



TOWN GROWTH PLAN

Longdendale



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Longdendale

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CONTEXT

Longdendale’s neighbourhood area sits on the east of the borough of Tameside – on the edge of the Peak District National Park and Pennine moorlands. The neighbourhood combines villages of different industrial heritages, waterways and modern residential areas. Settlements within the Longdendale ward include Hattersley, Hollingworth, Broadbottom and Mottram-in-Longdendale, with several smaller hamlets including Hodgefold, Hillend, Mudd, and The Hague, Wednesough Green and Woolley interspersed between the main settlements along primary transport routes. Each village with its own distinct identities and characteristics.

Longdendale borders High Peak Council area, the Peak District National Park to the East and Stockport Metropolitan Borough Council area to the South and West; boasting good transport connections to Glossop town centre, Manchester City Centre (11miles)(25 mins by train, M67 and A57) and Stockport Town Centre which is 8 miles by road. The area will benefit from the construction of the A57 Link Road (formerly Trans-Pennine Route) which will remove significant through traffic away from Mottram and improve the quality of life for its residents.



Mottram in OS Map 2025

The Longdendale villages have a rich historical development similar to the wider Tameside area, evolving from early human activity through medieval settlements to modern urban centres. Evidence of Mesolithic and Neolithic activity exists mainly near Hurstclough Brook, while the eastern side of Longdendale shows Romano-British remains linked to the Melandra Roman fort and road. Later Medieval settlements include Hattersley, Mottram-in-Longdendale, Wednesough Green, and Wooley, with Mottram being the largest by the 18th century. Burdett’s 1777 map depicts these villages and early industry, such as coal pits near Wooley and Wooley Mill, which served as the manorial corn mill from at least 1530. Other notable medieval sites include Thorncliffe Barn, Broadbottom Hall (1680), and remnants of Bothams Hall’s manor park.

In the Post-medieval period, Longdendale featured dispersed rural settlements, farmsteads, halls, and agricultural land, with clusters around Hattersley, Mottram, Hollingworth, and Broadbottom, and isolated sites in rural areas. By the 18 and 19 centuries new communication routes transformed transport in Longdendale. Turnpike roads, created by Acts of Parliament and managed by local trustees, replaced inefficient packhorse routes with well-maintained roads for wheeled carts. The first was the Manchester to Salters

Brook turnpike in the early 18th century, followed by routes from Ashton to Standedge, Ashton to Oldham, and Bredbury to Mottram. These roads improved goods transport and encouraged settlement along main routes, shaping urban development.

During the late 18th and 19th centuries, Longdendale saw significant growth due to industrialisation, marked by new villas, non-conformist chapels, and inns in built-up areas. Historic maps show infill along key roads in Mottram, Hollingworth, and Broadbottom, with the 1842 railway boosting workforce and textile production. Textile spinning shifted from cottage-based work to large riverside mills, supported by bleaching and dyeing trades and improved transport links. Major mills included Hodge Mill, Broadbottom Mills, Lymefield Mill, Bankwood Mill, and Hollingworth Print Works. Coal mining also intensified, with sites like Leylands Colliery and Hague Carr Colliery, though these remain largely un-investigated. Some smaller mills on tributaries and cottage industries persisted into the late 19th century.



In 1936, the Urban District of Longdendale was established, comprising Broadbottom, Hollingworth, Mottram, and parts of Hattersley and Matley. During the 1960s, Hattersley became a major overspill estate, providing council housing for families relocated from inner-city Manchester. Over time, the area experienced significant urban decline and population loss.

Recent regeneration has revitalized Hattersley with new private housing and the Hattersley Hub, which includes a library and community facilities. A growing district centre now features convenience stores and a drive-through coffee shop, creating a modern focal point for residents. Nearby, a proposed Garden Village in Hyde will deliver around 2,100 homes, two neighbourhood centres, a school, sports facilities, and open spaces.

Today, the Longdendale area retains its distinctive character, with 19th- and 20th-century properties lining steep hillsides and historic village centres. The linear form of these settlements reflects their historic growth, and many villages still maintain a strong rural identity.



Mottram and parishes in 1872 OS Map



Longdendale's Villages

Mottram-in-Longdendale has Anglo-Saxon roots, means “meeting place village” in a “long valley.” The original settlement was positioned on a prominent ridge overlooking the Longdendale Valley. Historically, its parish boundaries encompassed all of Longdendale and much of eastern Hyde.

By the medieval period Mottram had become a religious and manorial centre. The village grew along a key Pennine trade route and later became a hub for transport and early industry, including cotton, coal mining, and tailoring. Significant expansion occurred in the late 18th and early 19th centuries under the Tollemache Estate, shaping the village layout seen today. Historic landmarks include the Grade II listed St Michael and All Angels Church, Mottram Cross, and 17th-century cottages. Designated a Conservation Area in 1973, Mottram preserves its rich architectural heritage and landscape at the foot of the Pennine Hills, reflecting centuries of agricultural, industrial, and community life.

Broadbottom: derived from the Anglo-Saxon “broad valley bottom,” originated as a rural settlement near the River Etherow. Its transformation began in the late 18th century with the Industrial Revolution, when cotton mills, roads, and canals spurred growth. Besthill Mill (1784) was the first cotton mill, followed by others built by families like the Sidebottoms and Marslands. Improved transport, including a turnpike road (1830) and railway (1842), accelerated development, turning Broadbottom into a thriving industrial community with mills, housing, shops, and chapels.

The cotton famine of the 1860s caused severe decline, but industry revived briefly before fading in the late 19th and early 20th centuries. Mills closed or were repurposed, and by the mid-20th century Broadbottom shifted from industry to a residential and leisure village. Today, it is a quiet rural commuter settlement with direct rail links to Manchester, scenic surroundings, and opportunities for walking, cycling, and horse riding. Historic buildings and remnants of its industrial past remain part of its character.



Hollingworth: Is located on the Derbyshire border near Hadfield and the Peak District, the village lies in the Longdendale valley by the River Etherow. The name comes from the Old English words “holegn” (holly) and “worð” (enclosure), meaning “enclosure of holly.” It originated as a habitation name for people from the township of Hollingworth, which was recorded as being surrounded by dense forests before the Norman Conquest. The name is also linked to the local Hollingworth family, who held the manor from before 1066 and for over 700 years, though Hollingworth Hall no longer stands. After the Norman Conquest, the area became part of the Macclesfield Hundred.

Historically a township within Mottram-in-Longdendale parish, Hollingworth became a civil parish in 1866 and later joined the Longdendale Urban District before becoming part of Tameside in 1974. Today, it retains its historic character and strong community spirit, with a cricket club, brass band, bowling club, and football facilities. Local schools include Longdendale High and nearby Hawthorns SEND school, and regular buses link the village to Ashton-under-Lyne and Glossop.

Hattersley: Hattersley was historically a township within the ancient parish of Mottram-in-Longdendale, part of the Macclesfield Hundred. It became a civil parish in 1866 and later joined Tintwistle Rural District in 1894. The parish was abolished in 1936, with its area divided between Hyde and the new Longdendale Urban District. In 1931, Hattersley had a population of just 280.

In the early 1960s, Manchester City Council purchased most of Hattersley to build a large overspill estate, rehousing families from inner-city slum areas such as Gorton. The estate, primarily council housing, faced decline by the late 20th century. Regeneration began in the 2000s, including the transfer of housing stock to Peak Valley Housing Association in 2006, a £40 million improvement plan, and selective demolition of obsolete housing. Seven tower blocks were demolished in 2001, followed by low-rise homes in 2007–2008.

Today, Hattersley has seen significant investment, including new housing, a Tesco Extra, and a modern community hub with a library. Plans for Hattersley Retail Park are underway. The area is well-connected via Hattersley railway station on the Glossop line and frequent bus services to Manchester under the Bee Network scheme.



