



TOWN GROWTH PLAN

Dukinfield



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CONTEXT

Dukinfield is one of nine neighbourhoods located within the Metropolitan Borough of Tameside, situated to the south of the River Tame.

Dukinfield comprises the single Ward of Dukinfield and is bound by the Tameside neighbourhoods of Ashton-under-Lyne to the north, Hyde to the south, Stalybridge to the east and Audenshaw and Denton to the west.

The origin of the name Dukinfield derives from Old English 'duce' and 'feld' that can be translated as 'Ravens field', or alternatively 'Ducan's field', reflecting early Medieval origins. By the late Medieval period, Dukinfield was held by the De Dokenfeld family, whose seat was at Dukinfield Old Hall. The old hall became derelict in the 18th century, with only a ruinous part of the chapel remaining today.

Post-medieval Dukinfield was a small rural village composed of woodland, farmland and small hamlets. The area retained a primarily feudal character with scattered agricultural holdings and limited infrastructure, connected to nearby towns by ancient bridges and country lanes.

The Industrial Revolution marked a pivotal transformation for Dukinfield. Coal mining became a dominant industry due to rich underlying coal seams. Two major collieries, Dukinfield Colliery and Astley Deep Pit, were developed

in the 19th century and contributed greatly to local employment. Cotton manufacturing rapidly emerged alongside coal mining. Starting with small mills before 1794, the town expanded to 14 cotton spinning mills by the late 19th century. Industrialisation inevitably led to rapid population growth and urban expansion, reshaping Dukinfield from a modest village into an industrial town.

The Sheffield, Ashton-under-Lyne and Manchester Railway was an early British railway company which opened in stages between 1841 and 1845 between Sheffield and Manchester via Portland Basin in Ashton-under-Lyne. An Act of Parliament in 1846 permitted the Manchester, Sheffield and Lincolnshire Railway where the line traverses the western side of Dukinfield on a rough north south axis.

Dukinfield was hit hard by the Cotton Famine of the early 1860's, which resulted in the decline and closure of several cotton-spinning mills, throwing a proportion of the town's increasing population into unemployment. The population boom put pressures on the parish churchyards, and subsequently the Dukinfield Local Board of Health acquired land on Hall Green Road to create a new cemetery, which officially opened in 1866, and remains one of the town's most significant historic and cultural landmarks to this day. The Dukinfield Local Board of

Health also purchased land off Astley Street and King Street to create a public park, in response to growing public concern for health and recreation. Dukinfield purpose-built park opened officially in 1902.

The first major wave of municipal housing construction in Dukinfield was completed during the interwar period, with the council constructing new estates, such as those off Town Lane and Yew Tree Lane, to replace overcrowded Victorian housing. Electric trams and buses provided good transport links to Hyde, Ashton-under-Lyne, and Stalybridge, making it part of the expanding commuter belt for Manchester.

Town planning initiatives in the 1960s and 1970s altered much of Dukinfield's historic landscape. Older terraces and back-to-back housing near Foundry Street and Chapel Hill were cleared and road improvements, including the new Tameside highway network, linked Dukinfield more effectively with Manchester and the M60 corridor.

Administrative changes in the 19th and 20th centuries formalised Dukinfield's governance. It transitioned from a township in Cheshire into a civil parish and later an urban district and municipal borough. Boundary adjustments and expansions reflected its growing population and industrial significance. In 1974 the borough was abolished, and Dukinfield became part of the Metropolitan Borough of Tameside, when it also became part of Greater Manchester.

Cheshire Tithe Map: Township of Dukinfield, 1850
OS Map Cheshire 1872 <https://maps.nls.uk/view/102340957>



OS Map Cheshire 1872



EXTENT

The neighbourhood of Dukinfield sits at the centre of the Tameside Borough. It acts as a transition town between the urban core and suburban neighbouring settlements of Ashton, Audenshaw, Hyde and Stalybridge.

