Garage site to rear of houses.
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
Car Park Off Mill Brow, Broadbottom	Not permitted	DIS	Car park.
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.
Community Centre, Lower Market Street, Broadbottom	Not permitted	DIS	Community Centre.
Land To The East Of The Etherow Centre, Mottram Road, Broadbottom	Not permitted	DIS	Riding centre manège.
Car Park adj To Broadbottom Train Station, Off Mottram Road, Broadbottom	Not permitted	DIS	Car park adjacent to Broadbottom train station.
Etherow Centre, Mottram Road, Broadbottom	Not permitted	DIS	Building used by local community
Gardens Adjacent To 4-22 Moss Lane, Broadbottom	Not permitted	DIS	Gassed space with TPO trees enclosed by stone wall.
Land Between Woodlands And Copper Beaches, Moss Lane, Broadbottom	Not permitted	DIS	Side garden with TPO trees within a Site of Biological Importance.
Land To The Rear Of Etherow House And Briarfield, Moss Lane, Broadbottom	Not permitted	DIS	Rear gardens with no vehicular access from Moss Lane.
Land To The West Of St Mary Magdalene Church, Mottram Road, Broadbottom	Not permitted	DIS	Part of school site.
Land To The Rear Of 34-64 Mottram Road, Broadbottom	Not permitted	DIS	Numerous rear gardens with limited vehicular access.
Land To The Rear Of 1 Crescent Fold, Broadbottom	Not permitted	DIS	Rear garden with limited access.
Front Of 2-16 West End, Broadbottom	Not permitted	DIS	Gardens to properties at West End with limited access.
Adjacent To Gordan Terrace	Not permitted	DIS	Informal triangular green space bound by houses on all sides with no vehicular access.
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.
Land To The North East Of Arlies Primary School, Broadhill Road	Not permitted	DIS	Mature, steep woodland area.

Address	Planning Status	Supply Status 17/18	Site Description
Rear gardens of Brampton the Hurst Hadden and the Nest	Not permitted	DIS	Rear gardens with TPO associated with 4 houses.
Land To Rear Of Grasmere Grove/ Windermere Crescent	Not permitted	DIS	Vacant site enclosed by housing with no vehicular access
Land on junction of Back Lane and Richmond Street	Not permitted	DIS	Grassed space.
Land Rear Of Oak Grove/Connery Crescent	Not permitted	DIS	Site tightly enclosed by housing with no vehicular access.
Land Rear Of 2-32 Flaxfield Avenue	Not permitted	DIS	Triangular grassed site with steep gradient with no vehicular access adjacent to houses.
Land Adjacent To Copley High School/ 2 Walkerwood Drive, Copley	Not permitted	DIS	Part of Leisure Centre/School car park and garden area.
Land Opposite Stalyhill Infants School, Stalyhill Drive	Not permitted	DIS	Site forms part of the playing fields and car park for the adjacent schools.
Land At The Junction Of Stalyhill Drive/ Mottram Old Road	Not permitted	DIS	Heavily wooded site containing group TPO.
Former Littlemoss High School, Cryer Street	Not permitted	DIS	School buildings and surrounding playing fields/hardstanding. Bounded by housing to south.
Fletchers Arms Public House, 445 Stockport Road	Not permitted	DIS	Public house with ancillary car park.
Land To The Rear Of 1-13 Taylor Street	Not permitted	DIS	Site enclosed by housing with limited vehicular access.
96 Lewis Road	Not permitted	DIS	Car park to Droylsden Community and Sports Centre
Scout Hut, Ellen Street	Not permitted	DIS	Scout Hall and land to the rear.
Land Next To Copley Mill, Off Huddersfield Road, Copley	Not permitted	DIS	Informal car park associated with adjacent Mill.
Cleared Land Adjacent To 11 Melbourne Street South	Not permitted	DIS	Previously cleared site adjacent to houses.
Site Of Hurst Methodist Junior School Lees Road Ashton	Not permitted	DIS	Former School site with extant permission for D1 and D2 uses.
Oaklands House and bungalow	Not permitted	DIS	Green space surrounded by TPO trees to rear of Woodlands Park
Land at Greaves Street	Not permitted	DIS	Rocky outcrop with steep gradient enclosed by housing
Highbank Works Halton Street	Not permitted	DIS	Industrial/ office premises
Henry Square DOA Land Bounded By Stamford Street West Welbeck Street South Hodgson Street And Margaret Street.	Not permitted	DIS	Former fire station site forms part of the St Petersfield master plan area.
173 Stamford Street	Not permitted	DIS	Rear garden adjacent to railway line.
Land near Grove House, Water Lane, Hollingworth	Not permitted	DIS	Vacant land with trees
Rear Of Holland Avenue/ Cambridge Street	Not permitted	DIS	Garages and informal green space with limited vehicular access.
Land To Rear Of Derwent Avenue/ Buttermere Road	Not permitted	DIS	Vacant land enclosed by houses with no vehicular access.
Land Between 17 & 19 Camberwell Drive	Not permitted	DIS	Pylon and electricity cables running through the centre of the site.
Land To Rear Of Downshaw Road/ Beech Mount/ Reins Lee Road	Not permitted	DIS	Site tightly enclosed by housing with no vehicular access.
Junction Of Romney Street/Penny Meadow	Not permitted	DIS	Car park.
St James Church Yard And Memorial Gardens, Huddersfield Road, Millbrook	Not permitted	DIS	Listed church with grave yard.
Land Opposite 2-10 Water Lane	Not permitted	DIS	Green space adjacent to houses.
Land Adjacent To 250 Fairfield Road	Not permitted	DIS	Green space adjacent to residential dwellings.
Works Site On Johnsonbrook Road	Not permitted	DIS	Occupied employment site including large works building and car park.
Palatine Street Denton	Not permitted	DIS	Employment site
Turner Street	Not permitted	DIS	Employment site with industrial units and car park
Albert Road/Railway Street	Not permitted	DIS	Employment site containing vehicular repair garage and various works units.
Lymefield Works Off Lower Market Street Broadbottom	Not permitted	DIS	19th century mill building adjacent to River.
Land to the rear of 152-166 Audenshaw Road	Not permitted	DIS	Green site with sheds and greenhouses, bounded by residential properties on Audenshaw Rd & railway line to nth.
Portland Works Hill Street	Not permitted	DIS	Industrial unit located within Portland Basin Conservation Area.
9 Pearl Street	Not permitted	DIS	Site in employment uses.
Land on junction of land on Milton Street and Old Road	Not permitted	DIS	School car parking and green space.
Church Car Park On St Pauls Street	Not permitted	DIS	Unmarked rectangular area of hardstanding used as Church car park. Adjacent to houses.
Bay House Public House And Car Park Junction Of Talbot Road And Victoria Street	Not permitted	DIS	Site redeveloped for commercial use.
Land adjacent 20 Leigh Fold	Not permitted	DIS	Small area of green space containing trees.
Industrial Works On Wych Fold	Not permitted	DIS	Occupied industrial buildings and car park.

Address	Planning Status	Supply Status 17/18	Site Description
Site Of Former Scout Hut Nether Street	Not permitted	DIS	New Scout Hut. Located over two terraced flat levels. Some mature trees/ overgrown grassed areas.
Dale Grove School Wilshaw Lane	Not permitted	DIS	Former school site with permission for non-residential use
Land adj to 12-22 Reid Close	Not permitted	DIS	School playing fields.
Cotton Street East / Cavendish Street / Cross Street	Not permitted	DIS	Commercial building and car park.
Works Building To South Of Berkley Street/Cavendish Street	Not permitted	DIS	Employment site containing works and offices.
Works Unit Lower Alma Street	Not permitted	DIS	Employment site containing industrial units and yard.
Portland Street/ Bentick Street/ Works Building/ Portland Street South	Not permitted	DIS	Occupied works and yard.
Garages Works And 39-41 Hill Street Portland Street	Not permitted	DIS	Occupied works and yard.
Car Park Rear 6-12 Oldham Road	Not permitted	DIS	Scrapyard, car park and commercial frontage.
Land To The Rear Of The Bush Inn, Moorside Street	Not permitted	DIS	Land to the rear of public house enclosed by housing.
Droylsden Working Mens Club, Lloyd Street	Not permitted	DIS	Social club and ancillary car park.
Telephone Exchange Peel Street	Not permitted	DIS	Two storey telephone exchange building and surrounding land.
Land to the rear of 23-25 Gorsefields	Not permitted	DIS	Part open public amenity space and private rear gardens.
Pig On The Wall Public House, Greenside Lane	Not permitted	DIS	Public house, ancillary car park and surrounding land.
Land Adjacent To Holy Trinity Roman Catholic Church Luxor Grove Denton	Not permitted	DIS	House and garden.
The Dane Bank Hotel, Windmill Lane	Not permitted	DIS	Public house ancillary car park and rear beer garden.
Acres Inn, 120 Acres Lane	Not permitted	DIS	Public house ancillary car park and wooded area to rear of houses.
2 Wakeling Road	Not permitted	DIS	Rear garden.
Land adjacent to Bay Horse, 142 Haughton Green Road	Not permitted	DIS	Ancillary car park and beer garden to public house.
Land rear of 1-17 Mancunian Road off Tatton Road	Not permitted	DIS	Mix of hardstanding and grassed space to rear of houses.
Cricket club car park off Kendal Avenue	Not permitted	DIS	Mix of hardstanding and grass associated with adjacent cricket club.
Henrietta Trading Estate Henrietta Street	Not permitted	DIS	Employment site containing storage units, yard and garages located adjacent to housing.
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.
Car park of former Red House Public House, Lees Road	Not permitted	DIS	Former enclosed public house car park.
Land at the end of Marsden Close/Rothbury Avenue/Morpeth Close	Not permitted	DIS	Strip of overgrown land to the rear of houses.
Baptist Church Hall, Ambleside	Not permitted	DIS	Church/ community centre and car park.
Garden to the side of 130 Mottram Old Road	Not permitted	DIS	Garden with steep levels including trees and hedges.
Rear of 1-3 Hall Green Road	Not permitted	DIS	Vacant green space.
325-327 Birch Lane	Not permitted	DIS	Gardens belonging to a pair of houses.
Holy Trinity School High Street	Not permitted	DIS	Private school and grounds.
Bower Motors Acres Lane	Not permitted	DIS	Car sales showroom.
Next To Evergreen, Spring Street, Hollingworth	Not permitted	DIS	Grassed site with aqueduct.
Roe Cross Inn, Roe Cross Road, Mottram	Not permitted	DIS	Public house and ancillary car park.
Telephone Exchange Off Shaw Street, Mottram	Not permitted	DIS	Building and car park adjacent to houses.
Lowry Grove, Mottram	Not permitted	DIS	Grassed area adjacent to houses.
Former Chapman Arms Public House, Stockport Road, Mottram	Not permitted	DIS	Nursery, car park and surrounding land.
Land Adjacent To Huddersfield Narrow Canal	Not permitted	DIS	Offices and workshop adjacent to Huddersfield Narrow Canal.
New Bridge Public House, Micklehurst Road	Not permitted	DIS	Public house with ancillary car park
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.
Land south of Mossley Youth Base, Hollins Lane	Not permitted	DIS	Sloping area of land attached to Youth Base.
Squire Mill And Vale Mill Micklehurst Road	Not permitted	DIS	Employment site containing multi storey mill and single storey laundry.
Richmond House, off Richmond Close	Not permitted	DIS	Large detached villa converted into apartments set in private grounds.
Lower Hey Farm Kennels, Huddersfield Road	Not permitted	DIS	Boarding kennels and area of enclosed land.
Sheldon's View, Carrhill Road	Not permitted	DIS	Detached house and garden.