EXTENT

Today, the villages within the Longdendale neighbourhoods preserve their distinctive historic character while providing essential local amenities, community facilities, and infrastructure that support sustainable modes of transport, offering convenient access to both Manchester and the Peak District.

Mottram-in-Longdendale: Mottram-in-Longdendale is one of the two oldest settlements in Tameside (alongside Ashton-under-Lyne) and, unlike Ashton, it never fully industrialised, retaining its rural setting and original form. This historic village serves as a gateway to the Peak District National Park and the Pennine Hills, and is within easy reach of Werneth Low Country Park, offering scenic walks and panoramic views.

Mottram's defining feature is the Grade II* listed parish church of St Michael & All Angels, dramatically positioned atop War Hill. From here, a sequence of stone terraces and community buildings steps down Church Brow to the Market Place and the historic crossroads of Mottram Moor and Hyde Road (A57/B6174). The informal street pattern of Church Brow, Ashworth Lane, Jackson Street, and Back Lane creates an organic rural arrangement, complemented by generous planting and filtered views of surrounding moorlands. Numerous listed buildings contribute to the village's distinctive Pennine character, including Mottram Community Centre, the Former School

House on War Hill, the Manor House, and the Former Police Station.

Today, Mottram offers a primary school, two convenience stores, historic pubs, and hosts a range of local events, including an annual carnival that draws large crowds. Designated a Conservation Area, the village preserves its rich architectural heritage and rural charm, as detailed in the 2013 Conservation Area Appraisal and Management Proposals.

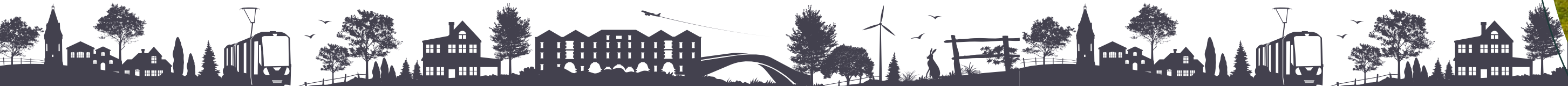
Broadbottom, a quiet rural commuter village, only 25 minutes by train to Manchester on the Manchester-Glossop line. Set on a sweeping historic turnpike route that curves around the railway and crosses the River Etherow, Broadbottom has developed as a linear settlement with distinctive rows of stone terraces, sloping rooflines, and a stepping townscape rising above the main street, framed by woodland. This major green/blue corridor, while serving as an important nature space, also reflects the historic legacy of industrial activity south of the village—evident in features such as the Grade II Listed Bleaching Baths—creating a unique sense of place.

The village offers two convenience stores, a local public house, the popular Lymefield Tearooms, and remains home to Tiviot Mill and its shop. Broadbottom provides a

choice of three primary schools and easy access to scenic walking routes, including the Tame Valley Way and paths into the surrounding hills.

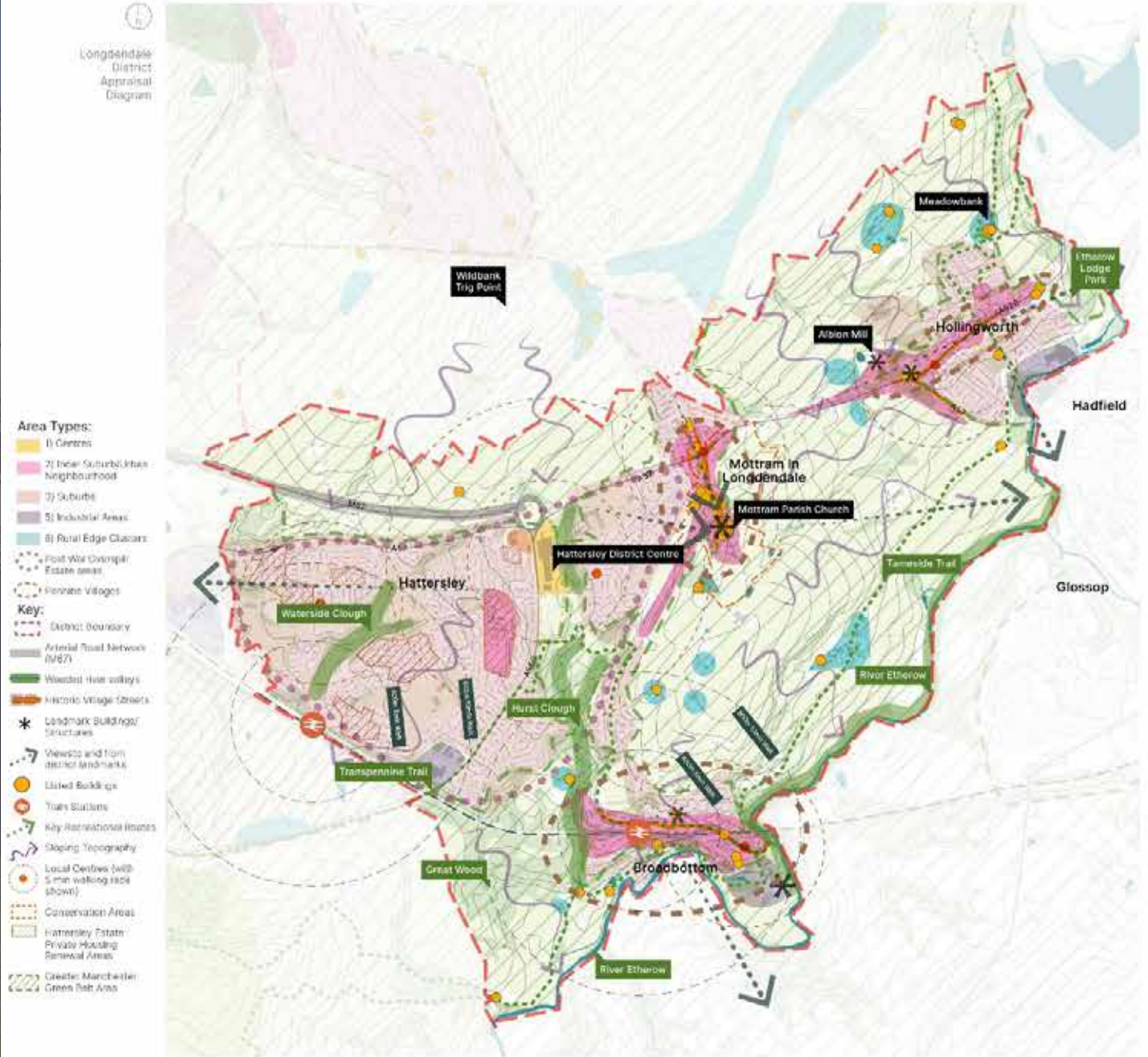
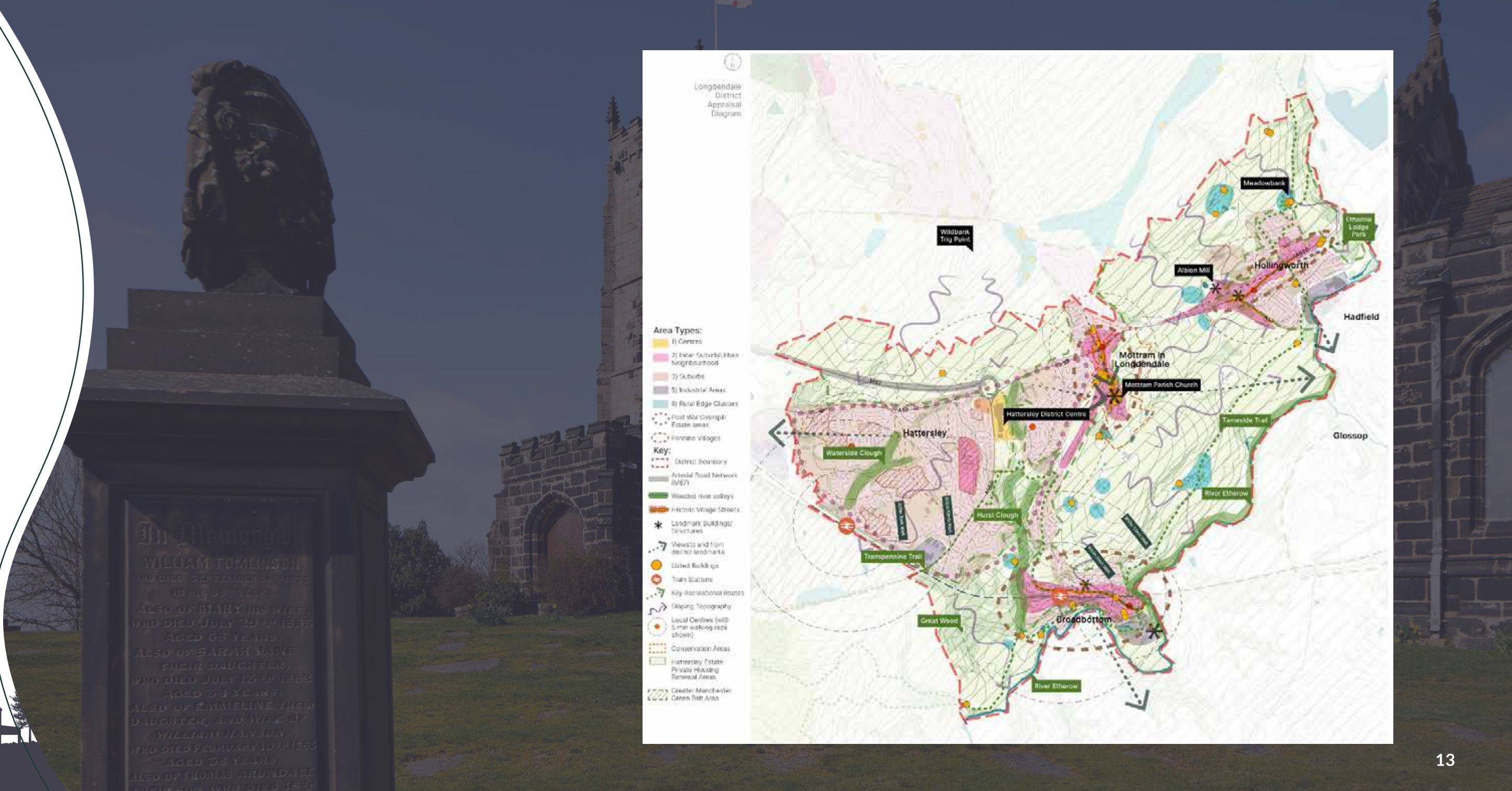
Hollingworth: Hollingworth, located on the Derbyshire border near the Peak District National Park and close to Glossop town centre, is a linear village that developed along a historic trade route linking population centres on either side of the Pennines. Its visual character is defined by steep rows of stone built terraced cottages built perpendicular to Market Street (the main transport route through the village) and long-range views of the Pennine moors.