Dukinfield today, is largely characterised by central gridiron developments of worker housing around the centre, which were built with the mills creating an industrial centre in the early 19th century. The Town Hall was built on the former marketplace in the early 20th century, and from this point, Dukinfield had an established civic, industrial and residential centre.

The River Tame and Huddersfield Canal corridors wrap around the south up to the northeast of the district. The blue corridors play an important role and contribute to the character of the town, in that they create a defined barrier separating the town from Ashton and Audenshaw, but also typically where the industrial area of Dukinfield lies.

Dukinfield features lots of open recreational spaces for public use, that have been integrated into the urban grain, including smaller amenity spaces that breakup the built form, adding to the suburban and landscape character of the town. At the centre of the district is the Victorian Dukinfield Park, creating a green heart to the town centre and towards the southeast, north of

Dewsnap Lane, are large playing fields, a key asset to the area. Dukinfield Cemetery is the largest in Tameside and provides a distinctive cultural landscape, including the Grade II listed chapel, crematorium and cemetery office. The topographical setting of the neighbourhood is a plateau setting above the Tame Valley floor, with views out towards Manchester and the Pennine Hills.

Whilst Dukinfield has no defined town centre, there is a small high street along King Street, characterised by small local shops and takeaways, activating the street in renovated terraced housing. Concord Way represents a local shopping parade, a pedestrianised area, featuring local amenities, takeaways, healthcare facilities and home of the Dukinfield Library. Dukinfield is home to Morisons supermarket, the only out of centre retail provision in the town.

Much of the housing in Dukinfield is two storeys in height, with the odd three to four storey house or apartment building that is integrated into the street form. There is a mixed materiality of red brick and white render across the district, in both the urban and suburban characters. Given the general roofline of Dukinfield remains relatively low, the historic church spires, mills and town hall, are visually prominent, acting as visual landmarks, some of which have been protected by listed building status.

King Street and Crescent Road are key historic arterial routes that run through the centre of the settlement. There are frequent and convenient bus routes across Dukinfield that connect to neighbouring towns and further afield, to Manchester and Stockport, though Dukinfield does not have a train station or direct access to the Metrolink. Active travel routes are generally along the water corridors on the perimeter of the district.



CENTRES

Strengths

- Local Shopping Centres/ parade identified on:
 - King Street
 - Concord Way

Weaknesses

- Mix of (local) commercial and residential uses along King Street
- Poor quality shopfronts, signs and roller shutters
- Too many Hot food takeaways
- Only one supermarket
- Homes of multiple occupancy (HMOs) on King St take away retail space
- Traffic – main through fair from Hyde to Ashton
- Vacant ground floor units
- Poor environment – rubbish

Opportunities

- Shop front improvement scheme (grant funded).
- Robust HSP policy to positively manage change to shop frontages and advertisements
- Lease with council on land and proactive walking

Challenges

- No true ‘centre’ to Dukinfield
- Other centres in other towns have more to offer
- Anti-social behaviour around the Concord suite
- Concord way is sparse – private company



ENVIRONMENT

Strengths

- River Tame
- Canal Network (SBI & SSSI)
- Dukinfield park
- Lots of open green space, big and small

Weaknesses

- Limited access to canal network/ Portland Basin around Asda
- Water quality of river Tame
- Poor signage of canal

Opportunities

- Encourage use of low carbon energy solutions within employment areas (e.g. solar panels on roof planes)
- Maintenance plan for the canal and river, in turn protecting the SBI/SSSI
- Introduce more street trees and protect more existing trees of high amenity value

Challenges

- Arterial roads running through Dukinfield encourage car use too much
- Developed on open space and former school sites



1 Sites of Biological Importance

- Peak Forest Canal (North)

DUK



HOMES

Strengths

- Residential neighbourhood
- Mix of size, type and tenure
- Stable population

Opportunities

- Possible redevelopment of affordable 1960/70s residential estates.
- Conversion of some of the listed mills
- Redevelopment of the formerly Holly Grange site on the corner of Lodge lane/Oxford road

