

Tameside Council

Strategic Housing and Economic Land Availability Assessment 2025 - 2040

April 2025



SHELAA Ref	Site Address	Site Size (ha)	% Site Area Greenfield	% Site Area Brownfield	Is the site Brownfield, Greenfield or Mix?	Construction Status	Total Net Houses 0-5	Total Net Houses 6-10	Total Net Houses 11-15	Total Net Apartments 0-5	Total Net Apartments 6-10	Total Net Apartments 11-15	Build out Notes
H-LONGDE-245	Roe Cross Green Cafe, Roe Cross Road, Mottram SK14 6SD	0.13	0	100	Brownfield	Under construction	0	0	0	9	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission and under construction. Anticipate 9no net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor
H-LONGDE-246	Land at, 245 Birch Lane, Dukinfield SK16 5AU	0.05	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-248	Land North of, 3A King Street, Hollingworth SK14 8JT	0.05	100	0	Greenfield	Not started	2	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 2no net house will be delivered in the short term by applying: Council's methodology for lead in times and build out rates for a minor site of <5 houses
H-LONGDE-249	War Hill Farm, Warhill, Mottram SK14 6JL	0.06	100	0	Greenfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission - material operation following demolition of on site buildings/structures. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology
H-LONGDE-251	The Hollies Spring Street	0.11	0	100	Brownfield	Under construction	0	0	0	12	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission and under construction. Anticipate 5no. Net apartments will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of miaj
H-LONGDE-252	Dewsnap Farm, 8 Dewsnap Lane, Mottram SK14 6LR	0.07	0	100	Brownfield	Under construction	1	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission - material operation following partial demolition of on site building/structure. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA method
H-LONGDE-253	Former Longdendale Recreation Centre, Manley Grove	0.58	0	100	Brownfield	Not started	20	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Identified through SHELAA review. Anticipate 20no net houses will be developed in the short term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily houses; Council's SHELAA meth
H-LONGDE-262	1 Rabbit Lane	0.12	0	100	Brownfield	Not started	1	0	0	0	0	0	Move site into 0-5 years of the housing land supply. Extant Full permission. Anticipate 1no net house will be delivered in the short term by applying: Council's SHELAA methodology for lead in times and build out rates of minor site of <5 houses.
H-MOSSLE-007	Land and building, 19B Manchester Road, Mossley	0.19	0	100	Brownfield	Not started	0	10	0	0	0	0	Retain site in 6-10 years of the housing land supply. Identified through Call for Sites. Anticipate 10no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 50dph and Criterion 2A - primarily houses; Council's SHELAA
H-MOSSLE-011	Site of River Mill, 6-32 Waggon Road, Mossley	0.33	0	100	Brownfield	Not started	0	0	0	0	23	0	Retain site in 6-10 years of the housing land supply. Expired permission and identified on the Brownfield Land Register. Anticipate 23no net apartments will be developed in the medium term by applying: PfE Policy H4 70dph; Council's SHELAA methodology fo
H-MOSSLE-012	Plevins, Plevins, Cheshire Street, Mossley	3.74	0	100	Brownfield	Not started	0	66	47	0	45	29	Retain site in 6-10 years of the housing land supply. Identified through SHELAA review and on Brownfield Land Register. Anticipate 187no dwellings comprising 113no net houses and 74no net apartments will be developed in the long term by applying: PfE Pol
H-MOSSLE-016	Land to rear of 1-9 Canalside Close, 1-9 Canalside Close, Mossley	0.51	100	0	Greenfield	Not started	0	18	0	0	0	0	Retain site in 6-10 years of housing land supply. Application Written Off. Anticipate 18no net houses will be developed in the medium term by applying: PfE Policy JP-H4 density of 35dph and Criterion 2A: primarily housing; Council's methodology for lead
H-MOSSLE-021	Remainder of land between Hey Farm & Micklehurst Estate, UDP Allocation H1(12), Huddersfield Road between Hey Farm Estate and Mossley Hollins High School, Mossley	12.77	100	0	Greenfield	Not started	0	155	0	0	20	0	Move site into 6-10 years of housing land supply. Extant Outline permission. Anticipate 175no net dwellings comprising 155no houses and 20no apartments will be developed in the medium term by applying: Council's methodology for lead in times and build ou
H-MOSSLE-043	The Highland Laddie, Market Street, Mossley OL5 0ES	0.13	0	100	Brownfield	Not started	6	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Reserved Matters permission. Anticipate 6no. houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of minor site of =>5 <10 houses;
H-MOSSLE-077	Land between Station Road and Audley Street, Audley Street, Mossley	0.24	0	100	Brownfield	Not started	0	11	0	0	6	0	Retain site in 6-10 years of housing land supply. Site identified through Call for Sites. Anticipate 17no net dwellings comprising 11no net houses and 6no net apartments will be developed in the medium term by applying: PfE Policy JP-H4 density of 70dph
H-MOSSLE-086	Garage site and surrounds, Brackenhurst Avenue, Mossley	0.34	71	29	Mix	Not started	0	12	0	0	0	0	Retain site in 6-10 years of housing land supply. Identified through SHELAA review. Anticipate 12no net houses are developable in the medium term by applying: PfE Policy JP-H4 density of 35dpa and Criterion 2A - primarily houses; Council's methodology fo
H-MOSSLE-096	Former site of Mossley Hollins School, Huddersfield Road, Mossley OL5 9DJ	1.91	0	100	Brownfield	Not started	50	0	0	0	0	0	Retain site in 0-5 years of the housing land supply. Extant Full permission. Anticipate 50no net houses will be delivered in the short term by applying: Council's methodology for lead in times and build out rates of major sites of =>50 <100 houses.
H-MOSSLE-100	Hanover Memorial Gardens, Hanover Street, Mossley	0.16	100	0	Greenfield	Not started	0	6	0	0	0	0	Retain site in 6-10 years of the housing land supply. Expired Full permission. Anticipate 6no net houses to be developed in the short term calculated by applying: