



TOWN GROWTH PLAN

Denton



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CONTEXT

Denton's historic crest captures the story of Denton, the town's industrial heritage, and values that play a role in the lives of the town's residents to this day.

Denton's booming Victorian hat trade relied on Beaver felt; in Denton the values of hard work, creativity and industry didn't sit in some remote factory – it sat on your head.

Just as the industry constitutes a golden thread, running through the history of Denton, so too do the values of fairness, public health and social justice. Many challenges and opportunities that this report will explore, from the severance imposed by the M67, to the legacy of post-war social housing stock, must be seen through a 20th century lens of soaring ambition to overcome the inequities of the Victorian age.

Denton's motto – PERSEVERE – could not be more apt, for a town rich and storied in history, adversity and opportunity.



Early maps show Denton as a ribbon settlement along Manchester Road and Stockport Road, with scattered farms and field enclosures characterising the landscape and clearly demarking Denton from other settlements.

The impact of the hat trade can be seen in the numerous hat works, warehouses and dye houses that dominate plots close to the railway line. Dense terraced rows build up, as do civic anchors that we still have today, such as the Town Hall. We can also start to see closer ties between Denton and Manchester, with the tramway running down Manchester Road.

The 1944 – 1974 map shows the emergence of interwar and post-war suburban housing, particularly to the south and west. Bigger plots, wider streets and some semi-detached properties mark an evolutionary step, as Denton goes from industrial settlement to modern commuter suburb. Whilst much of this development takes away from surrounding farmland, the Victorian core remains legible.

The 20th century car infrastructure had a profound negative and disruptive impact on Denton. The construction of the M67 tore through residential communities along Manchester Road, Heaton Street and Holland Street. It arguably did irreparable damage to the social capital of the town, levelling multiple Places of Worship, pubs, bowling greens, nurseries, school and public halls.

The M67 imposed severance and today acts as a barrier at the northern edge of the town centre. Crown Point's transformation into a multi-lane gyratory created a car-dominated environment, prioritising traffic flow over pedestrian movement. This typical post-war approach shifted Denton's urban structure from a walkable local centre to one dominated by vehicle access, surface parking and large retail sheds.

Consideration must also be given to those areas within our Denton boundary that have distinct and separate histories of development. Haughton Green for example is clearly identifiable as a distinct community prior to post-war urban sprawl, meanwhile Dane Bank only emerges as a residential area in the 20th century on historic agricultural land.



EXTENT

Denton is strategically situated just 5 miles east of Manchester city centre. Other key urban areas in Tameside, such as Hyde, Dukinfield and Ashton-under-Lyne are under 2 miles away.

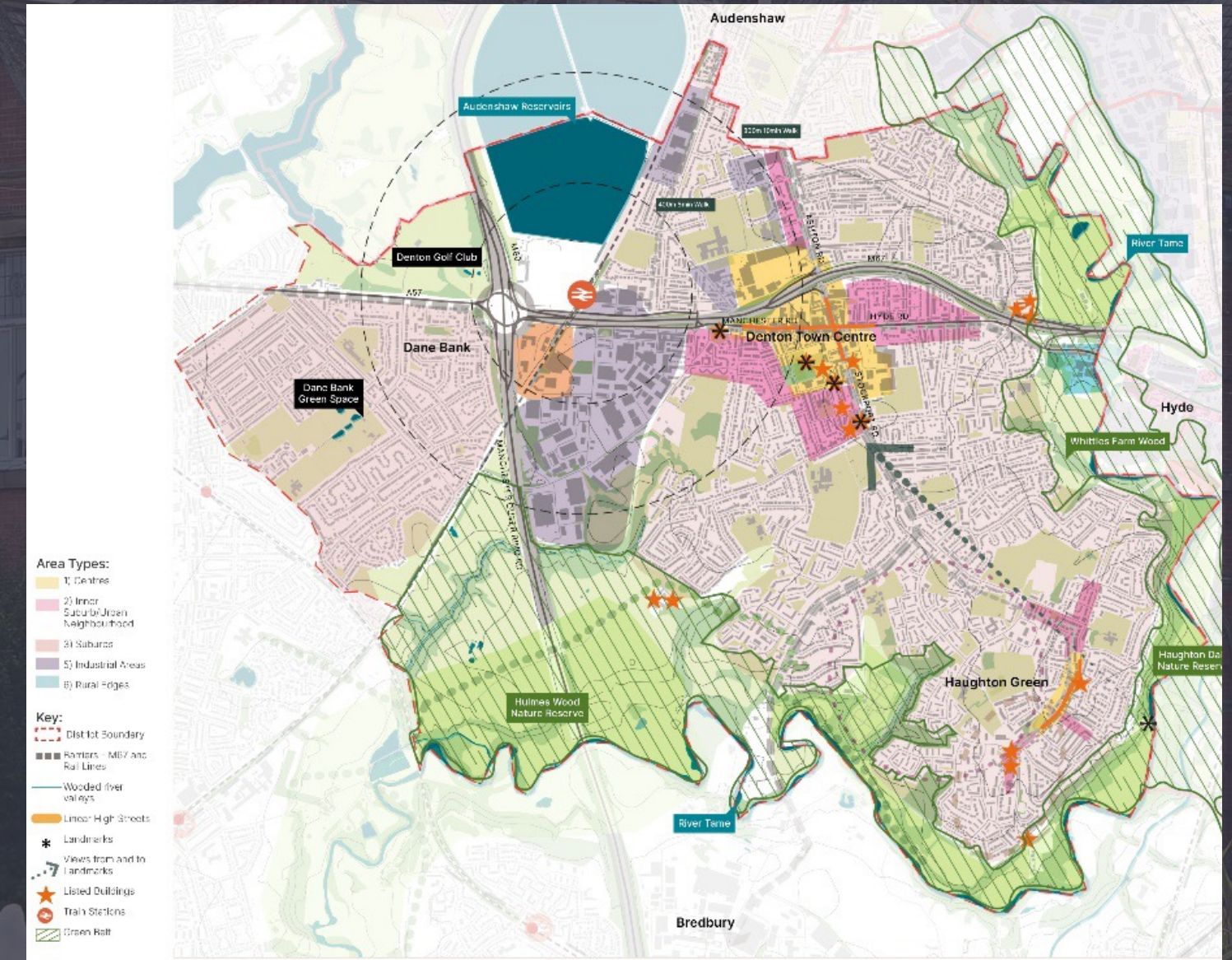
Denton stretches from Haughton Green in the south to Hooley Hill in the north, from the boundary of Hyde in the east, to the boundary of Reddish in the west.

Roughly speaking, Denton is defined by the M60, M67 and River Tame. The River Tame is home to Denton's natural assets, Haughton Dale reserve and Hulmes Wood reserve.

Denton Northeast includes the town centre core (Manchester Road / Market Street) and Crown Point retail park, severed by the M67. Properties north of the M67 are more affluent households than the Borough average, with the M67 limiting the opportunities for pedestrian spend. This is explored elsewhere in the report. Some industrial sites, just north of the M67 are included, with the majority of Tameside business park in Denton West.

Denton West captures the manufacturing employment core of Denton, Tameside Business Park (just off the M60 / M67). Despite being a key driver of GVA growth and business rates, there are some opportunities for development, as identified in the SHELAA. Dane Bank is a significant residential offer.

Denton South is residential in character, taking in Haughton Green. The River Tame, Stockport Road and the M67 serve as boundaries. Denton South has a high concentration of post-war social housing stock, with Mancunian Road curving south. Housing stock is generally terraced, with some high-rise blocks at the end of the Mancunian Road. Tenure mix here is poor, with some output areas reporting over 50% of households socially rented.



CENTRES

Strengths

- Crown Point retail park
- Well-connected bus links/routes – M57/M67 links
- Employment and investment businesses in the area
- Good facilities/ services – solicitors, banking hubs, post office etc.
- Health facility on Crown Point
- Denton Wellness Centre (Swimming, Bowling, Gym)
- Food hall in Victoria Park prospective
- Heritage – council owned assets
- Champion green space
- Link between Crown Point and Town Centre

Opportunities

- There’s an emerging food and beverage (F&B) offer that could be turbo-charged by targeted public realm investment facilitating al fresco dining.
- Longer term, the M67 presents an opportunity for a green deck / urban park.
- Hyde hall – grade 2 listed building (on at-risk register) – potential for residential conversion

Weaknesses

- Crown Point retail park taking people away from town centre
- Safety on motorway bridges
- Declining mix of retail, with an increasing share of retail made up of electronic cigarette shops and barbers.
- Inconsistent shop frontages, window frames, signage and advertisements visually detract from a rich, Victorian built environment.
- Noise and air pollution from the M67

Challenges

- Crown Point retail park isn’t well linked to wider town centre and nearby parks
- Council’s heritage assets can be framed as an asset – but also a liability. Expensive portfolio to maintain / enhance



FOOTFALL

August 2025

366,099

+3.1% from 2024

Unique visitors

156,455

-0.1% from 2024

COMPOSITION OF DENTON TOWN CENTRE:



COMPARISON:

5,199 sq.m floorspace = 16.1% – 28 units



CONVENIENCE:

10,271 sq.m floorspace = 31.8% – 15 units



FINANCIAL SERVICE

1030 sq.m floorspace = 3.2% = 12 units



LEISURE CENTRE

10,269 sq.m floorspace = 31.8% = 57 units



RETAIL SERVICE

3852 sq.m floorspace = 11.9% = 45 units



VACANT

1639 sq.m floorspace = 5.1% = 15 units

ENVIRONMENT

Strengths

- Good environment.
- Haughton Dale & quality greenspace.
- Public Rights of Way (PROW) network

Weaknesses

- Inconsistent in terms of quality and accessibility.
- Poor wayfinding.
- Risk of anti-social behaviour

Opportunities

- Cross-boundary PROW opportunities, easy to fund and easy governance.
- Parks could be better used and connected to wider retail and town centre.
- Leverage funding from TfGM to United Utilities
- Multiple opportunities to improve linkages to the canal, Woodley and Hyde.

Challenges

- Pollution challenges from industrial sites and M67.
- Legacy access barriers such as kissing gates and A-frames disincentivise journeys and make much of Denton's open space inaccessible to those with disabilities or adapted cycles.
- Potentially challenging stakeholders to engage with, as with any scheme hoping to increase the use of greener spaces
- Challenge of legacy, parking and quality of footways in relation to park utilisation



1 Country Park
Reddish Vale



3 Nature Reserves

- Hulmes and Hardy Wood and Lower Haughton Meadows
- Haughton Dale
- Reddish Vale



10 Sites of Biological Importance

- Audenshaw Reservoir
- Denton Wood
- Gibraltar Wood
- Grassland by Denton Wood
- Horse Close Wood
- Hulme's & Hardy Woods
- Lower Haughton Meadows
- Marsh South of Hyde Hall
- Mill Race & Pasture at Haughton Dale
- Ponds at Denton Golf Course

HOMES

Strengths

- More affordable accommodation than other Greater Manchester towns.
- Several sites identified in the council’s land supply for housing growth.
- Easy access to green space and public amenities.
- Variety of housing stock, allowing for families to grow without necessarily leaving the local area.
- Characterful properties, particularly in the town centre.

Opportunities

- RP partners own / leases a significant volume of stock / land to the south of Denton.

Weaknesses

- Low values = viability gaps
- Desirability challenge in the Town Centre
- Poor income mixes creates segregated tenure types
- Car centric development
- Dates housing stock with associated issues around insulation / cost of living.