Weaknesses

- Limited opportunities for new residential development due to grid iron street patterns and protected green space
- Limited infill plots

Challenges

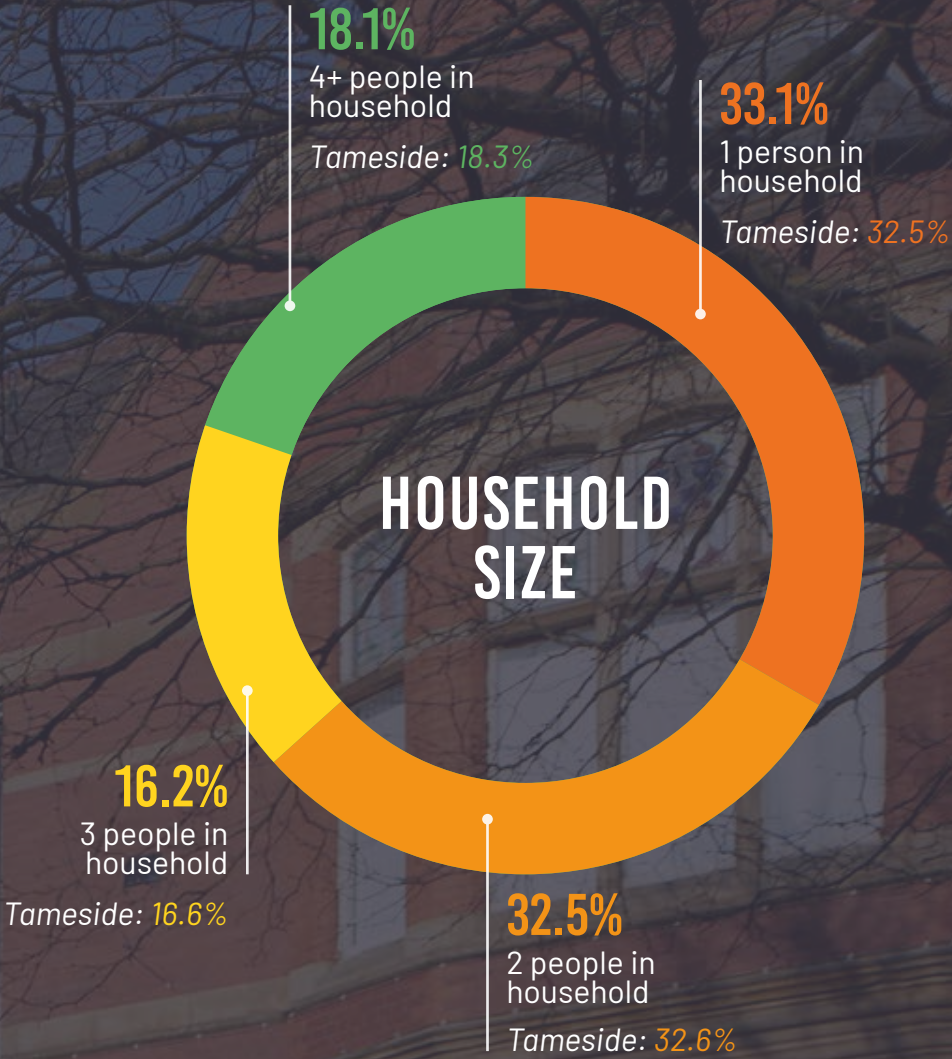
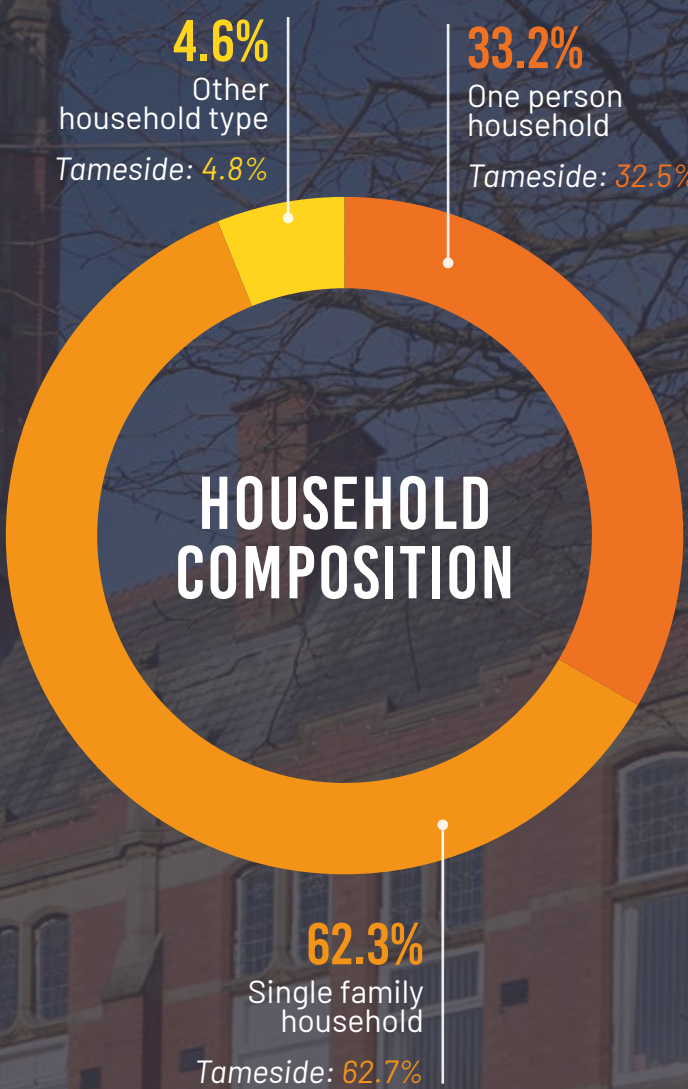
- Lack of opportunities for housing growth/development