The village has a small centre with a post office, convenience store, and pub serving the local community. Nearby amenities include Tintwistle Primary School, Longdendale High School, and GP practices. The Trans-Pennine Trail, a 215-mile walking route, passes through Hollingworth, and the village is within easy reach of Hadfield train station, providing direct links to Manchester and Glossop.



Hattersley, by contrast, is a modern and well-connected community, with excellent transport links to the wider borough and Greater Manchester via its own train station (also serving Hadfield in Derbyshire) and by the M67 (via Junction 3). The district centre features a library, community hub with event space, large Tesco Extra superstore and a hotel. Upcomming additions include a discount superstore, Aldi and Drive through Costa and a multi-use games area.

Recent regeneration has introduced new housing that blends with the original 1960s estates, complemented by Hattersley Health Clinic and a small shopping parade. Residents enjoy easy access to the countryside, including Werneth Low Country Park for walking, cycling, and horse riding. The recently opened Birch Lea Care Home provides residential care in the heart of Hattersley, while the area also boasts the new state-of-the-art Hawthorn Special Educational Needs School and associated sports facilities, which are available for community use.



CENTRES

Strengths

- Shops & services in villages (Mottram, Broadbottom, Hollingworth)
- Traditional village features and landmarks eg. Mottram Parish churches.
- Hattersley District Centre to be defined in Homes Space Places
- Village tourism, sport heritage and and community groups.
- Sense of community and identity
- Walking, cycling, equestrian routes at the gateway to Peak District National Park and accessible by train from Manchester outdoor living

Opportunities

- Shop front improvement scheme.
- Increase in population at Godley Green Garden Village and new accessible green infrastructure linked.
- Robust HSP policy to positively manage change to shop frontages and advertisements
- Promotion of heritage, tourism and walking / cycling routes
- New school, health and sport facilities at Godley Green
- Phase two of Hattersley District Centre, improved connectivity and new Multi-use play area (MUGA)

Weaknesses

- Varied quality of shopfronts
- Limited shops/services – mainly commercial and residential
- Traffic congestion and pollution from A57
- Frequency of bus connections
- Lack of promotion to wider GM
- Additional / replacement health services around Hattersley

Challenges

- Smaller convenience shops – prices and viability
- Lack or closure of health services
- Threat to leisure offer and facilities



ENVIRONMENT

Strengths

- Surrounded by countryside and Green Belt – quality landscape – access to outdoors
- Valley of Longdendale – Mottram and border of Peak District
- Longendale Trail
- Access to Wernerth Low Country Park
- River Etherow runs to 6 reservoirs (outside of borough)
- Etherow Lodge Park
- Elevated village of Mottram
- Semi natural woodlands
- Hollingworth former reservoir
- Hurst Clough Country Park (Hurst clough Brook)
- Good links into Werneth Low Country Park, Trans-Pennine Trail, and Tame Valley walks

Opportunities

- Less vehicular congestion and improved air quality following the completion of the Mottram Moor Link Road and A57 Link Road project
- Engagement and ownership of environmental improvement projects
- Flood management and river strategies

Weaknesses

- Poor Water quality of Etherow (Glossop Brook to Goyt)
- Environmental assets and countryside areas need more maintenance and promotion to encourage use
- Air pollution, noise, and traffic congestion from major roads through area
- Contrasting provision of green infrastructure within settlements
- Threat of flooding heightened by climate change

Challenges

- Increase in future population at Godley Green and pressure on existing infrastructure
- Threat to Green Belt and countryside areas
- Threat to designated environmental assets and increase in tourism
- Disruption during the construction of the bypass



2 Nature Reserves
Hurst Clough
Great Wood



8 Sites of Biological Importance

- Back Wood
- Clough at Hattersley
- Godley Hill
- Great Wood
- Hollingworth Hall Wood
- Hurst Clough
- Westwood Clough & Longlands Hall
- Woodland & Grassland at Landslow Green

HOMES

Strengths

- Attractive residential neighbourhoods, sense of village identity and heritage
- Some listed homes
- New homes in Hattersley of a range of size and tenure
- Mix of size, type, and tenure – real mix, healthy house prices in villages

Weaknesses

- Limited housing options; lack of diversity of housing choice
- Limited opportunities in Hattersley

Opportunities

- Redevelopment of older housing stock
- Opportunities on small sites
- Design code or guidance to retain character
- Engagement with communities in projects.

Challenges

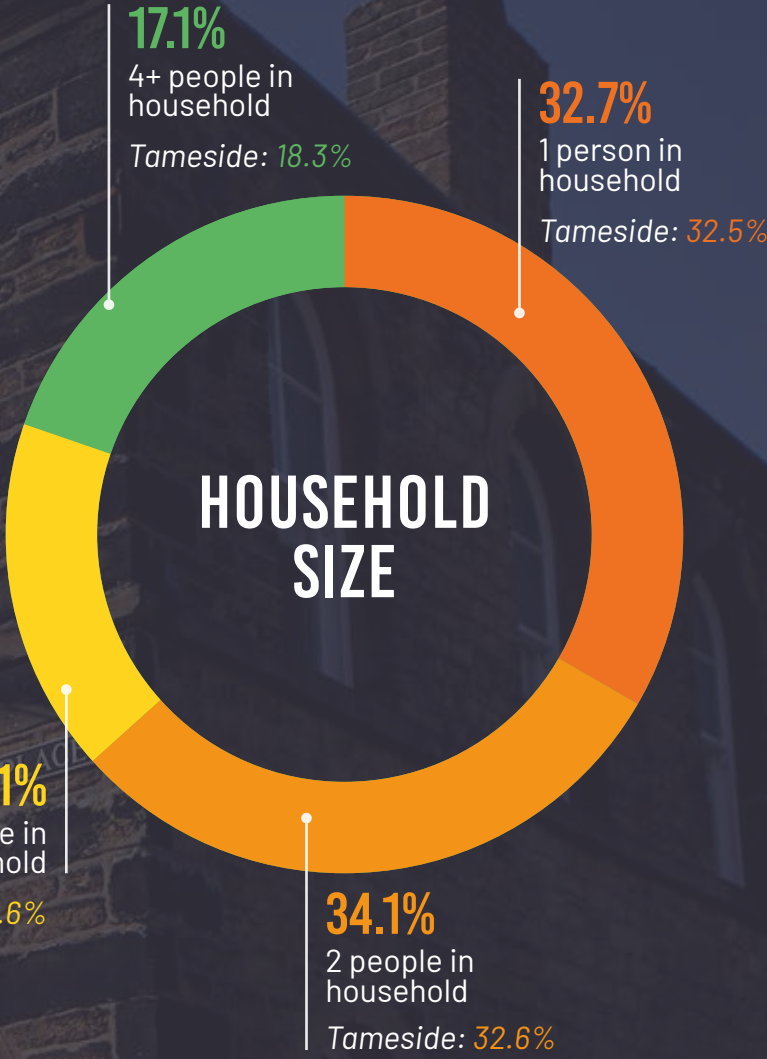
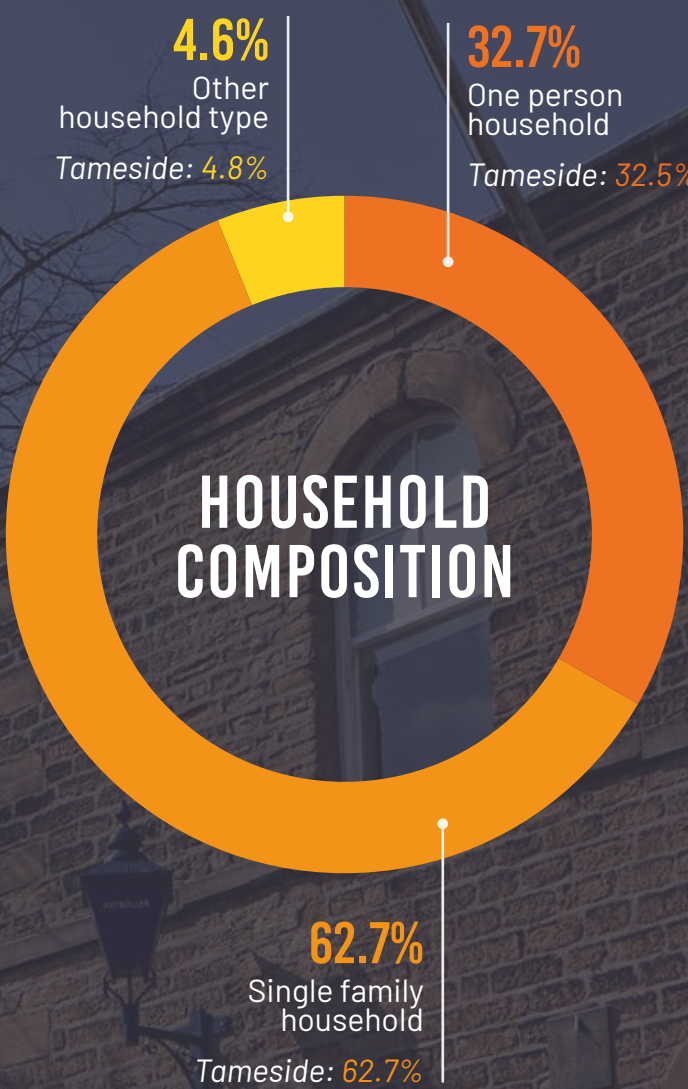
- Threat of new homes putting pressure on services