Challenges

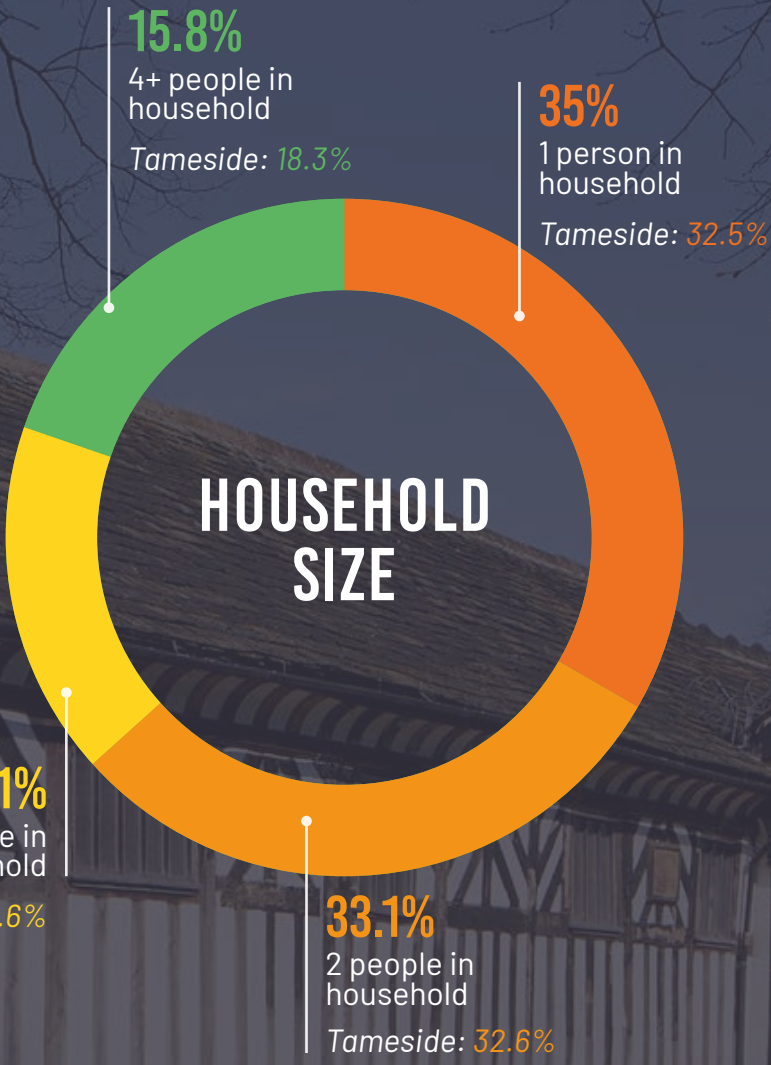
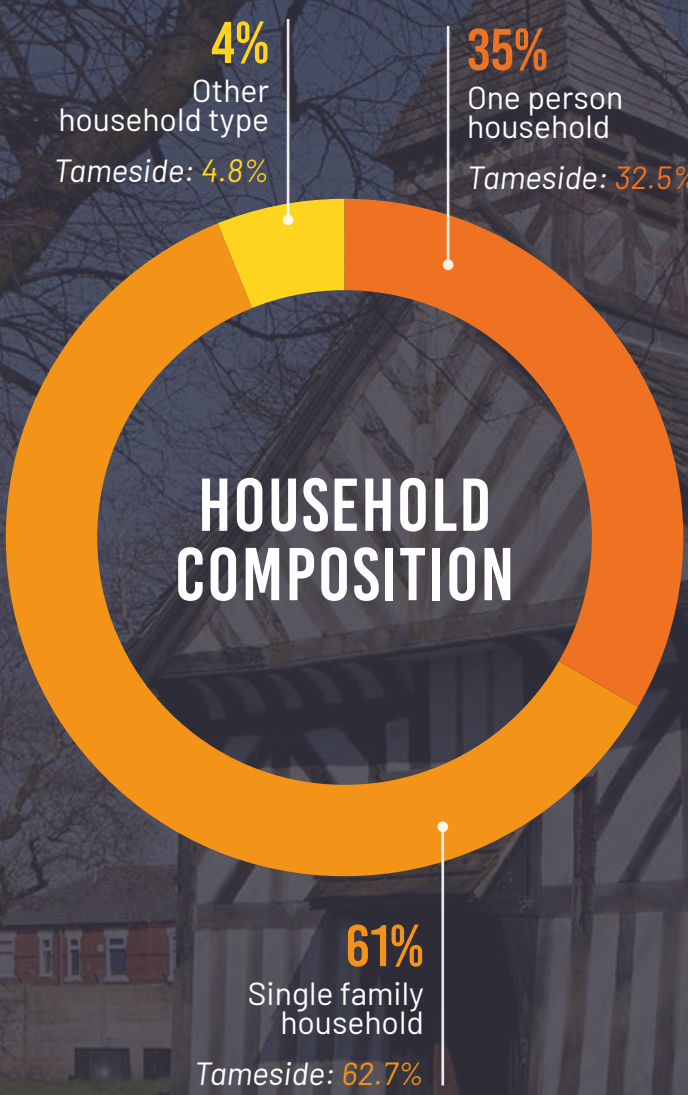
- Post war development around parts of Denton is stigmatised and has reputation disbenefits for the broader town.
- Constrained land supply given flood risk around Haughton Dale and the River Tame