Lower Quartile house price change (2007-2024) = £98,600 to £132,000 = 33.9%

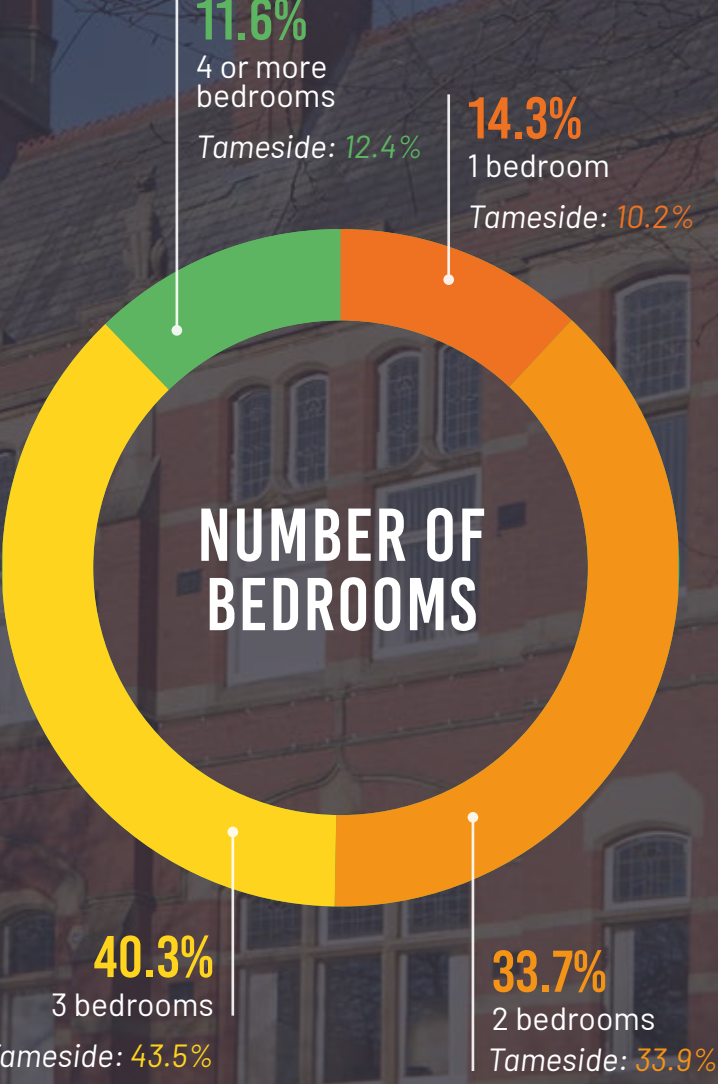
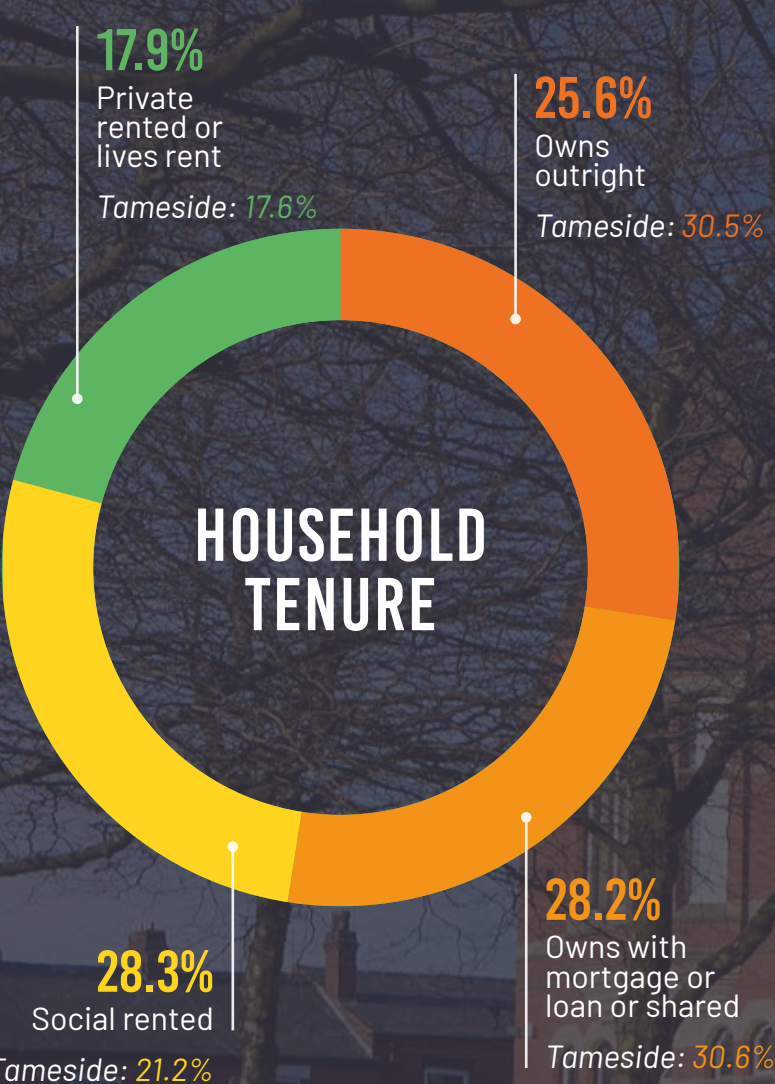
Medium Quartile house price change (2007-2024) = £122,825 To £175,500 = 42.9%

Lower Quartile rent each month = £702

Medium Quartile rent each month = £912



HOMES



- Older people living alone = **37.4%**
- Overcrowded houses = **6.5%**
- Households in fuel poverty = **14.7%**
- Second Homes = **4**
- Vacant Properties = **87**
- HMOs = **18**

JOB

Strengths

- Tame Valley industrial/ employment area
- Mix of size, type and uses
- Number of schools and nurseries offering employment