Lower Quartile house price change (2007-2024) = £96,500 to £150,000 = 55.4%

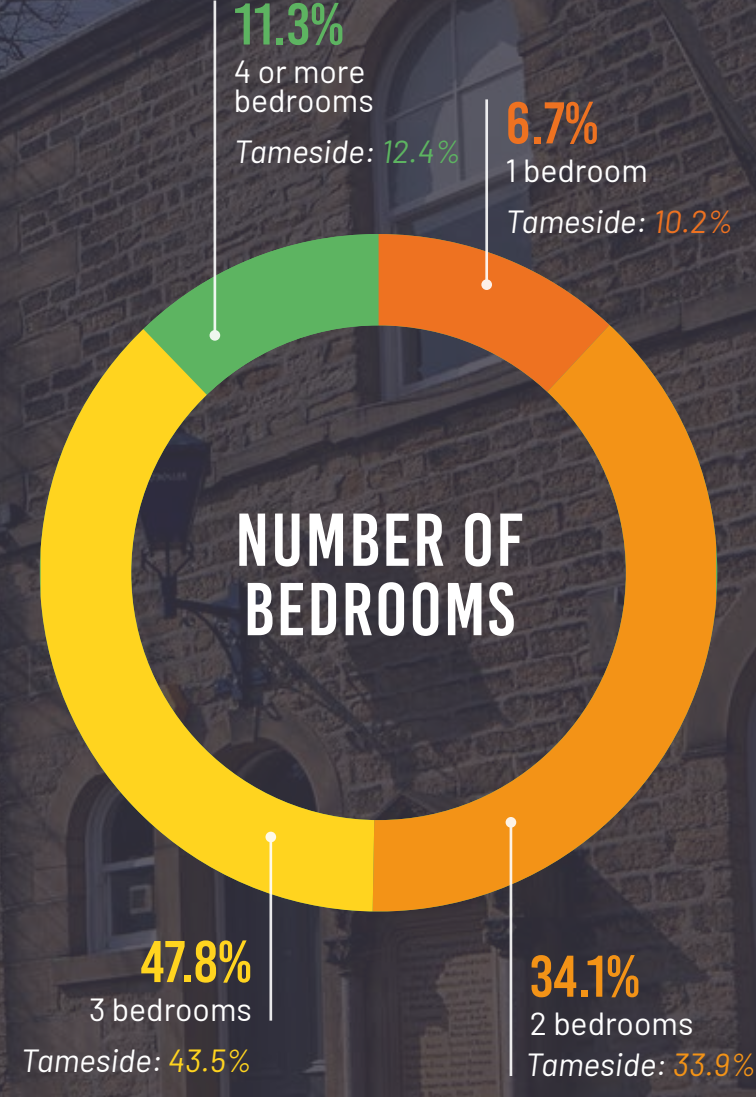
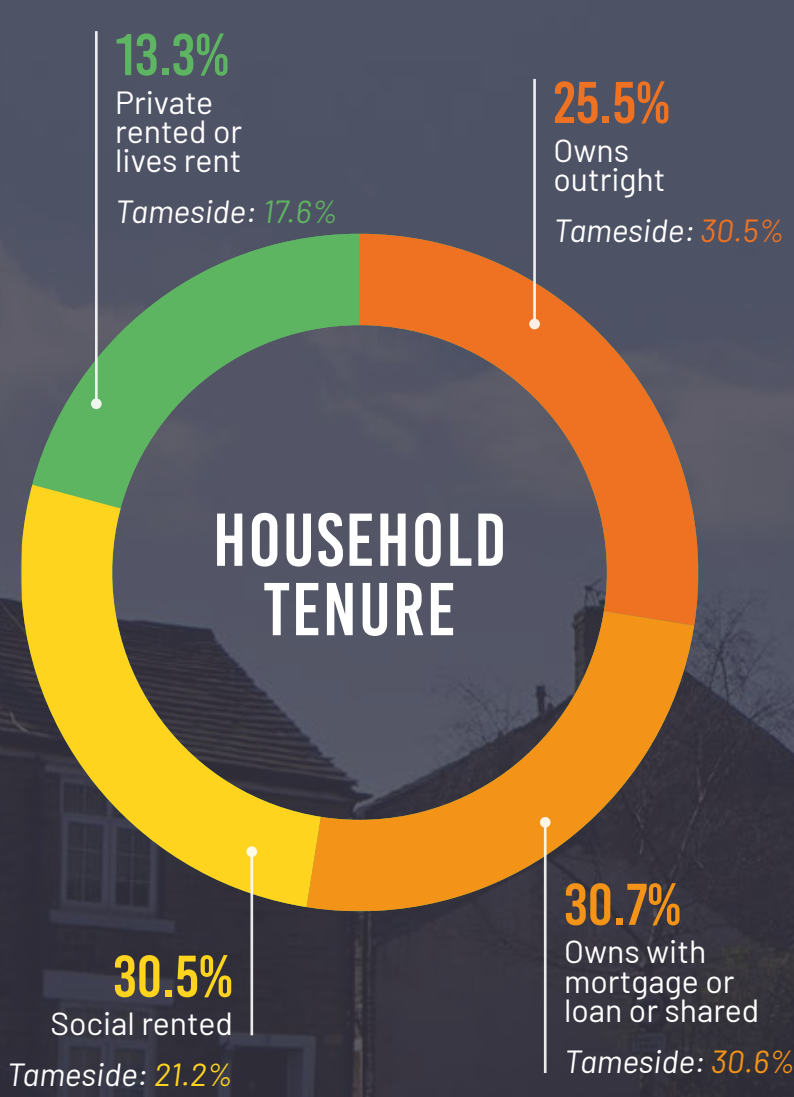
Medium Quartile house price change (2007-2024) = £142,063 To £180,000 = 26.7%

Lower Quartile rent each month = £802

Medium Quartile rent each month = £873



HOMES



- Older people living alone = **38.2%**
- Overcrowded houses = **4.3%**
- Households in fuel poverty = **12.9%**
- Second Homes - **8**
- Vacant Properties - **83**

JOB

Strengths

- Countryside economy – farms, kennels, equestrian uses and landscape
- New modern employment units under construction in Hattersley

Opportunities

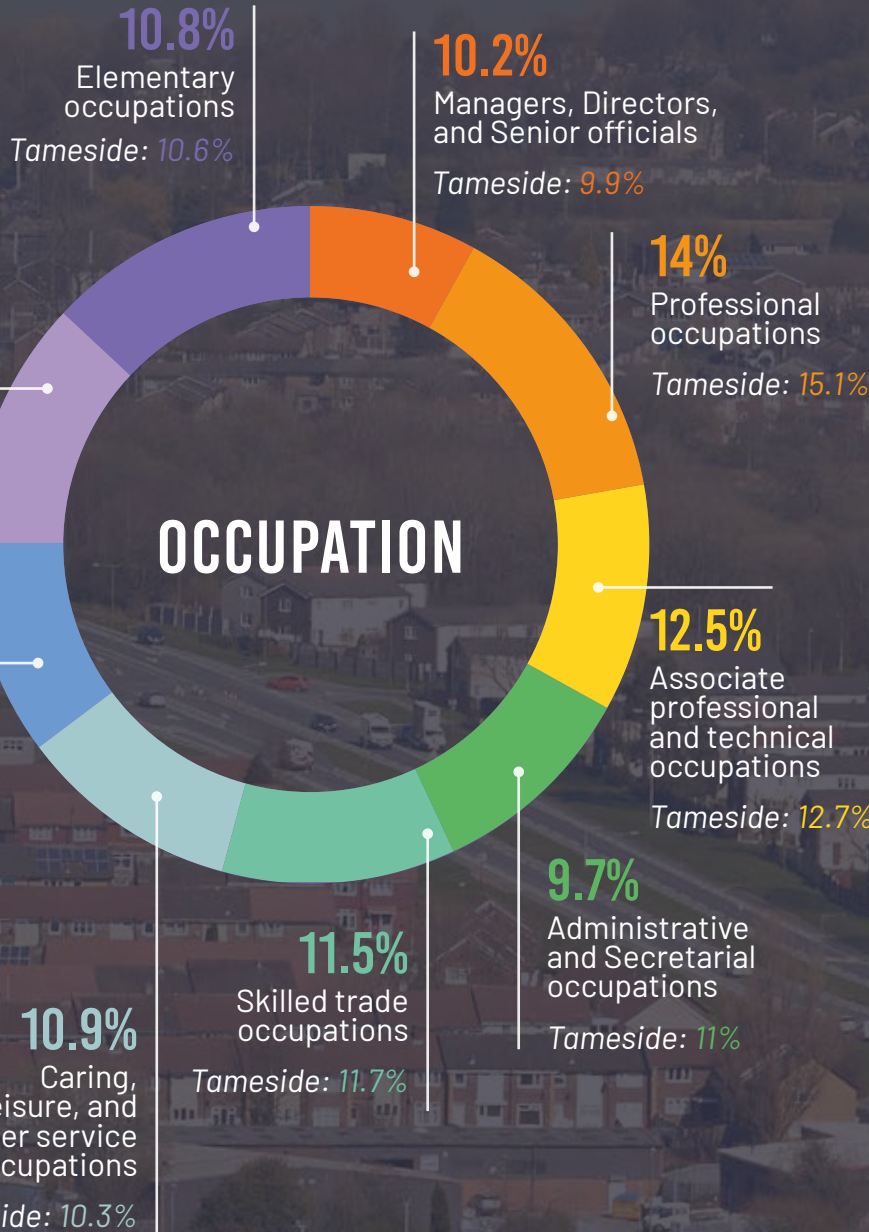
- Link new jobs with local employment
- Build on and promote employment and skills opportunities.
- Redevelopment of existing older employment sites to retain/ attract business and industry within the borough.
- Improve public transport links to employment