Address	Planning Status	Supply Status 17/18	Site Description
Westholme Masonic Lodge Stockport Road	Not permitted	DIS	Large detached property set in grounds with TPOs
St. Anthony's Drive	Not permitted	DIS	Vehicle hire company adjacent to Manchester Road and railway line.
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.
Land adjacent to Hanover Street	Not permitted	DIS	Site with steep gradient between Hanover Street and Stamford Street.
Car Park To Rear Of George Lawton Hall	Not permitted	DIS	Public car park used by visitors to library and public hall.
Heathcliffe, Hanover Street	Not permitted	DIS	Detached property with linear garden.
Rear of 1 to 25 Cecil Street	Not permitted	DIS	Private garden to the rear of houses on Cecil Street and Barngate Drive.
Land And Buildings At Southern End Of Heron Drive	Not permitted	DIS	Site in residential use.
Land between Werneth St and Progress Ave	Not permitted	DIS	Narrow green strip of land between rear of houses on St Anne's Road and Howard Street.
Land around Hurst Brook/ Cottingham Drive/ Holden Street	Not permitted	DIS	Open grassed areas between houses.
Sycamore Inn, 4 Stamford Square	Not permitted	DIS	Public house with ancillary car park to the rear.
225 And 227 Mossley Road	Not permitted	DIS	Community and commercial premises.
Carr Rise and Thorn Bank, Carrbrook	Not permitted	DIS	Communal drying area/car parking to the rear of Carr Rise and Thorn Bank.
Hey Tor, 670 Huddersfield Road, Carrbrook	Not permitted	DIS	Detached house and garden.
Bancroft Petrol Station Droylsden Road	Not permitted	DIS	Petrol filling station and forecourt within residential area.
Oak House 103 Manchester Road	Not permitted	DIS	Office block with ancillary car park.
Trough Garage, Audenshaw Road	Not permitted	DIS	Car sales showroom and forecourt
Depot Lumb Lane	Not permitted	DIS	Depot adjacent to railway line and M60
Land adjacent to 393 Audenshaw Road	Not permitted	DIS	Side garden adjacent to railway line.
Premier Suite and Lounge, 40 Corporation Road	Not permitted	DIS	Public house with function suite with ancillary car park to rear.
Pilkington's Tiles, junction of Stamford Road and 1 Denton Road	Not permitted	DIS	Building in retail use with ancillary car park
Shopping Parade Guide Lane Off Chapel Street	Not permitted	DIS	Two and three storey properties with commercial to ground floor and residential above.
Garage Plot Poplar Court Poplar Street Audenshaw	Not permitted	DIS	Grassed space and garage site adjacent to houses.
Queens Arms Public House, Guide Lane	Not permitted	DIS	Public house with ancillary car park.
The Woodlands, Shepley Road	Not permitted	DIS	Large detached building in own grounds.
Land to the rear of 145-169 Rose Hill Crescent	Not permitted	DIS	Strip of vacant land between houses.
Petrol Station South Of Hyde Road Mottram	Not permitted	DIS	Petrol filling station and forecourt.
Land to the rear of 13-16 Pavilion Drive	Not permitted	DIS	Area of overgrown land with no vehicular access.
Band Club, 2 Evans Street Ashton	Not permitted	DIS	Children's nursery.
Clyde House, Clyde Street	Not permitted	DIS	Office building.
Benchmark Building Suppliers Ltd, Manchester Road	Not permitted	DIS	Builders merchants adjacent Warmco Industrial Estate.
Site of Fields Court and adjoining land, Hattersley Road West: Hattersley Regeneration Site 12	Permitted	DIS	Former housing sites
TMBC Car Park Burlington Street	Not permitted	DIS	Town centre car park with ground contamination.
Woodmet Globe Lane Dukinfield	Not permitted	DIS	Employment site, located within an established employment area.
Industrial Unit And Land At Park Road Stalybridge	Not permitted	DIS	Site located an established employment area partly in the Flood Zone.
Chartrange Wharf Street	Not permitted	DIS	Waste transfer station located within an established employment area.
Providence Mill Alexandra Street Hyde	Not permitted	DIS	Providence mill and adjacent works located within an established employment area adjacent to Peak Forest Canal.
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.
Littlemoss Business Park Lumb Lane Droylsden	Not permitted	DIS	Business park adjacent to residential dwellings.
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.
Junction Of Fairfield Road/ Edge Lane, Droylsden	Not permitted	DIS	Employment site located on the boundary of TMBC and MCC.
Land Off Fairfield Road Droylsden (Former Adams Litchens)	Not permitted	DIS	Employment site, located within an established employment area adjacent to the Manchester - Ashton Canal.

Address	Planning Status	Supply Status 17/18	Site Description
New Scout Mill Manchester Road Mossley	Not permitted	DIS	Established Employment Site adjacent to Manchester Road and railway line.
Land Adjacent To 240 Mottram Road Stalybridge	Not permitted	DIS	Rear garden with steep gradient containing group tree preservation order and watercourses.
Weir Mill, Manchester Road	Not permitted	DIS	Former mill in mixed use located within the greenbelt.
Land At St Peters Street St Petersfield	Not permitted	DIS	Site forms part of St. Petersfield redevelopment area.
Newton Business Park Talbot Road	Not permitted	DIS	Established Employment Area
Droylsden Marina/Commercial	Not permitted	DIS	Land to east of Droylsden Marina.
Guide Mills And Adjoining Land, Oxford Street West	Not permitted	DIS	Works buildings and land at Guide Mills within employment areas
Grosvenor Mill Business Centre Junction of Oxford St East/Grosvenor St	Not permitted	DIS	Existing employment site with occupied works
Land at Ralphs Lane	Not permitted	DIS	Land with group TPO and individual tree preservation orders and Ralphs Lane including site of No.1 Ralphs Lane
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
Former Frank Hoyle Transport Depot etc.	Not permitted	DIS	Industrial unit under construction.
Cheetham Mill Complex	Not permitted	DIS	Existing employment complex comprising former mill buildings.
Cheetham Mill and Cheetham Park	Not permitted	DIS	Mill complex and northern section of Cheetham Park.
Land to the east of Stockport Road	Not permitted	DIS	Area of green space
Brown Edge Service Reservoir, off Lane Head Road	Not permitted	DISGB	Green Belt site containing covered reservoir adjacent waste transfer station.
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.
Land forming part of Hope Farm, Littlemoor	Not permitted	DISGB	Green Belt site comprising field/open space to north of Back Lane
Land Adjacent To Cricket Ground, Northside Of Spring Street, Hollingworth	Not permitted	DISGB	Green Belt site comprising field to the east of Spring Lane north of Ingledene.
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.
End Of Printers Park	Not permitted	DISGB	Green Belt site off Printers Fold forms part of the Etherow Country Park.
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.
Carrbrook Car Park, Carr Rise, Carrbrook	Not permitted	DISGB	Green Belt site off Carr Rise used as informal car park.
Land Of Shutts Lane/ Rear Of Heather Brow	Not permitted	DISGB	Green Belt site comprising strip of green space adjacent to Luke's House, Shutts Lane.
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
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
Land adjacent 25 Luzley Road	Not permitted	DISGB	Green Belt site used as garden located between Nos. 23 and 25 Luzley Road.
Former Ashton Sewage Works, Off Taunton Brook Lane	Not permitted	DISGB	Green Belt site adjacent to Taunton Brook containing UU facilities.
Land To The East Of Mottram Old Road	Not permitted	DISGB	Green Belt containing fields and hedgerows.
Land To The North Of Hyde Road M67 Site	Not permitted	DISGB	Green belt site containing fields located to the north of the M67.
Land Off Matley Lane Hyde	Not permitted	DISGB	Green Belt site containing field located to south of Matley Lane.
Former Hartshead High School Green Belt	Not permitted	DISGB	Green Belt site used as golf course located to north west of former Hartshead School.
Millbrook Sidings	Not permitted	DISGB	Green Belt site. Location of disused railway line adjacent to Huddersfield Narrow Canal.
Limehurst Farm Oldham Road Ashton	Not permitted	DISGB	Green Belt site comprising fields, farmhouse & ancillary buildings located adj to steep river valley to nth with SBI.
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.
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.
Stableford And Andrew Street Mossley	Not permitted	DISGB	Green Belt site at end of Andrew Street/Stablefold comprising fields on a steep gradient, stables and ponds.
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.
Land At Marl Villa Mottram Road Hyde	Not permitted	DISGB	Green Belt site containing fields and house located between Mottram Road and M67.
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.
Land To Rear Of 19 Early Bank Stalybridge	Not permitted	DISGB	Green Belt site including No.19 Early Bank house and garden with the Eastwood and Acre Clough SBI defining the boundary of the site to the west. Development of land to the rear of No.19 would be contrary to national green belt policy.
Howbro House 5 Howbro Drive Ashton	Not permitted	DISGB	Green Belt site including No. 5 Howard Drive house and garden.