Lower Quartile house price change (2007-2024) = £105,000 to £160,000 = 52.4%

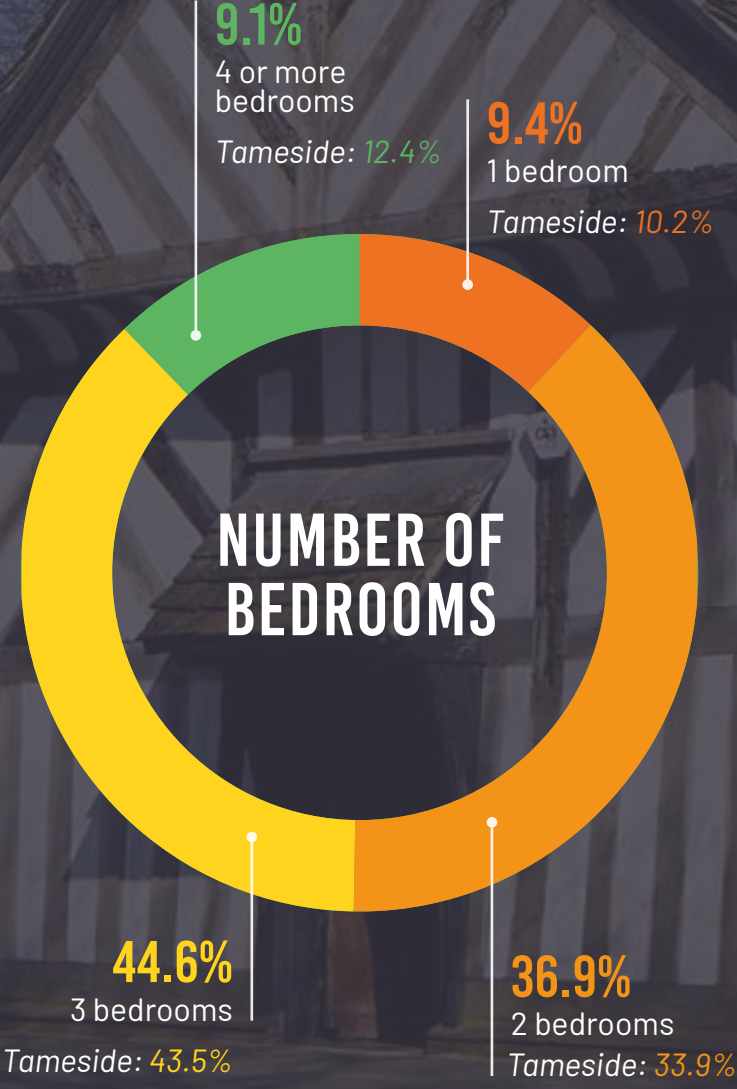
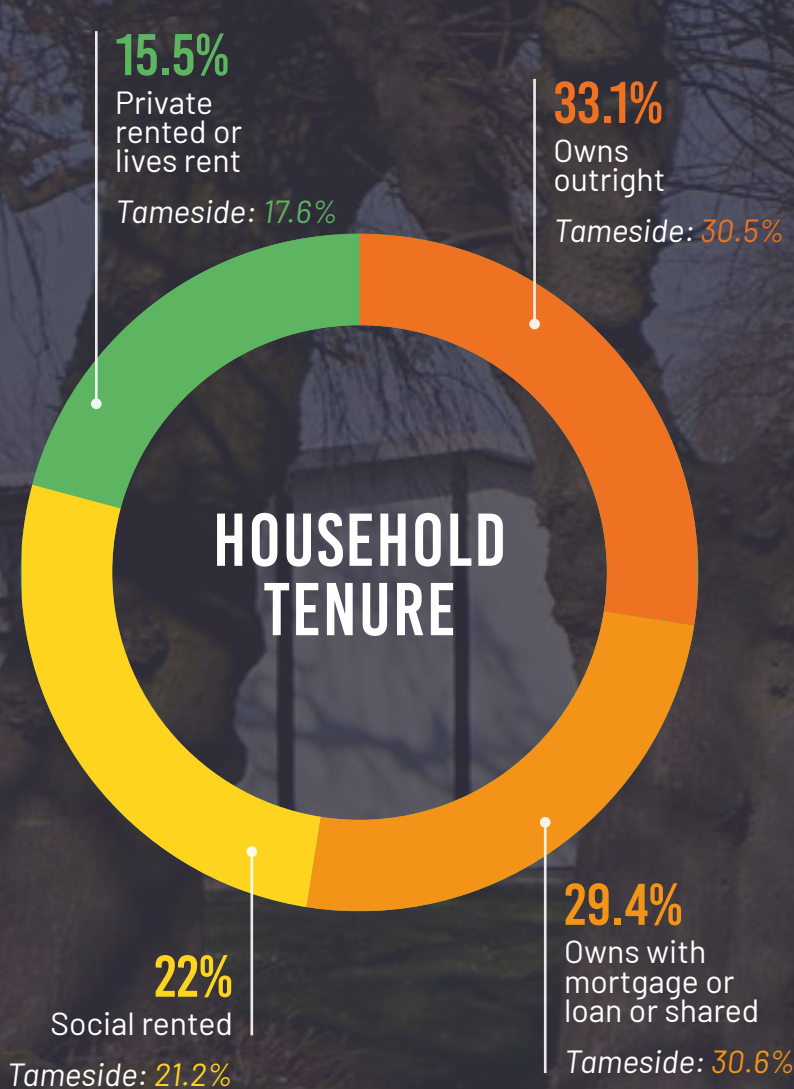
Medium Quartile house price change (2007-2024) = £125,000 To £208,000 = 66.4%

Lower Quartile rent each month = £849

Medium Quartile rent each month = £901



HOMES



- Older people living alone = **35.5%**
- Overcrowded houses = **5.6%**
- Households in fuel poverty = **13.9%**
- Second Homes - **21**
- Vacant Properties - **221**
- HMOs - **16**

JOB

Strengths

- Tameside business park – significant employer.
- Local employers/events of employment such as markets and carnivals
- Strong bus corridor allows commuter opportunities

Opportunities

- Very few sites with PVs – opportunity to reduce energy costs / increase value.
- Opportunity to work with central Gov. on piloting various initiatives to get long term sick back into work.