Weaknesses

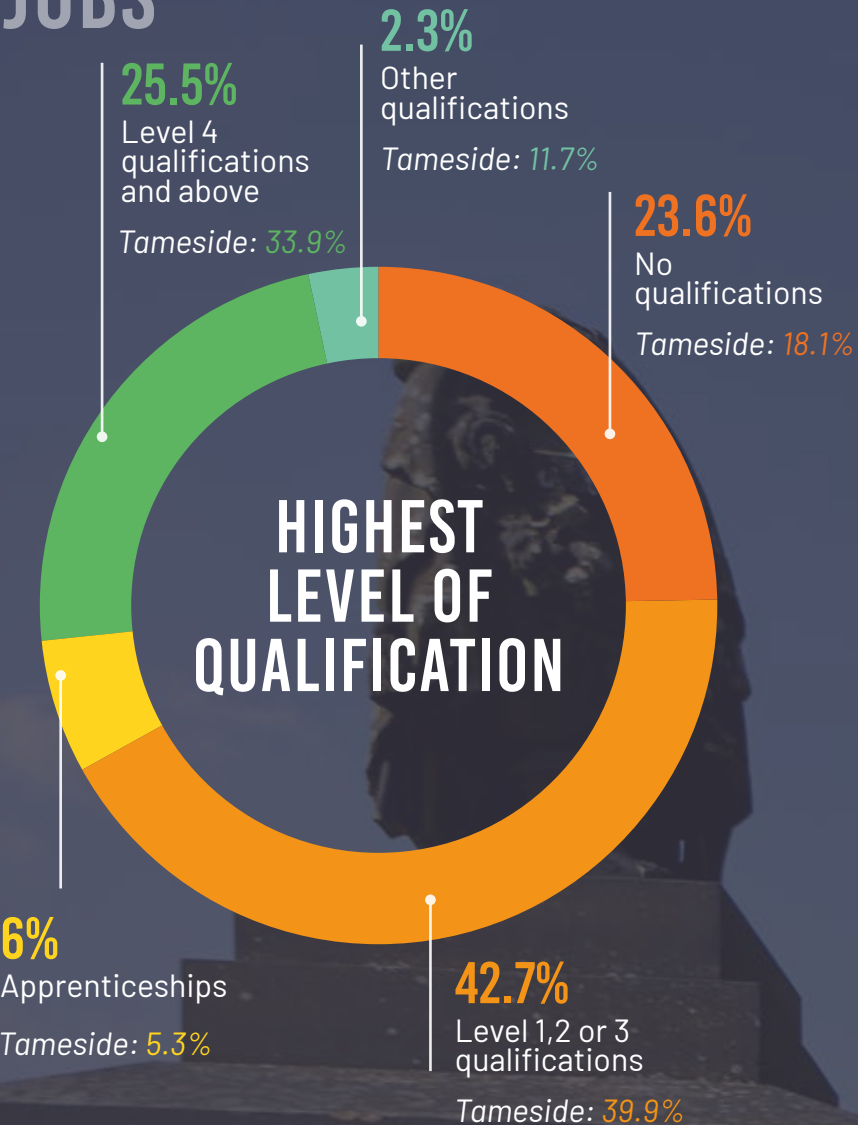
- Mix of C.19 mill/ works buildings
- Need to monitor countryside uses and ensure landscape protection

Challenges

- Lack of skills
- Access to jobs – both physically and availability
- Limited access to employment leads to residents commuting to Sheffield, Ashton, or Stockport or Work from home
- some jobs in Hattersley centre and village centres



JOB



 **3 Sites for 7681 sqm of floorspace**



PEOPLE

Strengths

- Cluster of primary and secondary educational facilities
- SEN School – Hawthorns, Lumb lane, Mottram in Londendale
- Range of sports facilities and clubs
- Number of parks and greenspaces; walking, cycling and equestrian opportunities
- Outer villages use Hattersley for health hub, although several GPs
- Events during the year creating a sense of community
- Opportunities for food growing and healthy lifestyles in Hattersley
- Hattersley Hub library and activities
- Community facilities at Hattersley Hub and Mottram Community Centre.
- Residents and visitors have good access to natural greenspace, amenity and recreation grounds

Opportunities

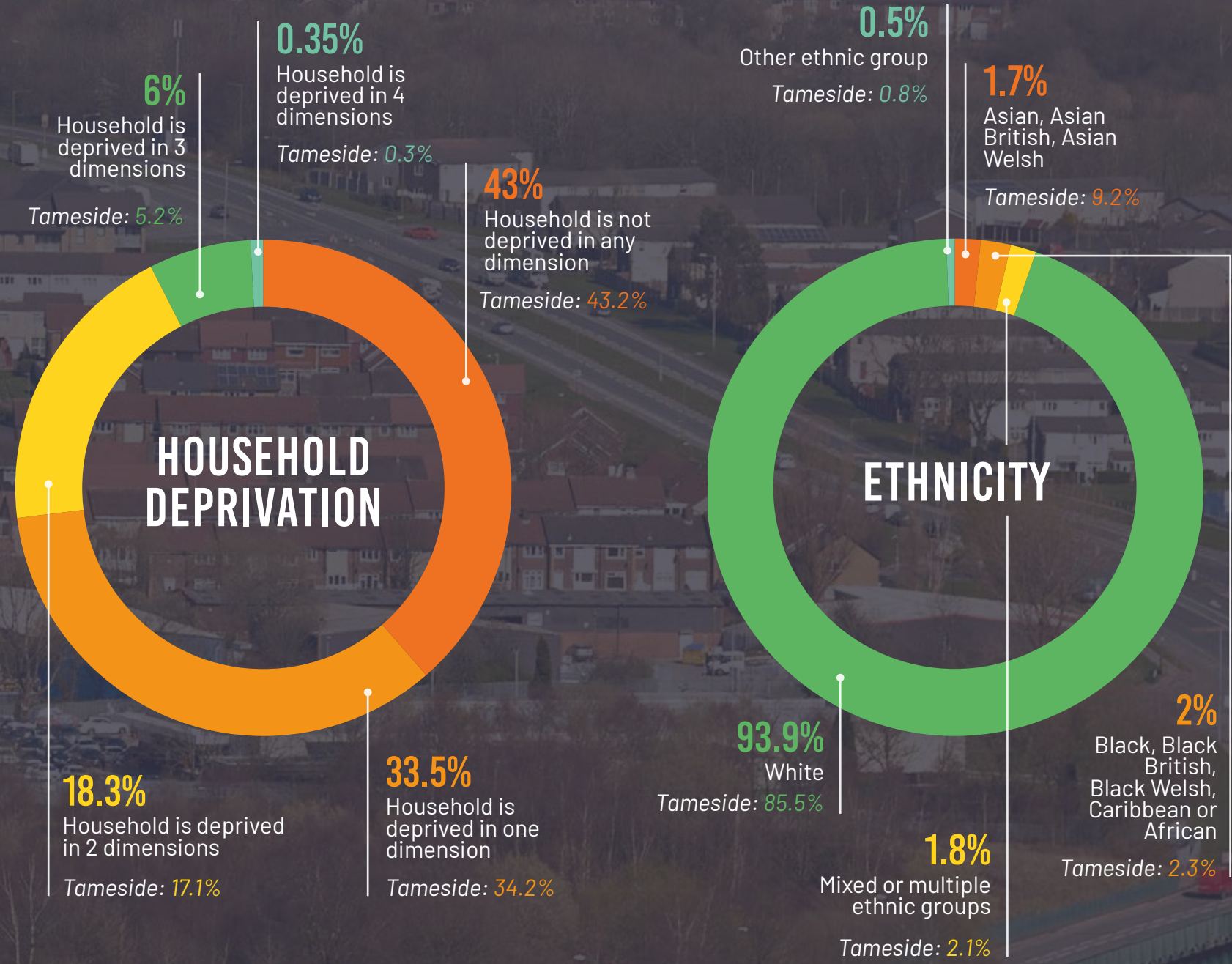
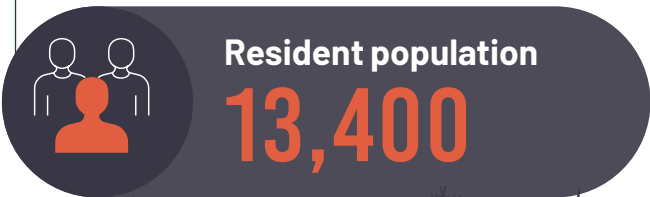
- Consolidation/ extension of educational facilities
- Access to and improvements of parks and greenspaces including country parks
- Opportunity for more forest schools,
- Improve waymarking on country routes and historical interpretation on Broadbottom Mill etc
- Engagement in sport activity programmes
- Promotion of walking and cycling opportunities.