Address	Planning Status	Supply Status 17/18	Site Description
Land At Green Lane Hyde	Not permitted	DISGB	Green Belt site bound by dismantled rail track/cycle path to the north; protected greenspace; group TPO; & Werneth Brook SBI to west/south.
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.
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.
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.
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.
Buckley Hill Farm Cross Lane Littlemoss	Not permitted	DISGB	Green Belt site comprising Buckley Farm and fields bound by Lumb Lane to north, M60 to west and railway line to south.
Site To The East Of Wakefield Road, Heyrod	Not permitted	DISGB	Green Belt site comprising fields, footpaths and pylon with overhead power cables.
Godley Reservoir, Hyde, SK14 3BX	Not permitted	DISGS	Protected green space to north east of cricket ground.
Godley Reservoir, Hyde, SK14 3BU	Not permitted	DISGS	Large, open area of protected green space adjacent to reservoir
Godley Reservoir, Hyde, SK14 3SA	Not permitted	DISGS	Grassed amenity space between reservoir and A57.
Manley Grove, Mottram, Hyde, SK14	Not permitted	DISGS	Disused playing pitch to rear of Longdendale Recreational Centre
Public Amenity Space To Rear Of 1-25 Glyden Close	Not permitted	DISGS	Grass amenity space with play area and footpaths adjacent to houses.
Strip Of Public Amenity Space Between Darwin Street And Greenside View	Not permitted	DISGS	Grass amenity space with band of trees adjacent to houses.
Amenity Space Adjacent To 20 Fountain Street	Not permitted	DISGS	Grass amenity space with perimeter trees and planting adjacent to houses.
Open Amenity Space Adjacent To Dale View	Not permitted	DISGS	Grass amenity space in high density residential area.
Site Opposite 2 Water Grove Road	Not permitted	DISGS	Amenity space adjacent to houses.
Narrow, Linear Strip Of Land On West Side Of Woodlands Close, Mottram	Not permitted	DISGS	Area of natural space open countryside.
Grassed Area Adjacent To 3-10 Bretland Gardens, Mottram	Not permitted	DISGS	Grass amenity space adjacent to houses.
Land At The Junction Of Underwood Close/ Melandra Crescent, Mottram	Not permitted	DISGS	Grass amenity space with formal paths with play area to south.
Micklehurst Dam, Micklehurst Road	Not permitted	DISGS	Naturalised amenity space adjacent to reservoir and terraced houses, partially in Flood Zones.
End Of Alphine Close	Not permitted	DISGS	Natural space/ countryside with steep gradient, trees and footpath.
Rough Town Green, Off New Earth Street	Not permitted	DISGS	Amenity space with play area to rear of terraced houses.
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.
Tennis Courts And Surrounding Land Assheton Avenue	Not permitted	DISGS	Formal park/ garden adjacent to houses.
Amenity area adjacent to 37 Leech Brook Avenue	Not permitted	DISGS	Amenity space with play area adjacent to houses.
Amenity Area On Rutland Street/ To Rear Of Marshall Court	Not permitted	DISGS	Play area including sports court in high density residential area.
Carrbrook Bowling Green, Carr Rise, Carrbrook	Not permitted	DISGS	Bowling green and club house located at centre of Carrbrook Conservation Area.
Land To The Rear Of 17-29 St Georges Street	Not permitted	DISGS	Park/ formal garden enclosed by houses.
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.
Land At The Top Of Turner Lane	Not permitted	DISGS	Grass amenity space forming green gateway to Ashton-Park Bridge railway path.
Land To Rear 56 To 72 Hazelhurst Road	Not permitted	DISGS	Area providing play equipment.
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
Land adjacent 18 Hillview Road	Not permitted	DISGS	Rectangular piece of grass amenity space adjacent to road junction and houses.
Land At Suffolk Avenue	Not permitted	DISGS	Grass amenity space with mature trees.
Land At Shakespeare Crescent	Not permitted	DISGS	Crescent shaped grass amenity space adjacent to houses.
Land Between Milton Avenue/ Huddersfield Road, Millbrook	Not permitted	DISGS	Formal amenity space with ball court and footpath linking Huddersfield Road to Milton Avenue.
Land To Rear Of 1-11 Manor Road	Not permitted	DISGS	Grass amenity space with steep gradient enclosed by houses.
Land At Norfolk Avenue	Not permitted	DISGS	Rectangular grass amenity space adjacent to flats.
Land At The End Of Lumb Lane/ Rear Of Hollybank	Not permitted	DISGS	Green corridor to south of railway line and north of houses.
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.
Strip of land rear of houses on Grange Road and adjacent to Cemetery	Not permitted	DISGS	Allotment site between the cemetery and residential dwellings.

Address	Planning Status	Supply Status 17/18	Site Description
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.
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.
Land adjacent to Capesthorpe Walk	Not permitted	DISGS	Grass amenity space divided in two halves by band of trees.
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.
Land at the end of Park Street	Not permitted	DISGS	Triangular area of land off Park Street/ Marlborough Grove forming part of green corridor.
Land at junction of Edge Lane and St Andrews Avenue	Not permitted	DISGS	Part park/ formal garden and car repair garage and yard.
Horses Fields, Fairview Road	Not permitted	DISGS	Area of natural space used for horse grazing. North half of site is not publically accessible.
Land to the front of Standish Walk	Not permitted	DISGS	Grassed amenity space adjacent to houses.
Land between 28 Lindisfarne Road and 15 Grove Street	Not permitted	DISGS	Grassed amenity area with trees.
End of Abbey Grove, Mottram	Not permitted	DISGS	Grassed amenity space within 'Radburn style' housing layout.
Land Between 4 And 6 Alphin Square	Not permitted	DISGS	Allotment site tightly enclosed by houses and limited access.
Land at the end of Pennine View	Not permitted	DISGS	Grass amenity space with steep gradient adjacent to houses.
Land to the rear of 10-28 The Rowans	Not permitted	DISGS	Grass amenity space adjacent to houses.
Land opposite 1-7 the Limes	Not permitted	DISGS	Sloping grass amenity space with trees between The Limes and Huddersfield Road.
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.
End of Andrew Street	Not permitted	DISGS	Area of natural space / countryside with footpath at end of Andrew Street.
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.
Grassed area at junction of Hopkinson Avenue and Elizabeth Avenue	Not permitted	DISGS	Grass amenity space within 'Radburn style' housing layout.
Allotment Gardens Brunswick Street Mossley	Not permitted	DISGS	Allotment gardens in residential area.
Land to the west of Bargate Drive	Not permitted	DISGS	Part natural space/ countryside with steep gradient and part private stables and manège surrounded by trees.
Land Off Ash Road	Not permitted	DISGS	Former landfill site, now area of natural space with groups of trees and a network of footpaths.
Copley Mill and land to south	Not permitted	DISGS	Grade II listed St. Paul's Church, graveyard and associated green space.
Garden of 12-30 Lindale, Dukinfield Road	Not permitted	DISSML	Enclosed garden area associated with apartments with no access from Dukinfield Road.
Corner Plot Adjacent To 16 Charlton Avenue	Not permitted	DISSML	Grass verge with mature trees.
Open Amenity Space Adjacent To 9 Everest Road	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent to houses.
Land Between Barnfield Road And Ash Tree Road	Not permitted	DISSML	Grass verge with mature trees and footpath with steep gradient adjacent to houses.
Land Adjacent To 2 The Grange	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent houses.
Land Adjacent To 121 Grange Road South	Not permitted	DISSML	Grass verge with mature trees on road junction adjacent houses.
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 on-road parking.
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.
Land On Junction Of Ridling Lane/ Nelson Street	Not permitted	DISSML	Grass amenity space within residential area.
Land To Side Of 58 Old Road	Not permitted	DISSML	Enclosed electricity sub-station.
Land Adjacent To 2-6 Smith Street	Not permitted	DISSML	Grass verge with mature trees adjacent to houses.
Land Between 6-7 Dain Close	Not permitted	DISSML	Vacant land with steep gradient adjacent to houses.
Land To Side Of 38 Mayfair Close	Not permitted	DISSML	Private garden.
Garage Site Between 42-44 Lord Street	Not permitted	DISSML	Access and informal parking area associated with Stalybridge and Dukinfield Bowling Club.
Land To The Side Of 3 Liston Street	Not permitted	DISSML	Narrow parking area/ gardens to rear of houses.
The Vicarage, Cheetham Hill Road	Not permitted	DISSML	Private garden.
23 Cheetham Hill Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
Garage Site To Side Of 15 Pine Road	Not permitted	DISSML	Garage site adjacent to houses.
Garage Site To Side Of 17 Lime Grove	Not permitted	DISSML	Garage site adjacent to houses.
Land Adjacent To The Old Hunters Tavern Ph, 51-53 Acres Lane	Not permitted	DISSML	Ancillary car park to public house.
Land To The Side Of 19 Wedneshough Green, Hollingworth	Not permitted	DISSML	Private garden with mature trees.
Land To The Side Of 21 Wedneshough Green, Hollingworth	Not permitted	DISSML	Private garden.

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Gunn Inn Ph, 2 Market Street, Hollingworth	Not permitted	DISSML	Listed public house and ancillary car park.
Land At The Top Of Cannon Street, Hollingworth	Not permitted	DISSML	Private garden.
Land Between 22-34 Market Street, Hollingworth	Not permitted	DISSML	Grass amenity space with trees and seating adjacent Market Street.
Land In Front Of Florence Way, Off Market Street, Hollingworth	Not permitted	DISSML	Car park and narrow strip of grass associated with adjacent apartments.
Land To The Rear Of Health Clinic, Market Street, Hollingworth	Not permitted	DISSML	Grass space with mature trees to rear of clinic.
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.
Land Between The Vicarage And Brockwood House, Green Lane, Hollingworth	Not permitted	DISSML	Private gardens.
Land Between 13A And 15 Green Lane, Hollingworth	Not permitted	DISSML	Narrow grass verge enclosed by stone boundary walls adjacent to houses.
Land Between 156 And 174 Market Street, Hollingworth	Not permitted	DISSML	Grass verge with TPOs adjacent to houses.
Land On The Corner Of Market Street/ Printers Fold, Hollingworth	Not permitted	DISSML	Grass verge with mature trees.
Land Opposite 7-9 Rose Bank Close, Hollingworth	Not permitted	DISSML	Narrow grass verge with footpath adjacent to houses.
Land Adjacent To Four Seasons, Printers Fold, Hollingworth	Not permitted	DISSML	Private garden with TPOs.
Land Between 9 And 11 Printers Fold, Hollingworth	Not permitted	DISSML	Private gardens and substation on land between houses.
Garage Site And Land Next To 1 Arrowscroft Way/ 5 The Boulevard, Hollingworth	Not permitted	DISSML	Garage site tightly enclosed by houses.
Garage Site Adjacent To 56 The Boulevard, Hollingworth	Not permitted	DISSML	Garage site adjacent to houses.
Corner Of Cross Street/ Taylor Street, Hollingworth	Not permitted	DISSML	Grass verge with TPO trees.
Land Behind 15-21 Back Moor, Mottram	Not permitted	DISSML	Private rear gardens with limited vehicular access.
Land In Front Of 21 And 23 Hall Drive, Mottram	Not permitted	DISSML	Private gardens with TPO trees.
Land Between 5 And 6 Hall Close, Mottram	Not permitted	DISSML	Narrow private side garden with garage.
Land Between 9 And 11 Hall Drive, Mottram	Not permitted	DISSML	Private adjoining gardens with TPO trees.
Land Next To 8C Old Road, Mottram	Not permitted	DISSML	Triangular garden with mature trees.
Garden At 19 Sproutgreen, Mottram	Not permitted	DISSML	Private garden with TPO tree.
Land Behind 37 Roe Cross Green, Mottram	Not permitted	DISSML	Private rear garden.
Land Opposite 3 Rushycroft, Mottram	Not permitted	DISSML	Grass verge with air shaft adjacent to houses.
Land Between 41 And 51 Stalybridge Road, Mottram	Not permitted	DISSML	Private garden with TPO trees.
Land To The Rear Of 20-31 Woodlands Close, Mottram	Not permitted	DISSML	Private rear gardens with no vehicular access.
Land In Front Of 26-38 Woodlands Close, Mottram	Not permitted	DISSML	Triangular grass verge adjacent to houses.
Land In Front Of 15-25 Woodlands Close, Mottram	Not permitted	DISSML	Triangular grass verge adjacent to houses.
Land And Garages Adjacent To 6-8 Woodlands Close, Mottram	Not permitted	DISSML	Parking area and garages adjacent to houses.
Garage Site Adjacent To 22 Home Farm Avenue, Mottram	Not permitted	DISSML	Garages adjacent to houses.
Land Between 235 And Lodge, Broadbottom Road, Mottram	Not permitted	DISSML	Private garden with TPO trees.
Land To The West Of 19 Bucklow Close, Mottram	Not permitted	DISSML	Private sloping garden.
Land To The East Of 22 Bucklow Close, Mottram	Not permitted	DISSML	Private garden.
Land Adjacent To 48 Winslow Avenue, Mottram	Not permitted	DISSML	Part of much larger area of natural space/ countryside adjacent to houses.
Land Adjacent To 28-32 Gray Close, Mottram	Not permitted	DISSML	Grassed verge within 'Radburn style' housing layout.
In Front Of 63-79 Ashworth Lane, Mottram	Not permitted	DISSML	Grass verge between houses and highway.
Land Opposite 8-12 Chain Bar Way, Mottram	Not permitted	DISSML	Grassed area within 'Radburn style' housing layout.
Rear Of 8-20 Stringer Close, Mottram	Not permitted	DISSML	Parking area and grass verges to rear of houses.
Land In Front Of 1-8 Ford Way, Off Hyde Road, Mottram	Not permitted	DISSML	Grass verge between houses and the highway.
Car Park In Front Of 1-6 Costobadie Way	Not permitted	DISSML	Parking area and grass verges within 'Radburn style' housing layout.
Land Between 7 And 9 Arundale Grove, Mottram	Not permitted	DISSML	Private gardens.
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.
Land Adjacent To John Kennedy Garden/ John Kennedy Road	Not permitted	DISSML	Grassed area within 'Radburn style' housing layout.
Corner Of Ford Grove/ Atherton Avenue, Mottram	Not permitted	DISSML	Grassed area with trees within 'Radburn style' housing layout.

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Land To The Rear Of 61-71 Longdale Drive, Mottram	Not permitted	DISSML	Vacant land tightly enclosed by houses.
Corner Of Land Adjacent To 11 Broadbent Grove, Mottram	Not permitted	DISSML	Grass verge adjacent to houses.
Land In Front Of 12-26 Clough End Road, Mottram	Not permitted	DISSML	Grass amenity space adjacent to houses.
Triangular Piece Of Land Adjacent To 1 Webb Grove, Mottram	Not permitted	DISSML	Grass verge adjacent to houses.
Land Adjacent To 58 Clough End Road, Mottram	Not permitted	DISSML	Grass verge with pylon.
Corner Of Clough End Road And Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout adjacent to road junction.
Land Adjacent To 114-126 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
Land Adjacent To 104-112 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
Land Adjacent To 73-77 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
Land And Garages To The Rear Of Colliers Close, Hattersley	Not permitted	DISSML	Hard surface parking and rear gardens tightly enclosed by housing.
Garage Site Between And To The Rear Of 9-11 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses and depot.
Garage Site Between And To The Rear Of 27-29 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses.
Garage Site To The Rear Of 22-32 Awburn Road, Mottram	Not permitted	DISSML	Garage site to rear of houses.
Land Adjacent To 21-24 Phillip Way, Mottram	Not permitted	DISSML	Informal resident parking to rear of houses.
Land To The Rear Of 23-39 Beaufort Close, Mottram	Not permitted	DISSML	Informal resident parking in front of houses.
Land To The Rear Of 18-24 Sylvester Close, Mottram	Not permitted	DISSML	Formal resident parking in front of houses.
Land Adjacent To 59-69 Sylvester Close, Mottram	Not permitted	DISSML	Informal resident parking in front of houses.
Land Adjacent To 9 Worthington Close, Mottram	Not permitted	DISSML	Informal resident parking adjacent to houses.
Allotment Gardens To The Rear Of 10-26 Colburne Grove, Mottram	Not permitted	DISSML	Allotment gardens tightly enclosed by houses.
Land Between 47-49 Colburne Grove, Mottram	Not permitted	DISSML	Enclosed vacant land adjacent to houses.
Land In Front Of 63-83 Camborne Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
Land To The West Of Norclough Mottram Road	Not permitted	DISSML	Area of natural space between Mottram Road and houses.
Land To The Rear Of 15-19 Dawlish Close, Mottram	Not permitted	DISSML	Informal parking to rear of houses.
Garage Site To The Rear Of 18-28 Princess Close	Not permitted	DISSML	Garages enclosed by rear of houses.
Rear Of 57-65 Staley Road	Not permitted	DISSML	Rear garages/ parking and gardens.
Corner Of Dalesfield Crescent And Moorside Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
Adjacent 27 The Sycamores	Not permitted	DISSML	Grass verge on junction adjacent to houses.
Adjacent 120 Micklehurst Road	Not permitted	DISSML	Grass verge on junction adjacent to houses.
Land With Garages Opposite 9-13 Sun Street	Not permitted	DISSML	Very small informal car parking area.
Bus Stop On Manchester Road, Opposite Three Counties Road	Not permitted	DISSML	Grass verge with steep gradient between railway line and Manchester Road.
Car Park/ Allotments, Stockport Road	Not permitted	DISSML	Formal resident car park on Stockport Road.
Land Between 69-71 Stamford Road	Not permitted	DISSML	Grass verge with steep gradient between houses.
Corner Of Market Street/ Chapel Street	Not permitted	DISSML	Grass verge with tree on junction adjacent to electricity substation.
Adjacent To 22 Barkwell Lane	Not permitted	DISSML	Private garden.
Corner Of Quickedge Road/ Lees Road	Not permitted	DISSML	Grass verge with tree and bench on road junction adjacent to houses.
Car Park At Cross Street	Not permitted	DISSML	Formal car park.
South Side Of Saxon Street	Not permitted	DISSML	Gardens enclosed by housing on steep gradient with no vehicular access.
Narrow Strip Of Land On Roman Street	Not permitted	DISSML	Gardens on steep gradient with no vehicular access.
Narrow Strip Of Land On Dane Street	Not permitted	DISSML	Gardens on steep gradient with no vehicular access.
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.
Land Between 25/29 & 31 Nightingale Drive	Not permitted	DISSML	Private garden.
Land Between 30/32 Nightingale Drive & 12/14 Brambling Close	Not permitted	DISSML	Informal resident parking area adjacent to apartment blocks.
Car Park Pipit Close	Not permitted	DISSML	Informal resident parking area adjacent to apartment block and houses.
Land Adjacent To 32/36 Heron Drive	Not permitted	DISSML	Informal resident parking area adjacent to apartment block and houses.

Address	Planning Status	Supply Status 17/18	Site Description
132 Lumb Lane	Not permitted	DISSML	Access to electricity substation and private side garden.
Maintained Grassed Areas Between 16 To 34 Denshaw Avenue	Not permitted	DISSML	Grass verges adjacent to houses within 'Radburn style' housing layout.
Parcel Of Land Adjacent To 10 Denshaw Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Parcel Of Land Adjacent To 2 Hibbert Avenue	Not permitted	DISSML	Grass verge adjacent to houses within 'Radburn style' housing layout.
Parcel Of Land Adjacent To 2 Denshaw Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Parcel Of Land Adjacent 7 Hopkinson Avenue	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Land Adjacent 11 Werneth Street	Not permitted	DISSML	Private garden.
Land Adjacent To 32 Haughton Street	Not permitted	DISSML	Private garden.
Garages At Hope Street And Rowcan Close	Not permitted	DISSML	Garages adjacent to houses and apartment block.
Land In Front Of 82 St Anne's Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Land In Front Of 84 St Anne's Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Grassed Area Adjacent To 5 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Grassed Area Adjacent To 16 St Hilda's Road	Not permitted	DISSML	Grass verge between apartment block and houses within 'Radburn style' housing layout.
Car Park And Garage Plot, North End Of Pine Close	Not permitted	DISSML	Garages and resident parking area adjacent to apartment blocks.
Land Adjacent To 6 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Land Adjacent To 1 St Hildas Road	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
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.
Open Land At Junction Of Guide Lane And Scott Gate	Not permitted	DISSML	Grass verge on junction within 'Radburn style' housing layout.
Garden To Side Of 155 Droylsden Road	Not permitted	DISSML	Private garden with trees.
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.
Land At The Junction Of Audenshaw Road And Sidmouth Street	Not permitted	DISSML	Grass verge with trees located at road junction adjacent to houses.
Side Garden Of 8 Sandringham Avenue	Not permitted	DISSML	Private narrow gardens.
Side Garden Of 98 Stamford Road	Not permitted	DISSML	Private side garden adjacent to amenity space.
Cadet Hall, End Of Hazel Street	Not permitted	DISSML	Halls and ancillary parking area in community use adjacent to houses and green corridor.
Block Of 27 Garages, Peel Street	Not permitted	DISSML	Narrow, linear parking area.
Garage Plot At End Of Elizabeth Avenue	Not permitted	DISSML	Narrow residential parking area adjacent to houses.
Substation, Adjacent To 1 Stamford Road	Not permitted	DISSML	Electricity substation.
Land Adjacent To 8 Stamford Road	Not permitted	DISSML	Private garden.
Waste Land To Rear Of 81-95 Denton Road	Not permitted	DISSML	Informal parking area to rear of commercial businesses and houses.
Waste Land To Rear Of 97-111 Denton Road	Not permitted	DISSML	Informal parking area and land to rear of houses.
Block Of Garages And Forecourts To East Of 1-6 Barnwell Close	Not permitted	DISSML	Formal resident parking area adjacent to houses.
Private Garage Site And Car Park For Rochford House, Denton Road	Not permitted	DISSML	Area of hardstanding with garages.
Land To Rear Of 53-57 Guide Lane	Not permitted	DISSML	Resident parking area and grass verge adjacent to houses.
Land Between 33 & 35 East Street	Not permitted	DISSML	Private rear gardens.
Land Adjacent To 255 Whiteacre Road	Not permitted	DISSML	Grass verge with tree adjacent to houses.
Land Adjacent To 5 Arlies Street	Not permitted	DISSML	Triangular area of enclosed hardstanding adjacent to terraced houses.
Plot Of Amenity Space Adjacent To 72 Leech Avenue	Not permitted	DISSML	Triangular grass verge with mature trees adjacent to road junction and houses.
Land At Junction Between Leech Avenue And Palace Road	Not permitted	DISSML	Triangular grass verge with mature tree adjacent to road junction and houses.
Land Between 24 & 26 Hadfield Crescent	Not permitted	DISSML	Grass verge with public footpath connecting Hadfield Crescent and cemetery.
Land At Junction Of Gordan Street/Wigmore Street	Not permitted	DISSML	Car park to rear of commercial business and adjacent to houses.
Land To The Side Of 4 Corkland Street	Not permitted	DISSML	Private side garden.
Electricity Substation To The Side Of 17 Hall Street	Not permitted	DISSML	Electricity substation site.
Land Between 13 & 19 Leech Avenue	Not permitted	DISSML	Garage and informal resident parking area between houses.

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Land On Corner Of Hadfield Crescent & Chippendale Place	Not permitted	DISSML	Grass verge with footpath adjacent road junction and houses.
Adjacent To 61 Moorgate Road, Carrbrook	Not permitted	DISSML	Grass amenity space enclosed by housing.
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.
Rear Of Spring Bank, Off Carr Lane, Carrbrook	Not permitted	DISSML	Communal grass space to rear of houses
Drying Ground, Rear Of Long Row, Carrbrook	Not permitted	DISSML	Narrow communal grass space to rear of houses.
Land To The Rear Of 9 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Grass verge with mature tree adjacent houses.
Land Between 5-6 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Narrow side garden in close proximity to houses, may have issues with privacy distances
Land Between 7-8 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Private side garden.
Land To The East Of 8 Gorsey Intakes, Broadbottom	Not permitted	DISSML	Private garden with trees.
Land At The Junction Of Temperance Street/ Bostock Road/ Old Street, Broadbottom	Not permitted	DISSML	Grass verge with trees adjacent to terrace houses.
Land At The Top Of Mill Brow (East Side), Broadbottom	Not permitted	DISSML	Grass embankment in close proximity to railway bridge.
Garage Site Adjacent To 12 Etherow Brow	Not permitted	DISSML	Garage site adjacent to terraced houses.
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.
Land Adjacent To 4 Borrowdale Terrace, Off Springs Lane	Not permitted	DISSML	Informal green space enclosed by housing with no access.
Land At The End Of Grassmere Close/ Langdale Terrace/ Wasdale Terrace	Not permitted	DISSML	Enclosed vacant green space adjacent to houses.
Land Adjacent To 10 Lapwing Close	Not permitted	DISSML	Private front garden.
Land On Corner Adjacent To 93 Newmarket Road	Not permitted	DISSML	Grass verge with mature trees adjacent road junction and terraced houses.
Land To The Side Of 2 Keswick Avenue	Not permitted	DISSML	Part grass verge and part formal resident parking area adjacent to bungalows.
239 Oldham Road	Not permitted	DISSML	Former workshop.
Land To Side Of 19 Borrowdale Crescent	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout with no vehicular access.
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.
Garage Court Adjacent To 20 Glenthorne Drive	Not permitted	DISSML	Lock up garages adjacent to houses with TPOs on eastern boundary.
Land Between 109 & 111 Camberwell Drive	Not permitted	DISSML	Entrance to amenity space with footpath located between houses.
Land To The Side Of 118 Cranbourne Road	Not permitted	DISSML	Private side garden.
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.
Land Between 200 And 202 Smallshaw Lane	Not permitted	DISSML	Hardstanding used as informal parking area for adjacent amenity space.
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.
Side Of 88 South Street And 103 Pelham Street	Not permitted	DISSML	Private side gardens of two end terraces.
Land To The Side Of 62 Crowthorn Road	Not permitted	DISSML	Private side garden.
Land To The Side Of 89 Mansfield Street	Not permitted	DISSML	Grass verge adjacent to houses.
Land To The Side Of 25 And 27 Marlborough Close	Not permitted	DISSML	Private side garden.
Land Between 20 And 22 Crantock Drive	Not permitted	DISSML	Raised grassed area with trees adjacent to houses.
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.
Land Between 175-177 Demesne Drive	Not permitted	DISSML	Part of school playing fields off Demesne Drive.
Land At The End Of Demesne Crescent	Not permitted	DISSML	Steep, grass verge adjacent to houses.
Opposite 25-41 Oxford Street	Not permitted	DISSML	Amenity space with trees, foot paths and benches.
Land Between 38 And 60 Mottram Old Road	Not permitted	DISSML	Private side garden with mature trees.
Side Of 39/50 Bardsley Gate Avenue	Not permitted	DISSML	Private garden containing mature trees and a watercourse on steep gradient.
Land Between 54 To 56 Denbigh Road	Not permitted	DISSML	Grass verge with trees between houses.
Land To Front Of 29-35 & 14-28 Foxdenton Walk	Not permitted	DISSML	Grass verge within 'Radburn style' residential layout adjacent to houses.
Land At Junction Of Lowerbank/ Sandbrook Way	Not permitted	DISSML	Grass verge with mature trees adjacent to road junction and houses.
Land Between 32 & 34 Sandbrook Way	Not permitted	DISSML	Grass verge with substation adjacent to footpath and houses.
Land Adjacent To 76 Bromsgrove Lane	Not permitted	DISSML	Private communal garden with double garage.

Address	Planning Status	Supply Status 17/18	Site Description
Land On The Corner Of Lancaster Avenue/ Sunnyside Road/ York Road	Not permitted	DISSML	Play area adjacent to houses.
119 Greenside Lane	Not permitted	DISSML	Vehicular repair garage and yard.
Land To The Rear Of 356-374 Edge Lane	Not permitted	DISSML	Rear gardens.
Car Park Adjacent To Chapel Street And Oldham Street	Not permitted	DISSML	Informal car parking area.
Garden Adjacent To 13 Norman Road	Not permitted	DISSML	Private side garden.
Land at Swan Street rear of 18-28 Old Street	Not permitted	DISSML	Vacant land to the rear of commercial premises.
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.
Car Park On Thorpe Hall Grove	Not permitted	DISSML	Part informal parking area and part private rear garden.
Land adjacent 102 Kenworthy Street	Permitted	DISSML	Vacant site adjacent to residential properties
Land Next To 7 Roe Cross Green Mottram	Not permitted	DISSML	Enclosed grass apace and garages at end of residential cul-de-sac.
Garden Land Adjoining 166 Victoria Street	Not permitted	DISSML	Private side garden.
19A Corkland Street And Adjoining Land	Not permitted	DISSML	Commercial vehicle storage adjacent to terraced house.
30-34 Market Street	Permitted	DISSML	Property in commercial use in town centre location.
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.
Garden Land At Rear Of 376 Kings Road	Not permitted	DISSML	Private rear garden.
Land At End Of Chapel Street	Not permitted	DISSML	Parking area with TPO trees.
79 Stamford Street East	Not permitted	DISSML	Large 19th century residential property and garden.
296 Edge Lane and 429-431 Manchester Road	Not permitted	DISSML	Vacant multi-storey building.
208 Market Street	Permitted	DISSML	Vacant site
9-15 Wellington Street and 6-10 Wood Street	Not permitted	DISSML	Cleared vacant site within town centre.
3 Hawthorn Terrace Mill Lane	Not permitted	DISSML	End terrace property.
Ashley Court 6 Cannon Street, Hollingworth	Not permitted	DISSML	Office block adjacent to Hollingworth Primary School.
Cobblestone Farm Higher Matley, Off Matley Lane	Not permitted	DISSML	Farm building.
Garage premises at 178 Moorside Street	Not permitted	DISSML	Vehicular repair garage and yard area.
Land Adjoining Scout Hall Ellen Street	Not permitted	DISSML	Enclosed vacant land to the side of Scout Hut.
174 Whiteacre Road	Not permitted	DISSML	Commercial business located within terraced block in high density residential area.
3-5 Queen Street	Not permitted	DISSML	Building in commercial use.
Garden area of 14 Dale View	Permitted	DISSML	Side garden.
130 Taunton Road	Not permitted	DISSML	Former works located at the end of a terrace block now in retail use.
Garage Site At Wilshaw Place	Not permitted	DISSML	Garage site.
Land Adjacent To 17 Bowman Crescent	Not permitted	DISSML	Vacant land and grass verge adjacent to houses.
Former Methodist Church And Adjoining Land, Guide Lane	Not permitted	DISSML	Former church now day nursery.
Site Of Former Pointsmans Inn Public House Clarence Street Stalybridge	Not permitted	DISSML	Site of former public house currently used for car sales.
Bt Repeater Building Lord Street, Off Manchester Road	Not permitted	DISSML	BT repeater building adjacent to terraced houses.
31 Water Street	Not permitted	DISSML	Commercial premises.
Land adjacent To 149 Stockport Road	Not permitted	DISSML	Side garden elevated above road with stone retaining wall.
54 Stamford Street	Not permitted	DISSML	Terrace house with informal parking area to rear.
111A Manchester Road	Not permitted	DISSML	19th century stone house and garden.
112 Queens Road	Not permitted	DISSML	End terrace property in retail use adjacent to self-storage site.
Garden Adjacent To The Cottage Old Road	Not permitted	DISSML	Private garden.
142 Stamford Street Central	Not permitted	DISSML	Early 19th century building in town centre with ground floor in retail use.
25-27 Wellington Street	Not permitted	DISSML	Early 19th century three storey former loom shop in town centre with retail uses on ground floor.
1-3 Leicester Street	Not permitted	DISSML	Vacant warehouse and attached dwelling.
294 Victoria Street	Not permitted	DISSML	Mid terraced house.

Address	Planning Status	Supply Status 17/18	Site Description
Side Garden Adjacent 228 Yew Tree Lane	Not permitted	DISSML	Private side garden
Land Adjacent 148 Bennett Street	Not permitted	DISSML	Private side garden.
Vacant land adjoining 13-15 Stamford Street	Not permitted	DISSML	Vacant land/garden enclosed by stone wall and railings.
Land With Stables To Rear Of 244 Newmarket Road	Not permitted	DISSML	Site of stables to rear of Newmarket Road.
Garden At 61 Lees Road	Not permitted	DISSML	Private side garden.
Land Between 41-43 Lake Road	Not permitted	DISSML	Private gardens between houses.
Land Adjacent Railway At Box Tree Lodge	Not permitted	DISSML	Grass verge adjacent to houses.
Site Of 1-5 Hardwick Street And 130 Moss Street West	Not permitted	DISSML	Vacant land to rear of terraced houses.
Garden Land At Rear Of 167 Stamford Road/Balmoral Avenue	Not permitted	DISSML	Private rear garden.
Veteran's Pavilion 22 Market Street	Not permitted	DISSML	Pavilion and surrounding land.
14 Market Street	Not permitted	DISSML	Building with retail on ground floor and apartments above.
59 Market Street	Not permitted	DISSML	End terraced property in use as hot food take-a-way.
81-83 Market Street	Not permitted	DISSML	Former bank in multiple use.
2-4 King Street	Not permitted	DISSML	End terraced property.
Land Bounded By 3 Ash Tree Road And Barnfield Road	Not permitted	DISSML	Private side garden.
Matley Moor Cottage Early Bank Road, Matley Lane	Not permitted	DISSML	Terraced houses and gardens located within the Green Belt.
Lumn Farm Apple Street	Not permitted	DISSML	House and garden located within the Green Belt.
2-4 Barkwell Lane	Not permitted	DISSML	19th century stone cottages located on the junction of Stamford Street and Barkwell Lane.
17-19 New Earth Street	Not permitted	DISSML	Two terraced house, converted into one.
Side garden at 173 Mottram Road	Not permitted	DISSML	Private side garden.
Dog & Partridge, 275 Oldham Road	Not permitted	DISSML	Public house and ancillary car park shared with adjacent surgery.
Land In Middle Of Borrowdale Crescent	Not permitted	DISSML	Oval grass amenity space adjacent to houses.
Land To Side Of 69 Taunton Road	Not permitted	DISSML	Side garden with TPO trees.
Land To Side Of 3 Knowle Avenue	Not permitted	DISSML	Enclosed grass verge with adjacent TPO trees.
Land Between 55 & 57 Thirlmere Avenue	Not permitted	DISSML	Vacant land enclosed by rear of houses with no vehicular access.
Garages At The End Of Taunton Hall Close	Not permitted	DISSML	Garage site adjacent to houses and gardens.
Gardens at the end of Worcester Close.	Not permitted	DISSML	Private front and side gardens.
Front Gardens Of 439 Kings Road To 15 Gorse Lane	Not permitted	DISSML	Private garden.
Land At The End Of/Adjacent To 12 Kingsley Close	Not permitted	DISSML	Elevated grass verge with footpath linking Kingsley Close and Mossley Road.
Land To The Side 14 Sharon Close	Not permitted	DISSML	Flat grass amenity space adjacent to houses.
Rear Garden Of 55 Pelham Street	Not permitted	DISSML	Private rear gardens.
Land In Front Of 6-18 Copley Avenue	Not permitted	DISSML	Grass amenity space with footpaths and steep gradient in front of houses.
Land On Corner Of Carrgate Road/ Manor Road	Not permitted	DISSML	Grass verge adjacent to houses.
Land To The Side Of 47 Gainsborough Walk	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.
Land Adjacent To 26 Linkfield	Not permitted	DISSML	Area of natural space/ countryside adjacent to houses.
Land Between 29 & 30 Linkfield	Not permitted	DISSML	Vacant grass space enclosed by housing with no vehicular access.
Land Between 17-18 Coppice Walk	Not permitted	DISSML	Gateway between houses into amenity space.
Land Between 59-69 Springfield Road	Not permitted	DISSML	Grass verge with mature trees between houses.
Land At Surrey Avenue	Not permitted	DISSML	Rectangular grass amenity space adjacent to houses.
Land To The Side Of 58 Cambridge Road	Not permitted	DISSML	Enclosed area of hardstanding adjacent to apartment block with no vehicular access.
Land To Side Of 36 Cambridge Road	Not permitted	DISSML	Enclosed area of hardstanding adjacent to apartment block with no vehicular access.
Land On The Corner Of Ash Street And Sidmouth Street	Not permitted	DISSML	Garage site and vacant land with mature trees.
Car Park Adjacent 88 Newton Hall Road	Not permitted	DISSML	Informal resident parking area adjacent to houses.
Plot Between 37 And 39 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.

Address	Planning Status	Supply Status 17/18	Site Description
Plot Between 71 And 73 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.
Plot Between 91 And 93 Lodge Lane	Not permitted	DISSML	Hardstanding between terraced blocks used for informal residential parking.
Rear Gardens Of Houses At 106-112 Lodge Lane	Not permitted	DISSML	Private rear gardens with no vehicular access.
Vacant land adjacent To Victoria Street Railway Bridge	Not permitted	DISSML	Vacant land used as informal parking area.
Garage Plot Adjacent 64 Ash Tree Road	Not permitted	DISSML	Lock up garages adjacent to houses.
Vacant Land Between 290-292 Victoria Street And Watkin Street	Not permitted	DISSML	Vacant land between terraced houses with unmade path.
Garage Plot On Sunningdale Court	Not permitted	DISSML	Lock up garages adjacent to houses.
Garage Site Adjacent 2 Hall Bottom Street	Not permitted	DISSML	Garages and rear gardens.
Garage Court On Junction Of Dow Street And Pimlott Grove	Not permitted	DISSML	Garages and parking on corner plot.
Church Car Park At Junction Of Peel Street And Stockport Road	Not permitted	DISSML	Informal car park for adjacent church.
Garage Court At Grange Close Turning Head	Not permitted	DISSML	Garages and parking area adjacent to houses and area of natural space/ countryside.
Wasteland Off Allen Avenue And Shaw Avenue	Not permitted	DISSML	Flat area of hardstanding between houses.
Children's Nursery On Junction Of Perrin Street And Henry Street	Not permitted	DISSML	Corner plot with modular nursery building and yard adjacent to terraced housing.
Land On Junction Of Edna Street And Oldham Street	Not permitted	DISSML	Yard providing private parking/ storage.
Garage Plot North Of 44 New Ridd Rise	Not permitted	DISSML	Garages and informal residential parking area adjacent to houses.
Garden Land Between 42 Slateacre Road And 52 Highcroft	Not permitted	DISSML	Private side garden.
Garden To The Side Of 31 Slateacre Road	Not permitted	DISSML	Private side garden with row of mature trees along boundary with Slateacre Road.
Land On Corner Of Rowbotham Street And Stockport Road	Not permitted	DISSML	Private garden with mature tree.
Garage Court Between 10 And 28 King Edward Road	Not permitted	DISSML	Garage court and area of hardstanding adjacent to houses and area of natural space/ countryside.
Works at Carr Street	Not permitted	DISSML	Works with garages to the south.
Land off Villiers Street	Not permitted	DISSML	Vacant land with mature trees enclosed by houses.
Adjacent 10-16 Newton Street	Not permitted	DISSML	Informal parking area.
Gardens And Garages To Rear 293-297 Manchester Road	Not permitted	DISSML	Private rear garden enclosed by houses with limited vehicular access.
Garage Plot Herbert Street	Not permitted	DISSML	Enclosed garage plot associated with allotment site.
Land To The Side Of 61 Millbrook Avenue	Not permitted	DISSML	Area of natural space/ countryside adjacent to houses.
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.
Land between Fir Road and Acacia Avenue	Not permitted	DISSML	Vacant land used as informal parking area and storage.
Land Opposite 1 To 3 Wollaton Walk	Not permitted	DISSML	Grass amenity space located within 'Radburn style' housing layout.
Land To The Side Of 1 Stapleford Walk	Not permitted	DISSML	Grass verge adjacent to road junction and terrace.
Land To The Side Of 2 Essington Walk	Not permitted	DISSML	Grass verge adjacent to houses.
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.
Land To The Side Of 30 Mansfield Street	Not permitted	DISSML	Vacant land adjacent to house and works.
Garage Plot At The End Of Marne Avenue	Not permitted	DISSML	Lock up garages & surrounding land adjacent to houses.
Land On Marne Avenue	Not permitted	DISSML	Grass verge and informal resident parking area adjacent to houses.
Garage Court On Hillside Crescent	Not permitted	DISSML	Enclosed storage garages.
Land Between 22 And 24 Sycamore Crescent	Not permitted	DISSML	Enclosed vacant land/ hardstanding between houses with footpath adjacent to northern boundary.
Land To The Side Of 74 Bristol Avenue	Not permitted	DISSML	Private side garden adjacent to houses and green corridor.
Works Unit On Minto Street And Surrounding Land On Elgin Street	Not permitted	DISSML	Works unit and adjacent yard/ garage plot within residential area.
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.
Garden To The Side Of 6 Knowle Avenue	Not permitted	DISSML	Private side garden with trees/ bushes along boundary.
Small Garage Site Next To Community Centre John Street Heyrod	Not permitted	DISSML	Small garage site between houses.
Side Of Community Centre John Street Heyrod	Not permitted	DISSML	Community Centre car park and adjacent area of natural space with mature trees.
Land and building on Mansfield Road	Not permitted	DISSML	Area of enclosed hardstanding with works building and electric substation.
Vacant Land On Amelia Street	Not permitted	DISSML	Former garage site used for informal resident parking between terraced houses.