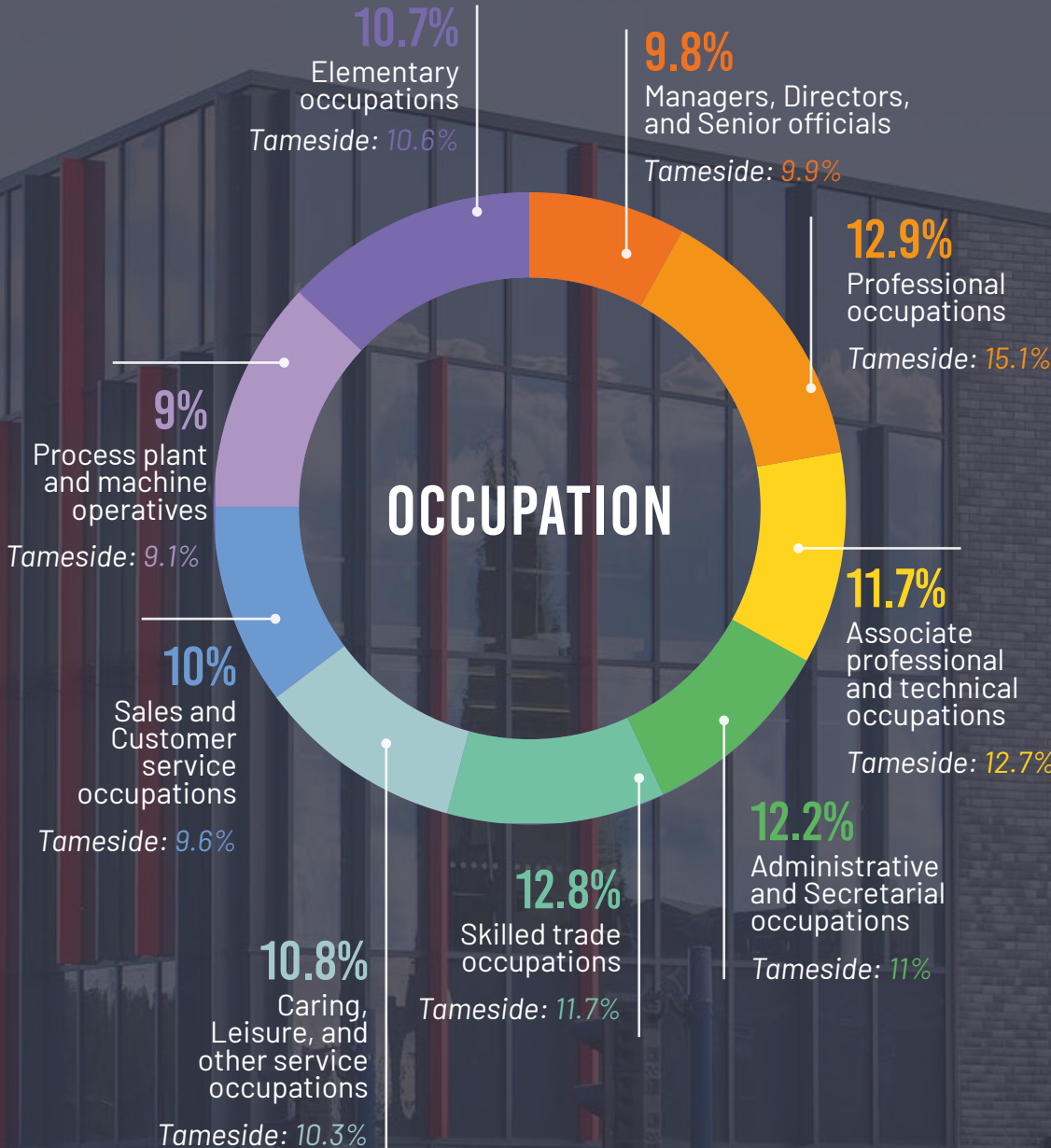
Weaknesses

- Junction 24 is poorly designed and congested / unsafe – this is a limiting factor for Tameside business park
- Low share of high skilled employment.
- High share of long-term sick / economically inactive.
- Low skill base

Challenges

- Some low gross value added (GVA) uses
- Demographic deficit further compounds low skill work / long term skills challenges.

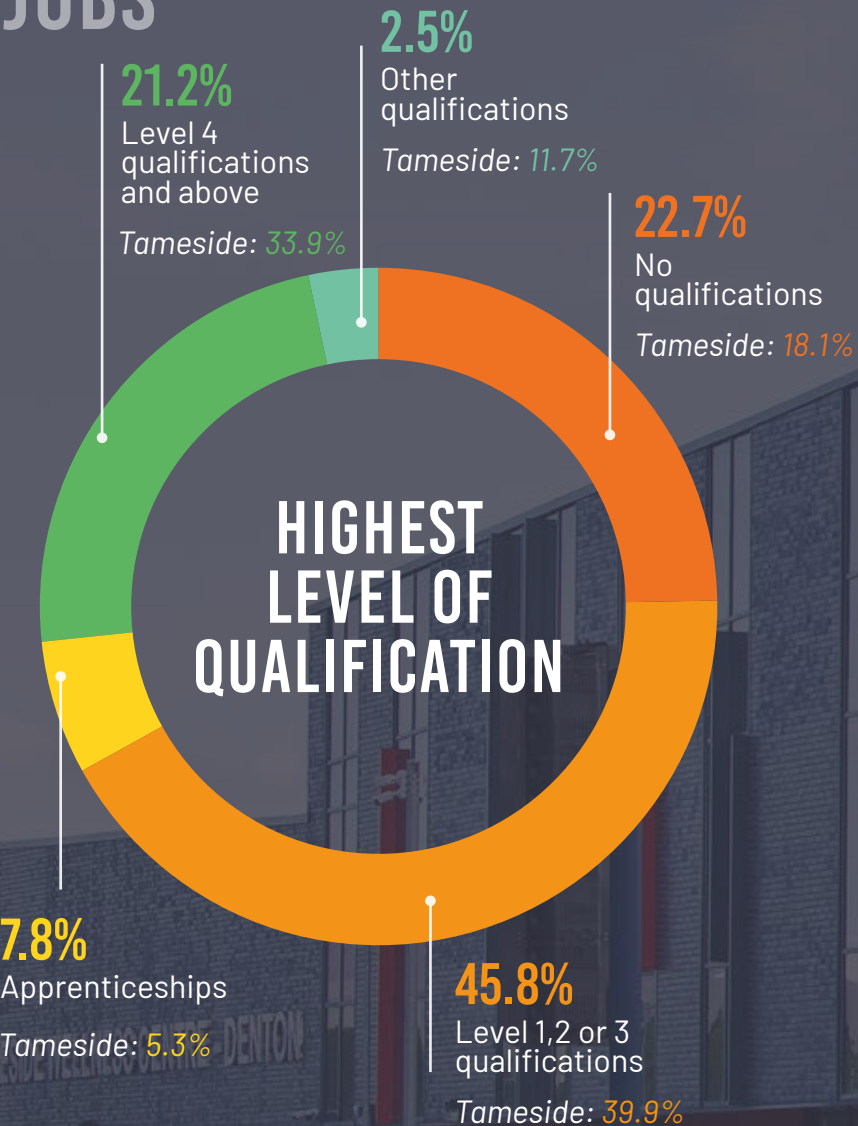
OCCUPATION



ECONOMIC ACTIVITY STATUS



JOB



8 Sites for 20,758 sqm of floorspace

PEOPLE

Strengths

- Vibrant centre with small businesses and community leaders ready to engage with the authority
- Thriving sports community, with Youth Football club and strong offer from the Tameside Wellness Centre.
- Denton Carnival – well-loved event and a draw to the town.

Opportunities

- Business Improvement District
- Community micro grants
- Public events programme

Weaknesses

- Significant levels of long-term sick
- Tameside as a Borough score in the middle group for all four measured of social mobility per the Social Mobility Commission (promising prospects, conditions of childhood, labour market opportunities for young people and innovation and growth).

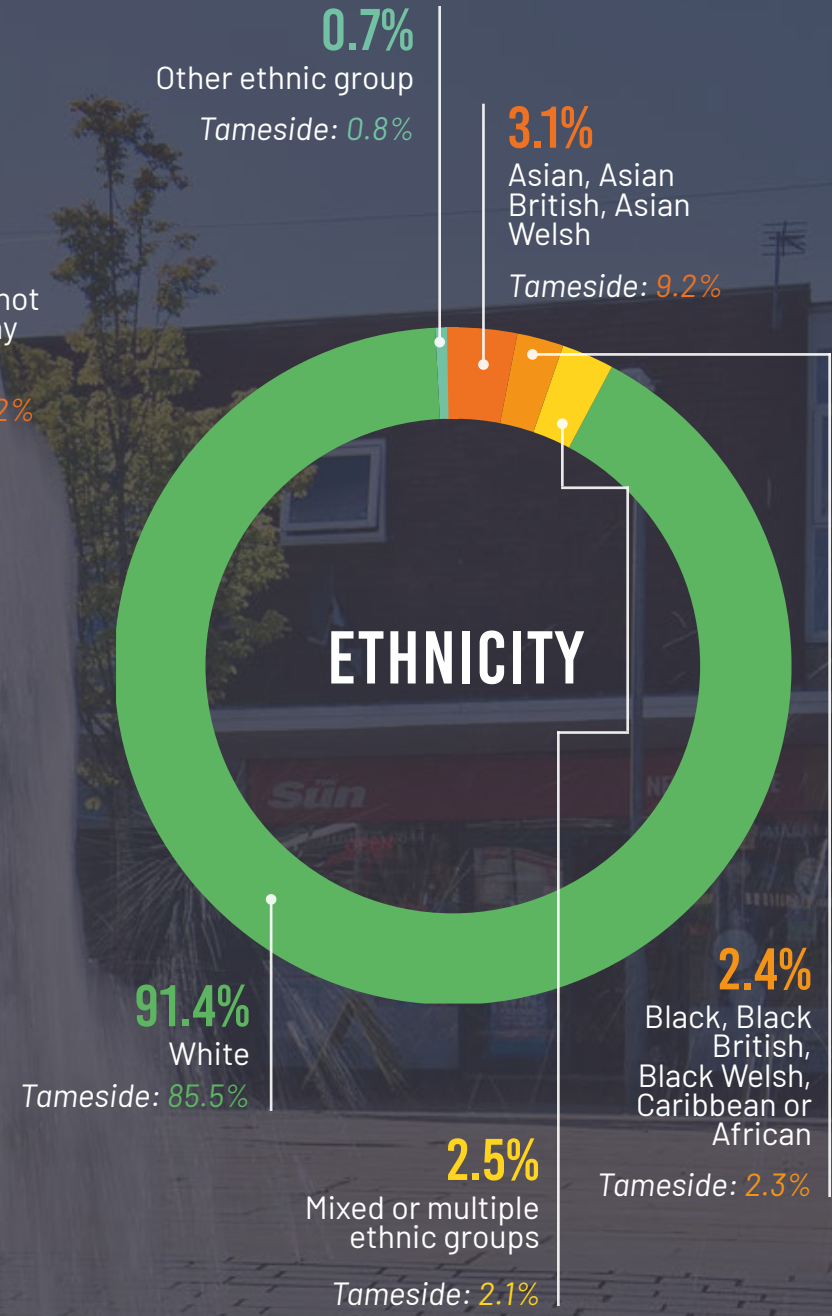
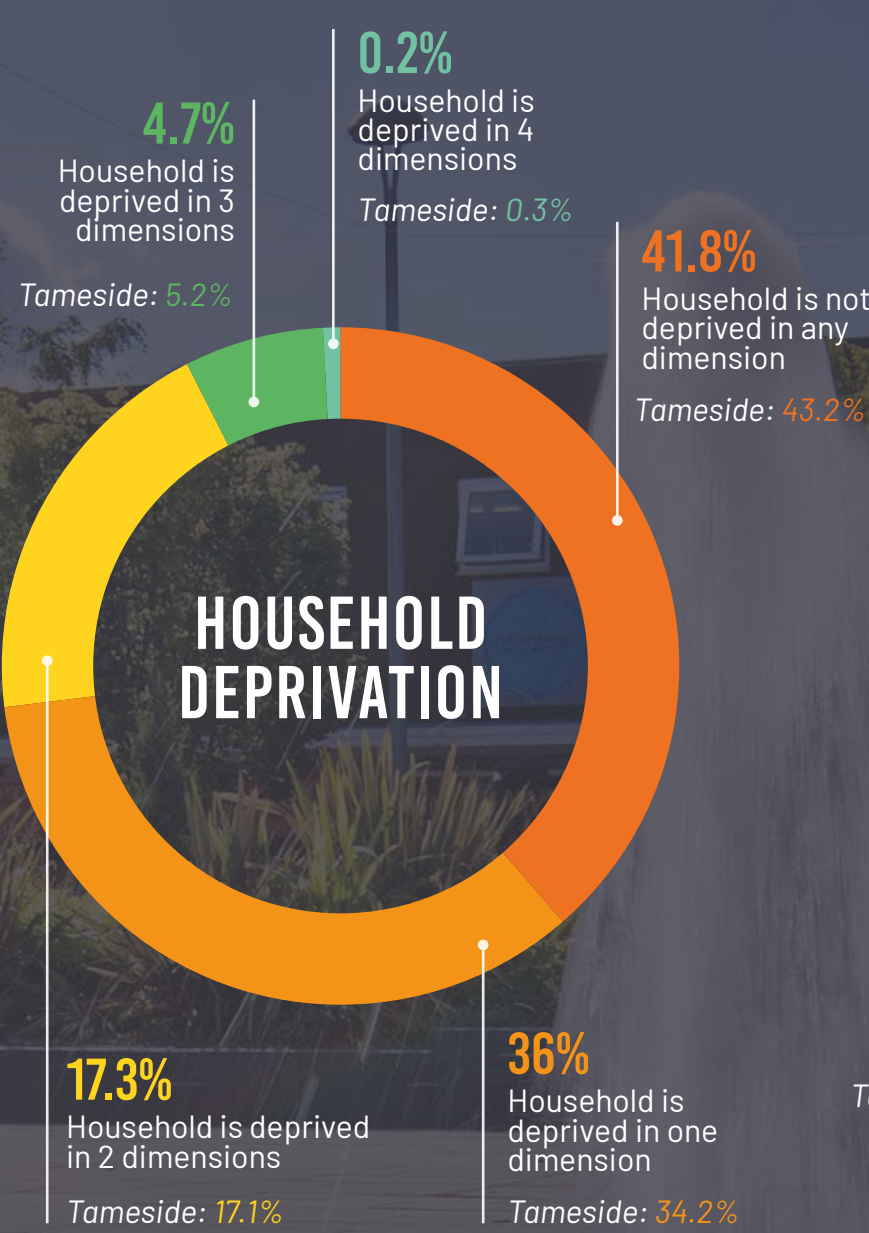
Challenges

- Public Cynicism
- Long term demographic challenges with an aging population.
- Play area space is limited.



Resident population

30,900



PEOPLE

DISABILITY

79.1%
Not disabled under
the Equality Act
Tameside: **82.5%**

20.9%
Disabled under
the Equality Act
Tameside: **17.3%**

GENERAL HEALTH

15.2%
Fair health
Tameside: **12.7%**

34.6%
Good health
Tameside: **33.7%**

43.2%
Very good
health
Tameside: **48.5%**

5.55%
Bad health
Tameside: **4%**

1.6%
Very bad health
Tameside: **1.2%**



9 Primary
schools

2 Secondary
schools

Emergency admissions in children under 5
(crude rate per 1000) = **210.4**

Emergency admissions for injuries in children
under 5 (crude rate per 10,000) = **194**

Emergency hospital admissions for injuries in
under 15 (crude rate per 10,000) = **132.3**

Emergency hospital admissions for injuries in
15-24 (crude rate per 10,000) = **134.3**

TRAVEL

Strengths

- Rail connectivity – Reddish-Denton rail line
- Strong bus corridor
- Motorway connectivity – M60, M67
- Denton Island
- Walking route between Denton West and Reddish Vale Country Park

Opportunities

- Dane Bank Metrolink station (long term)
- Rapid transit opportunity
- The town could do more with its hatting legacy – opening the opportunity for festivals / branding / marketing.
- Bus Rapid Transport (BRT) schemes

Weaknesses

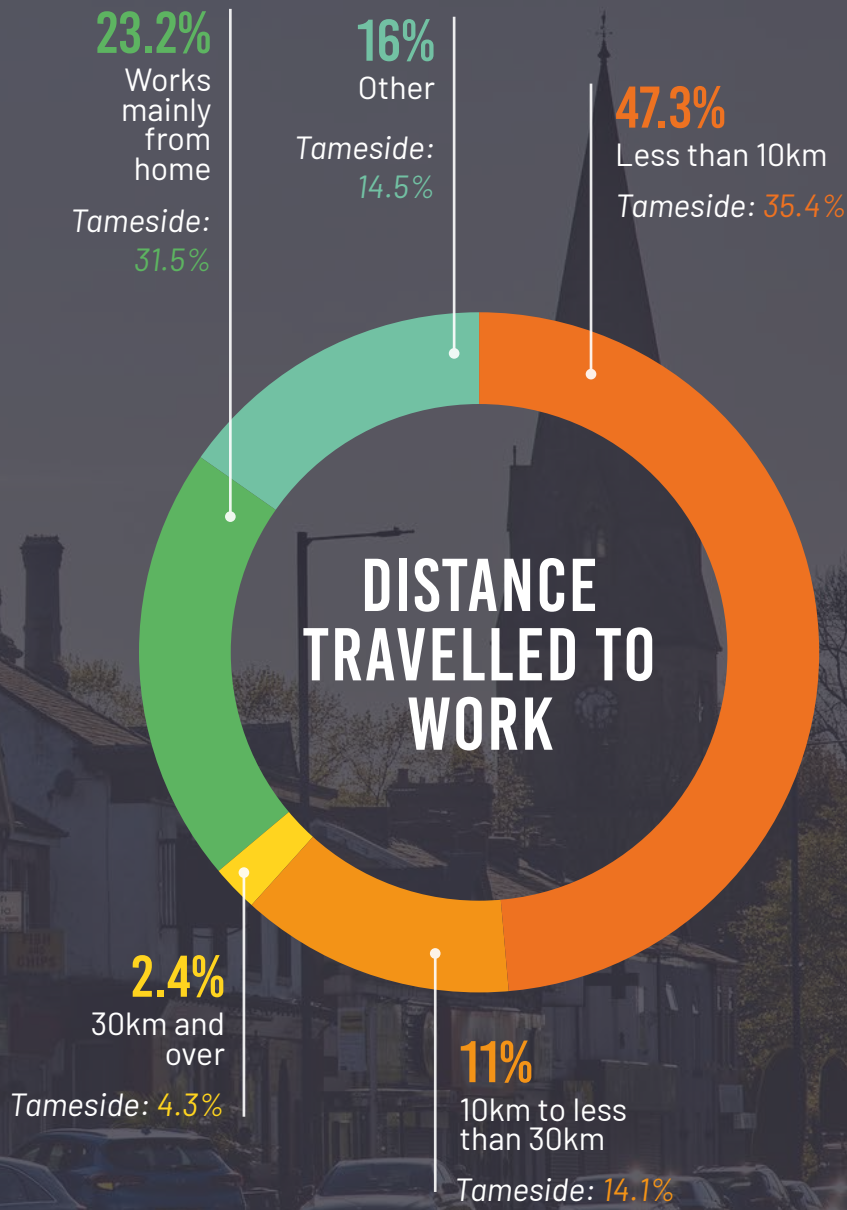
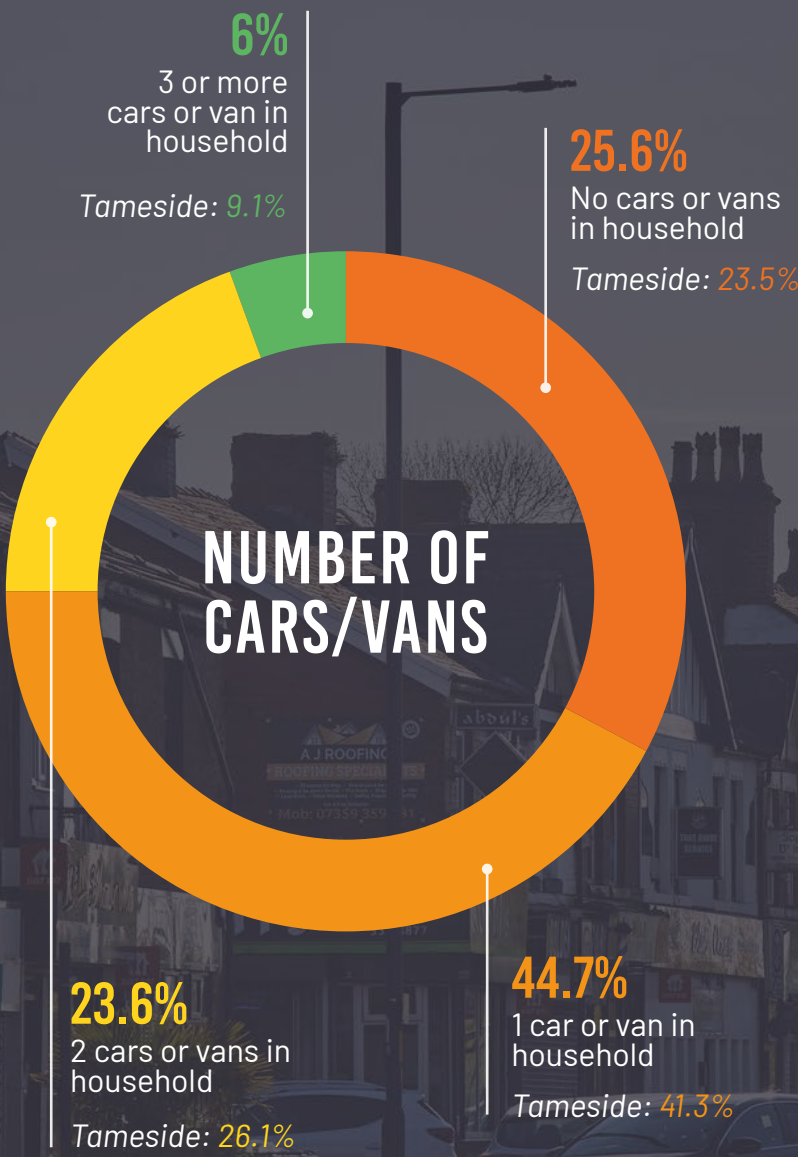
- Only 1 service a week from railway station
- Congestion on and around M67 – Denton Island
- Bus services sharing highway with private motor vehicle.

Challenges

- Industrial development around the existing Denton station limits the potential BCR of any rail / light rail scheme.
- No significant commuter flow between Manchester and Denton



1 Train station
Denton Station



PLACES

Strengths

- Strong voluntary and community sector (VCS) community
- The town's heart – Market Street – is remarkably in-tact, untouched and charming with its rows of red-brick terraces. Framing these strengths and supporting an emerging al-fresco food and beverage (F&B) scene is part of the aforementioned 'Destination Denton' programme.

Opportunities

- Green shoots of popular / viral eateries
- Foodie festivals opportunities
- Great public square to host events.
- Hatting = opportunity for festivals / branding / marketing

Weaknesses

- Visual confusion from inconsistent shop frontages.
- Despite being so close to many residents, the historic heart of Tameside can be challenging to reach by active travel, with limited safe and accessible routes.

Challenges

- Foodie' development model is intensively used across GM and competition is fierce. F&B offer is an important growth component, but low GVA.
- F&B sector not the surest foundation given ongoing challenges around energy costs.



18 Listed buildings

- 1x Grade I
- 14x Grade II
- 3x Grade II*



1 Conservation Area

St Annes, Haughton



1 Article 4

1 HMO



VISION

Restore Denton's historic legible core – a throng of vibrant businesses along Manchester Road and Market Street. An attractive, high-quality public realm and walkable space would complement existing independent businesses and turbo charge an emerging food and beverage offering.

Leverage the remarkable suburban Victorian architecture of Denton, making better use of underdeveloped heritage assets and refresh the public realm. Denton Food Hall is an example of such dynamism, private sector led and encouraging footfall.

A Denton where quality green space, public transport and retain can be accessed by foot and active travel is a Denton that's healthier, wealthier and more resilient. Target investment and lobbying towards highways schemes along Manchester Road and Stockport Road; PROW schemes along the Tame; and public transport interventions around Haughton Green and the A57.

Beyond Denton centre, celebrate the heritage of Haughton Green, leveraging historic assets.

West of the M60, consider maintaining and enhancing Dane Bank, with particular emphasis on our Vision Zero mission.

Embrace Denton's heritage, from hats and beavers to hospitality and beverages.



DELIVERY

- Redesign High Street with safe crossings, lighting, tree-planting, benches.
- Support independent shops through facade grants and pitch-building pop-ups.
- Activate civic square via events (e.g., weekly markets, festivals).
- Develop cycle/walking links to schools, parks, and Ashton/Manchester routes.
- Advocate for more frequent rail services or potential station reopening.
- Bus enhancements – clearer stops, real-time info, possible Demand-Responsive Transport.
- Promote infill development on underused brownfield (e.g., redundant industrial plots).
- Introduce retrofit schemes to improve energy, reduce fuel poverty.
- Provide mixed tenure infills in Denton South regeneration area
- Create an SME/co-working hub in vacant premises near centre.
- Coordinate with Tameside College and UTC for green tech and digital skills.
- Promote enterprise through events, micro-grants, and workspace support.
- Enhance parks and play zones.
- Implement Sustainable Drainage Systems (SuDS) in new & retrofit schemes.
- Establish pocket parks/community growing spaces in residential zones.
- Rail frequency.
- Greater rail links / public transport connections.
- Making more of canals.
- Leisure/health.
- Use of pop-up space.



POLICY APPROACH

- Deliver a net increase of around 710 new homes across Denton.
- Working with partners, support existing employment uses clustered around Denton Island with the longer-term reconfiguration of Junction 24 of the M60 motorway.
- Support public realm and highways improvements in and around Denton town centre, increasing pedestrian permeability, high street spend and a more attractive shopping environment.
- Maximise opportunities to reduce severance which the M67 east west axis presents, delivering solutions that are both safer and more attractive with improved north south pedestrian and cyclist bridge infrastructure.
- Embrace Denton's food and beverage offer with a public realm that supports an al fresco offer and events in the town square.
- Continue to work with TfGM to enhance bus and active travel connectivity particularly to Denton's suburbs.
- Be supportive of positive strategies which protect, enhance and deliver the sensitive restoration and long-term future of the Grade II* Listed Hyde Hall, currently identified as being in a very bad condition on the Heritage at Risk Register.
- Protect the distinct character of the Tame Valley and Haughton Dale, unlocking investment in active travel links to high-quality greenspace with onward connections to Hyde, Reddish, Stockport, Guide Bridge and Ashton.