Weaknesses

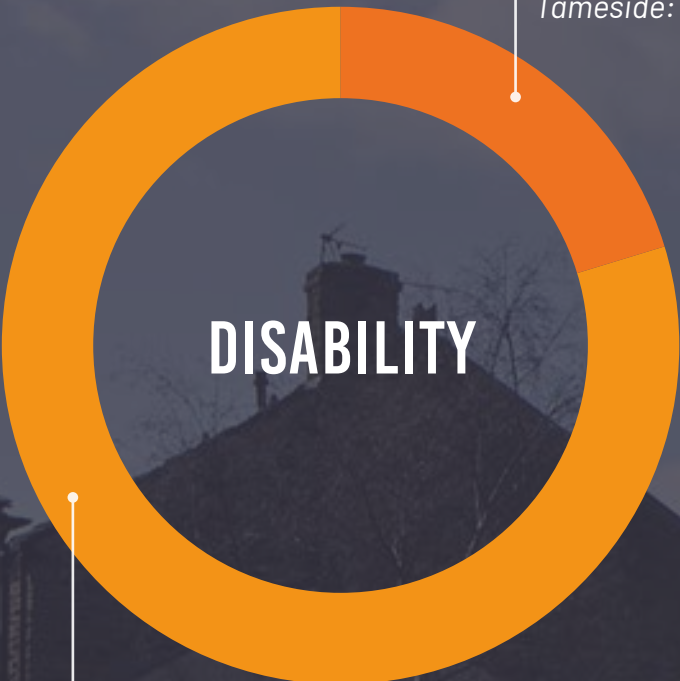
- Maintenance and management of country parks and open spaces
- Sustainability of Primary schools in long term
- Consolidate GP services and improve health offer
- Continued use of Hattersley Hub for a range of activities and services

Challenges

- Schools under-subscribed
- Access to healthcare services in fit for purpose clinics.

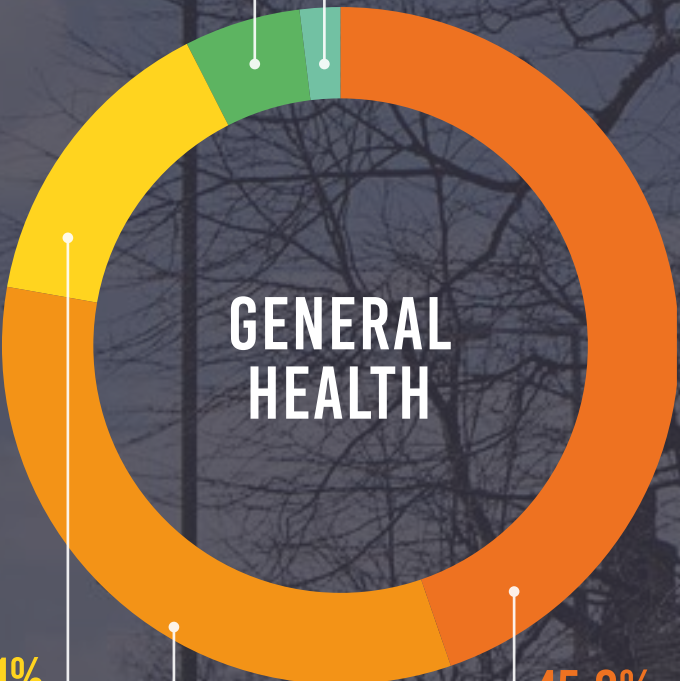


PEOPLE



78.6%
Not disabled under the Equality Act
Tameside: 82.5%

21.4%
Disabled under the Equality Act
Tameside: 17.3%



14.1%
Fair health
Tameside: 12.7%

32.7%
Good health
Tameside: 33.7%

45.9%
Very good health
Tameside: 48.5%

5.6%
Bad health
Tameside: 4%

1.6%
Very bad health
Tameside: 1.2%



7 Primary schools **1** Secondary schools **1** Special school

Emergency admissions in children under 5 (crude rate per 1000) = **181.9**

Emergency admissions for injuries in children under 5 (crude rate per 10,000) = **119.4**

Emergency hospital admissions for injuries in under 15 (crude rate per 10,000) = **120.5**

Emergency hospital admissions for injuries in 15-24 (crude rate per 10,000) = **195.6**

MARKET PLACE



TRAVEL

Strengths

- Good links to Manchester via train, bus, and motorway networks.
- Nearest train station – Broadbottom – Hyde – Manchester takes 25 minutes (every half an hour)
- Access to M67 and rest of GM road network (M60) and Manchester, Hyde, Denton
- Bus routes on major routes

Opportunities

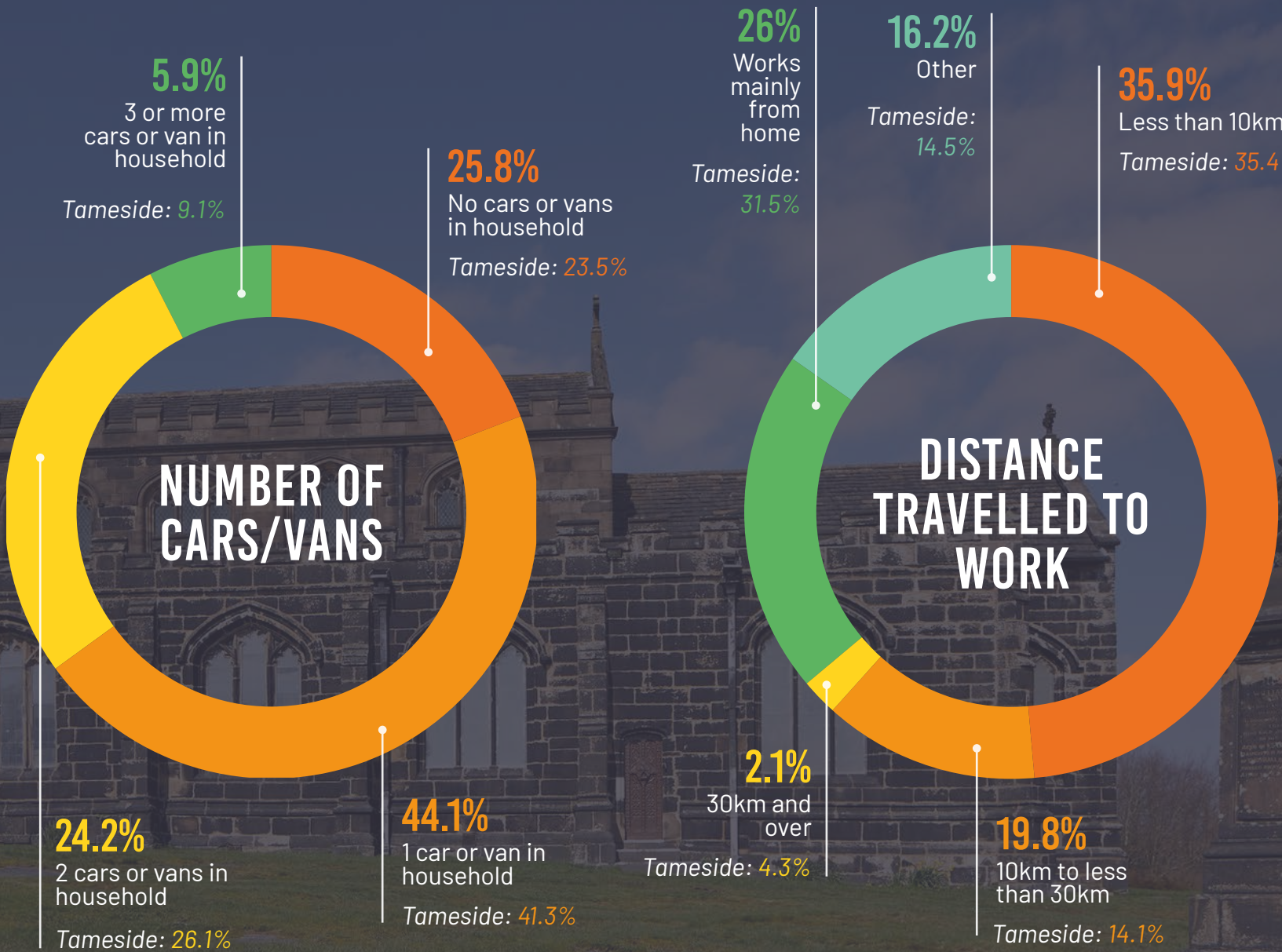
- Improve station and connections at Hattersley as part of Godley Green
- Bus service improvements – including frequency
- EV charging
- Improvements to walking, cycling, wheeling along River Etherow
- Improvements to highways and public realm to villages, road safety
- Improve connections to river/ canal network for active travel and leisure to Hattersley Town Centre
- Mottram Moor Link Road and A57 Link Road project
- Improve public transport links to train and key centres and Hattersley town centres.
- Potential new links between Godley Green and Hattersley

Weaknesses

- Lack of accessibility
- Train frequency and access to stations
- Challenging topography by foot (villages)
- Road safety on busy road network
- Bus route frequency
- Severance of Stockport Road A560
- Most highly congested road in the country

Challenges

- Poor frequency of buses
- Cost of trains and limited services to villages or reduced service
- Only 2 train stations at its southern edge



PLACES

Strengths

- Villages have rich history dating back to 13th Century (ancient parish of Mottram) and home to Old Mottram Hall and grade II listed churches in Mottram
- Industrial heritage along River Etherow (dye works and former Broadbottom mill)
- Many listed buildings
- Landscape heritage
- River Etherow runs through and joins former Hollingworth Reservoir, abandoned in 1987 – part of Swallows Nature Reserve (UU)
- Lymefield Outdoor Learning centre and nursery, Broadbottom (community asset)
- Heritage interest in villages and conservation areas and listed buildings
- Stone and slate character
- Mottram – Lowry lived here – bronze statue and blue plaque on his home
- Kathy Staff (Nora from Last of the Summer Wine)

Opportunities

- Protection of heritage assets, heritage studies
- Waymarking and promotion of history
- Flood management and river strategies
- Conservation designation of canal network
- Designation of additional conservation areas

Weaknesses

- The lack of opportunity to provide new homes, broaden services and shops due to compact nature of villages and surrounding Green Belt
- Development constraint due to landscape and heritage protection limits
- Only one conservation area in Longdendale at present

Challenges

- Threat to heritage and character of places
- Threat of flooding heightened by climate change
- Valley villages limited access to services



48 Listed buildings
45x Grade II
3x Grade II*



1 Conservation Area
Mottram in Longdendale



2 Article 4
Mottram HMO



VISION

Our Vision for Longdendale is to promote its attractiveness, highlight the neighbourhood as a destination to live, commute and visit. Part of this attractiveness falls to the neighbourhoods' historic features, as well as being set in the Pennine foothills, close to the Peak District National Park. This locational heritage and landscape environment will be protected, enhanced and promoted as a key defining feature of Longdendale's charm, including the designation of additional conservation areas. We will support growth and present opportunities for social and community assistance, culture, art, music and outdoor lifestyles across each of the four distinct communities, each

sporting their own identity, showing the true value in their differences. The Vision identifies Longdendale's unique villages as historic destinations, and will both highlight and enhance opportunities for outdoor activities by bus, train, walking, cycling/heritage routes, country pubs and history. We will support small villages with well supported independent shops and services, including opportunities crafts and art workshops. We aim for Longdendale to be an area to benefit from new employment opportunities and training, which along with better public transport links to existing employment and services, increases economic activity and development.

Longdendale will be known for its historic villages, offering exceptional places within an attractive and picturesque landscape close to the Pennine hills and on the edge of the Peak District National Park. The area will provide outstanding opportunities for outdoor recreation and sport, enhancing the quality of life for young people and families, supported by excellent access to the amenities and natural beauty of surrounding countryside. A thriving network of independent shops, cafes, pubs and a broad range of services and facilities will ensure that Longdendale remains a desirable and well-connected place to live, work and visit.

DELIVERY

Interventions

- Ensure the opportunities from the Mottram bypass are realised; the villages will maximise the benefits from reduced traffic and cleaner air
- A broad mix of house types including new social rented and private rented apartments for first time buyers, benefitting from the excellent lifestyle and good links into major employment areas of Manchester and Stockport
- Support independent shops/ creative tourism and promote villages; regular events such as Maker markets, food events and heritage events
- Promote opportunities for understanding and enjoyment of valued landscapes of area – walking and cycling trails
- Make more of canal and riverside locations
- Improve Rail frequency
- Greater rail links / public transport connections particularly to employment areas
- Ensure to maximise leisure and health offer
- Promote community centres and activities; cultural offer and arts eg Hattersley Hub and Mottram Community Centre
- More opportunities for youth engagement and activities
- More local employment and training opportunities to upskill local people
- Identify opportunities for heritage attractions/ to enhance listed buildings and promote tourism to Longdendale through heritage lottery etc; whilst managing the impacts
- Update heritage actions; with the aim of enhancing conservation areas and heritage buildings, market square, including heritage promotion/comms
- Ensure new development is designed in such a way to support and enhance the historic environment and landscape – prepare design guides and improve development management advice on level of detail required to demonstrate this has been achieved



POLICY APPROACH

- Promote, maintain and enhance the distinct character and identity of the villages of Longdendale as places to live, work and visit, improving the quality of village and district centres, broadening choice and making them safer and easier to access by foot, cycle or public transport.
- Deliver a net increase of around 180 new homes across Longdendale.
- Support the completion of the approved and committed Mottram Bypass (A57 link road project) currently under construction.
- Maximise the benefits of the A57 de-trunking in Mottram, delivered through the A57 Link Roads Project (formerly the Trans-Pennine Upgrade), by enhancing the public realm and improving infrastructure for walking, cycling, and equestrian use.
- Support the potential delivery of a Hollingworth and Tintwistle bypass to alleviate air pollution and improve resident quality of life within those villages along a strategically significant east west transit corridor.
- Protect and enhance assets, buildings and sites of historic and environmental value, including the Grade II Listed Mottram Old Hall and Grade II St Mary's Church.
- Support the final phase of the relocated Hattersley District Centre, as defined by the revised town centre boundary and potentially accommodating a replacement health facility in the Hattersley area to serve local needs.
- Enhance and promote access to key river walks, such as the River Etherow and key walking, cycling and equestrian trails such as the Trans Pennine Trail for improved health and well-being.
- Ensure safe and accessible connections between Hattersley and the proposed Godley Green Garden Village, including any associated sports, educational facilities, or services, through the provision of a multi-user bridge at Hattersley Station.
- Continue to promote community involvement in local initiatives such as Lymefield Site, Broadbottom and the Hattersley Community Garden and café, offering opportunities for volunteering, skill development and training to support social isolation and strengthen community cohesion.





J008761 | Town Growth Plan - Longdendale