Address	Planning Status	Supply Status 17/18	Site Description
Garden To The Side Of 35 Roack Street	Not permitted	DISSML	Private side garden with detached garage.
Garage Site Adjacent 39-49 Church Street Highfield Street Junction	Not permitted	DISSML	Garage site with hard standing used for informal parking.
Astley Street Chapelfield Works	Not permitted	DISSML	Grass verge with mature trees adjacent to works buildings and houses.
Junction Of Astley Street And Smith Street adjacent Astley Arms	Not permitted	DISSML	Private garden.
Garage site Tower Street opposite Bates Street including grassed area	Not permitted	DISSML	Garage site adjacent road junction.
Town Lane Junction Parking Close	Not permitted	DISSML	Grass verge adjacent to junction.
Garage Site at junction of Price Street and Pickford Lane	Not permitted	DISSML	Garage site with electricity substation.
Victoria Street Junction Jeffreys Drive	Not permitted	DISSML	Grass verge with tree adjacent to junction and houses.
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.
Land To The Side Of 92 Robinson Street	Not permitted	DISSML	Garage site between terrace houses and adjacent to employment site.
22 Market Street, Hollingworth	Not permitted	DISSML	Building in commercial use.
9 Spring Street, Hollingworth	Not permitted	DISSML	Private side garden.
Adjacent 18 Wood Street Hollingworth	Not permitted	DISSML	Land with trees above Longdendale aqueduct.
Adjacent 28 Green Lane Hollingworth	Not permitted	DISSML	Vacant land between houses.
Side Of 80 Green Lane Hollingworth	Not permitted	DISSML	Private side garden
Garages Next To 35 Fields Crescent, Hollingworth	Not permitted	DISSML	Garage site between houses.
Land next to 10 Moorfield Street, Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
Next To 8 King Street Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
Next To 5 King Street, Hollingworth	Not permitted	DISSML	Naturalised vacant land between terraced houses.
End Of Precinct Off Moorfield Terrace, Hollingworth	Not permitted	DISSML	Garage site adjacent to terraced houses.
Shops 96-106 Market Street Hollingworth	Not permitted	DISSML	Building in commercial use with ancillary parking area.
End Of Gas Street, Hollingworth	Not permitted	DISSML	Long, narrow driveway/ garden.
5 Highfield Gardens, Hollingworth	Not permitted	DISSML	Private side garden.
Garage Site Next To 11 Wooley Close, Hollingworth	Not permitted	DISSML	Garage site with mature trees along boundary adjacent terraced houses.
Garage Site Next To 53 Church Road, Hollingworth	Not permitted	DISSML	Garage site enclosed by houses.
Glenbrook Back Moor, Mottram	Not permitted	DISSML	Large house and garden.
Land to east side of Prospect House Mottram Moor, Mottram	Not permitted	DISSML	Private garden on east side of large house.
Land to west side of Prospect House Mottram Moor, Mottram	Not permitted	DISSML	Private garden to south west of large house.
Land To The Rear Of 2 Hyde Road Off The Croft, Mottram	Not permitted	DISSML	Vacant land between houses.
57 Stalybridge Road, Mottram	Not permitted	DISSML	Private garden.
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.
Next To 173 Broadbottom Road, Mottram	Not permitted	DISSML	Private side garden.
Next To 105 Broadbottom Road, Mottram	Not permitted	DISSML	Private side garden.
Next To 26 Ashworth Lane, Mottram	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.
Site rear of 4 and 6 Gray Close, Mottram	Not permitted	DISSML	Area of hardstanding used for informal resident parking to rear of houses.
Day Grove, Mottram	Not permitted	DISSML	Turning head with informal resident parking and grass verge in 'Radburn style' housing layout.
Front Of Arundale Grove, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
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.
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.
Next To Sub Station Atherton Grove Mottram	Not permitted	DISSML	Area of hardstanding within 'Radburn style' housing layout.
Corner Of Houses Adjacent 38 Clough End Road, Mottram	Not permitted	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.

Address	Planning Status	Supply Status 17/18	Site Description
Adjacent 6 Ball Walk, Mottram	Not permitted	DISSML	Area of hardstanding beneath power lines within 'Radburn style' housing layout.
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.
Corner Of Clough End Road And Bunkers Hill Road, Mottram	Not permitted	DISSML	Grass verge adjacent to road junction within 'Radburn style' housing layout.
Off Bretland Gardens, Mottram	Not permitted	DISSML	Former garage site now area of hardstanding used for informal resident parking to rear of houses.
Corner of Bunkers Hill Road and Bretland Gardens, Mottram	Permitted	DISSML	Former housing site now grass verge within 'Radburn style' housing layout.
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.
Adjacent 30 Valley Road, Mottram	Not permitted	DISSML	Grass amenity space within 'Radburn style' housing layout.
Adjacent 35 Valley Road, Mottram	Not permitted	DISSML	Grass verge within 'Radburn style' housing layout.
Garage Site Junction Of Brunswick Street Derby Street Mossley	Not permitted	DISSML	Corner garage site and private garden adjacent to terraced houses.
Garage Site Between 25 And 25A Denbigh Street	Not permitted	DISSML	Lock up garages to the rear of and enclosed by houses.
Land Adjacent To 38 Denbigh Street	Not permitted	DISSML	Private side garden & outbuilding between terraced houses.
Land Adjacent To 23A Denbigh Street	Not permitted	DISSML	Private side garden.
Garage Site Adjacent To 9 Station Road Mossley	Not permitted	DISSML	Lock up garage site and adjoining land.
Land on junction of Winterford Road and Mansfield Road	Not permitted	DISSML	Enclosed grass amenity space adjacent to houses.
Mansfield Road lock up garages	Not permitted	DISSML	Enclosed lock up garages to rear of houses.
Land Between 16-18 The Larches	Not permitted	DISSML	Enclosed grass space between houses.
Garage Site Adjacent 9 Micklehurst Road	Not permitted	DISSML	Lock up garages adjacent to terraced houses.
Garage Site Adjacent To 10 Mill Street	Not permitted	DISSML	Lock up garage and area used for informal resident parking.
Stockport Road Car Wash	Not permitted	DISSML	Former petrol filling station and end terraced house used as car wash.
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.
Land Between 76 And 80 Stamford Road Mossley	Not permitted	DISSML	Area of enclosed hardstanding used for informal resident parking.
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.
Triangular Area At Junction Of Waggon Road And Bury Street Mossley	Not permitted	DISSML	Triangular grass verge with trees, footpath and steps.
50 Manchester Road	Not permitted	DISSML	Vacant terraced property with railway line to rear.
Adjacent To 1 Higher Newtons Off Roughtown Road	Not permitted	DISSML	Enclosed land with steep gradient adjacent to terraced houses.
Tollemache Public House Car Park Manchester Road	Not permitted	DISSML	Public house car park with mature trees adjacent to houses.
Plot 2 Woodmeadow Court Off Carrhill Road And Mill Lane	Not permitted	DISSML	Vacant naturalised land with steep gradient between houses.
D And G Motors 43 Carrhill Road	Not permitted	DISSML	House.
Rear Garden 3 Walkers Fold Barkwell Lane	Not permitted	DISSML	Private rear garden.
Adjacent To 2 Andrew Street	Not permitted	DISSML	Grass space adjacent to gable of 2 Andrew Street and footpath providing access rear gardens.
Land adjacent to 24 Stablefold	Not permitted	DISSML	Land at the end of residential cul-de-sac.
Land Adjacent To 12 Park Street	Not permitted	DISSML	Site of demolished workshop now vacant green site corner of Park Street & Cecil Street.
Land To The Front Of 1-9 Round Hey	Not permitted	DISSML	Grass verge adjacent to terraced houses.
Land Adjacent To 9 Park Street	Not permitted	DISSML	Private side garden surrounded by high hedge and fence.
Adjacent To 13 Old Brow	Not permitted	DISSML	Area of hard standing used as informal resident car parking.
Adjacent To 11 Webster Street	Not permitted	DISSML	Vacant green space enclosed by terraced housing.
218 Lumb Lane	Not permitted	DISSML	Private side garden with footpath to north of boundary.
1 Brambling Close	Not permitted	DISSML	Private side garden with footpath to east of boundary.
Lumb Farm Lumb Lane	Not permitted	DISSML	House with enclosed garden adjacent to school.
Car Parking Area 45-47 Assheton Avenue	Not permitted	DISSML	Formal surfaced car park adjacent to houses and green corridor.
Land At The Corner Of Egerton Street And Corporation Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.
Corner Of Egerton Street And Denshaw Avenue	Not permitted	DISSML	Grass amenity space adjacent to road junction and houses.
Land Adjacent To 2 Hopkinson Avenue	Not permitted	DISSML	Formal surface car park associated with adjacent works.
Land Adjacent To 91 St Annes Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.

Address	Planning Status	Supply Status 17/18	Site Description
Land Adjacent To 127 St Annes Road	Not permitted	DISSML	Private side garden.
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.
Landscaped Area Adjacent To 17 St Annes Road	Not permitted	DISSML	Grass verge adjacent to road junction and houses.
Land To Rear Of 2-16 Highfield Street	Not permitted	DISSML	Grass verge with tree adjacent to road junction and houses.
Land Adjacent To 5 St Annes Road	Not permitted	DISSML	Grass verge with mature trees adjacent to road junction and houses.
Land Adjacent To 21 Wellington Street	Not permitted	DISSML	Grass verge between houses with area of hardstanding to north of verge.
Grassed Area To East Of Sun Inn, Guide Lane	Not permitted	DISSML	Grass verge with mature trees.
Land Adjacent To 34 Smithy Grove	Not permitted	DISSML	Area of hardstanding between houses.
Land To The Side Of 30 Hutton Avenue/ Argyll Street	Not permitted	DISSML	Garages enclosed by rear gardens, with enclosed substation to west.
Gardens To The Side Of 15 And 17 Palace Road	Not permitted	DISSML	Private adjoining side garden.
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.
Stamford Arms Public House 815 Huddersfield Road	Not permitted	DISSML	Grade II listed public house with ancillary car park to the south.
Boundary Cottages, off Staley Road	Not permitted	DISSML	Private gardens, allotments and out buildings and lock up garages.
Next To 15 Bank Street Broadbottom	Not permitted	DISSML	Garages between houses.
Next To 2 Bank Street Broadbottom	Not permitted	DISSML	Private enclosed side garden with mature trees.
Garage Plot At Southern End Of Garden Street	Not permitted	DISSML	Enclosed garages adjacent to houses.
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.
Garden To Side And Rear Of 14 Churchfields	Not permitted	DISSML	Private side garden.
Land Adjacent To 157 Droylsden Road	Not permitted	DISSML	Triangular landscaped verge and private side garden adjacent to road junction.
Land Between 91 And 117 Droylsden Road	Not permitted	DISSML	Private driveway between houses.
Land Between 48 And 50 Droylsden Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
Land Between 18 And 22 Droylsden Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
Grass Verge Adjacent To 2 Droylsden Road	Not permitted	DISSML	Grass verge adjacent to road junction.
Garage Plot Adjacent To 146 Manchester Road	Not permitted	DISSML	Triangular garage plot adjacent to houses with Canal to the south.
Rear Gardens Of 230 And 234 Manchester Road	Not permitted	DISSML	Private garden.
Land Between 39 And 41 Aldwyn Park Road	Not permitted	DISSML	Private side and rear garden with railway line to the south.
Gap Between 472 And 474 Audenshaw Road	Not permitted	DISSML	Area of hardstanding between terraced houses.
Trafalgar House, 336 Audenshaw Road	Permitted	DISSML	Large 2-storey dwelling converted into flats
Land Adjacent To 70-72 Sidmouth Street	Not permitted	DISSML	Embankment between railway line and houses.
Stamford Road Substation Adjacent To 130 Stamford Road	Not permitted	DISSML	Enclosed land with substation and mature trees with private garden to north east adjacent to railway line.
Side And Rear Garden Of 3 Oak Walk	Not permitted	DISSML	Private garden bound by railway line to north west.
Side Garden Of 7 Westfield Grove	Not permitted	DISSML	Private side garden with trees.
Car Parking Area To Side Of 5 St Hildas View	Not permitted	DISSML	Area of hardstanding used for informal resident car parking.
Old Pack Horse Public House, 234 Stamford Road	Not permitted	DISSML	Detached public house and ancillary car park.
Tyre Master yard and works, 16 Stamford Road	Not permitted	DISSML	Works and yard.
Rear Gardens Of 78-80 Denton Road	Not permitted	DISSML	Private rear gardens.
Car Park Associated With Shopping Parade, Guide Lane	Not permitted	DISSML	Formal car park.
Hooley Hill Public House Guide Lane	Not permitted	DISSML	Public house.
Landscaped Area Adjacent To Hazlewood Drive And Guide Lane	Not permitted	DISSML	Grass verge with trees adjacent to road junction and houses.
Garage And Forecourt Adjacent To 7 Enville Street	Not permitted	DISSML	Garages and hardstanding enclosed by houses.
Lock Up Garage Plot On Board Street	Not permitted	DISSML	Lock up garages on corner plot adjacent to houses.
Land Between 56 And 58 Leech Avenue	Not permitted	DISSML	Private adjoining side gardens.
Land Between 44 And 46 Leech Avenue	Not permitted	DISSML	Enclosed grassed area with trees between houses.

Address	Planning Status	Supply Status 17/18	Site Description
Fortress Self Storage, Queens Road	Not permitted	DISSML	Secure shipping containers used for storage business.
Garages On Curzon Road Stanhope Street	Not permitted	DISSML	Triangular lock up garage plot adjacent to terraced houses.
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..
Land Adjacent To 8 Pot Hill Square	Not permitted	DISSML	Area of hardstanding adjacent to houses.
Land Adjacent To 66 Smithy Grove	Not permitted	DISSML	Area of hardstanding adjacent to houses.
Baptist Church, Melandra Crescent	Not permitted	DISSML	Church and enclosed green space.
Webb Grove Mottram	Not permitted	DISSML	Grass verges with trees within 'Radburn style' housing layout.
13-15 Stamford Street	Not permitted	DISSML	Existing building in residential use.
Land To Rear 2 Droylsden Road/1 Williamson Lane	Not permitted	DISSML	Enclosed former garden to rear of 2 Droylsden Road/1 Williamson Lane.
1 Dean Street	Not permitted	DISSML	Social club located in Ashton Town Centre.
44 Grosvenor Street	Not permitted	DISSML	Commercial unit located within Stalybridge town centre.
Halfway House 123 Whiteacre Road Ashton	Not permitted	DISSML	Public house located on junction adjacent to terraced properties.
Croft House Howard Street Millbrook Stalybridge	Not permitted	DISSML	19th century house with garden situated within the Millbrook Conservation Area.
64 Ladysmith Road	Permitted	DISSML	Side garden
The Bungalow 29 Audenshaw Hall Grove Audenshaw	Not permitted	DISSML	Private side garden.
15 Churchfields Audenshaw	Not permitted	DISSML	House and private garden.
1 Turner Street Denton	Not permitted	DISSML	End of terrace property adjacent to works buildings.
251 To 255 Ashton Road	Not permitted	DISSML	Three residential terraced properties used as offices by adjoining works.
Nook View Farm, Lumb Lane	Not permitted	DISSML	Former Ministry of Defence site located within the Green Belt.
Land At Unitarian Church Richmond Close Stalybridge	Not permitted	DISSML	Sloping green site with trees adjacent to house.
Land At Former Snipe Inn Birch Lane Dukinfield	Not permitted	DISSML	Enclosed land to rear of houses associated with former public house.
Land Adjacent To 147 Stockport Road Hyde	Not permitted	DISSML	Vacant site adjacent to No.147 Stockport Road/Treacle Brow.
Land Adjacent To 28 Woodbank Terrace Milton View Mossley	Not permitted	DISSML	Vacant green site adjacent to Milton View with railway line to south.
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.
Land adjacent 1 Regent Fold off Regent Drive	Permitted	DISSML	Vacant site located at the southern end of Regent Drive
Garage Site Off Roughtown Road Mossley	Not permitted	DISSML	Garage site and land to rear of houses off Roughtown Road.
173 Thornley Lane South Denton	Not permitted	DISSML	Existing semi-detached house.
49A Denton Road	Not permitted	DISSML	Car repair garage and end of terrace residential property.
252 Astley Street Dukinfield	Not permitted	DISSML	Existing detached house with garden, with Peak Forest Canal to rear of property.
Simister And Chorlton Edna Street	Not permitted	DISSML	Engineering works located within a residential area.
62 Ashworth Lane Mottram	Not permitted	DISSML	Private rear garden.
Barn At Little Haigh Farm Quickedge Road Mossley	Not permitted	DISSML	Barn attached to farmhouse, located within the Green Belt.
Land Off Bardsley Gate Avenue Stalybridge	Not permitted	DISSML	Private garden with water course and group tree preservation order.
Hyde Road And John Kennedy Road Junction Mottram	Not permitted	DISSML	Grass amenity space adjacent to highway and terraced houses.
89 Stockport Road, Gee Cross	Not permitted	DISSML	Workshop to rear 85 Stockport Road.
Bank Chambers Old Brow	Not permitted	DISSML	Vacant former bank with offices above.
223 High Street	Not permitted	DISSML	Private garden.
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.
The Coach House, Park Bridge	Permitted	DISSML	House and garage set within large garden
6 Hamel Street	Permitted	DISSML	Side garden
Cheshire Tyres, Smith Street	Permitted	DISSML	Vacant site located at junction of Smith Street and Markham Street
Alpha House adjacent 8 Peel Street	Permitted	DISSML	Retail/storage unit
Land adjacent 1 Gerrards Hollow, Gerrards Wood	Permitted	DISSML	Vacant, steeply sloping overgrown site
Swan Hotel, 74 Stamford Square	Permitted	DISSML	Vacant public house

Address	Planning Status	Supply Status 17/18	Site Description
Land to rear Wilshaw Dale Cottage Wilshaw Lane	Permissioned	DISSML	Land to north of listed buildings
Armstrong House, 9 Houghton Green Road	Permissioned	DISSML	Commercial/office on ground floor with flat on first floor
Land adjacent 55 Demesne Drive	Permissioned	DISSML	Garden allotments/garage site
Old Farm buildings opposite 60 John Street, Heyrod	Permissioned	DISSML	Old farm buildings and land within Green Belt
Grassed area rear of 5-9 Seel Street	Permissioned	DISSML	Vacant land/garden to rear of residential dwellings
150 Rose Hill Road	Permissioned	DISSML	Side garden of 150 Rose Hill Road
240 Mottram Road	Permissioned	DISSML	Side garden of 240 Mottram Road
Plot To The Side Of 133 Kings Road	Not permissioned	DISSML	Vacant land between houses providing access to rear gardens.
14 Portland Place, Mottram Road	Permissioned	DISSML	Mid terrace property in commercial/office use
3 Arundel Street	Permissioned	DISSML	Mid terrace property with retail shop on the ground floor and living accommodation above
Land adjacent 15 Highland Drive	Permissioned	DISSML	Garden/greenspace adjacent 15 Highfield Drive
Plot Between 151 And 153 Kings Road	Not permissioned	DISSML	Small overgrown area of green space adjacent to house. Potential issues with privacy distances.
Former Garage Site Rear Of 169-183 Manor Road	Not permissioned	DISSML	Vacant site between houses adjacent to natural space.
Land at Throstle Bank Street	Not permissioned	DISSML	Grass verge with trees.