Opportunities

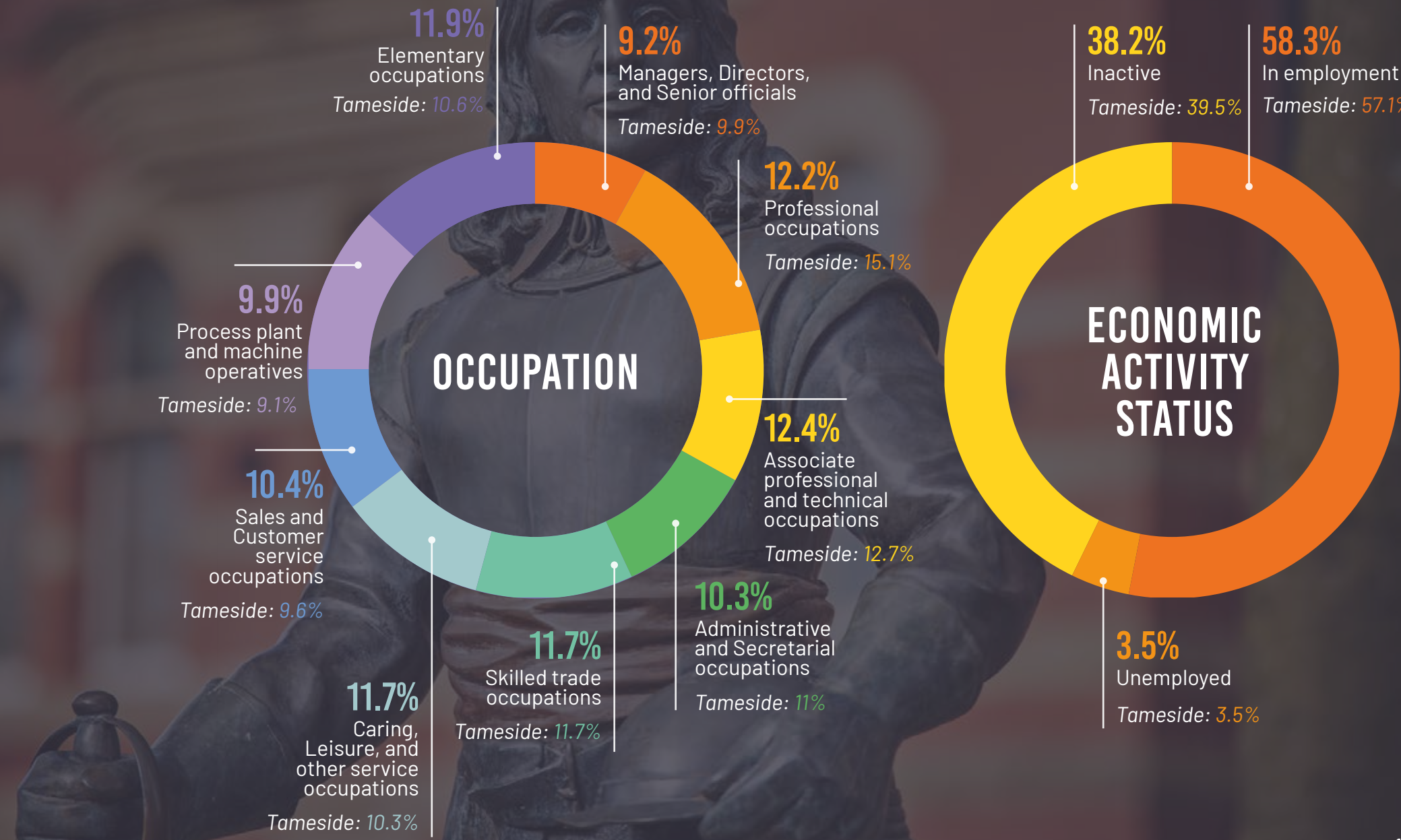
- Build on and promote employment and skills opportunities
- Redevelopment of Tulip Site (Bow Road)
- Redevelopment of existing employment sites to retain/ attract business and industry within the borough

Weaknesses

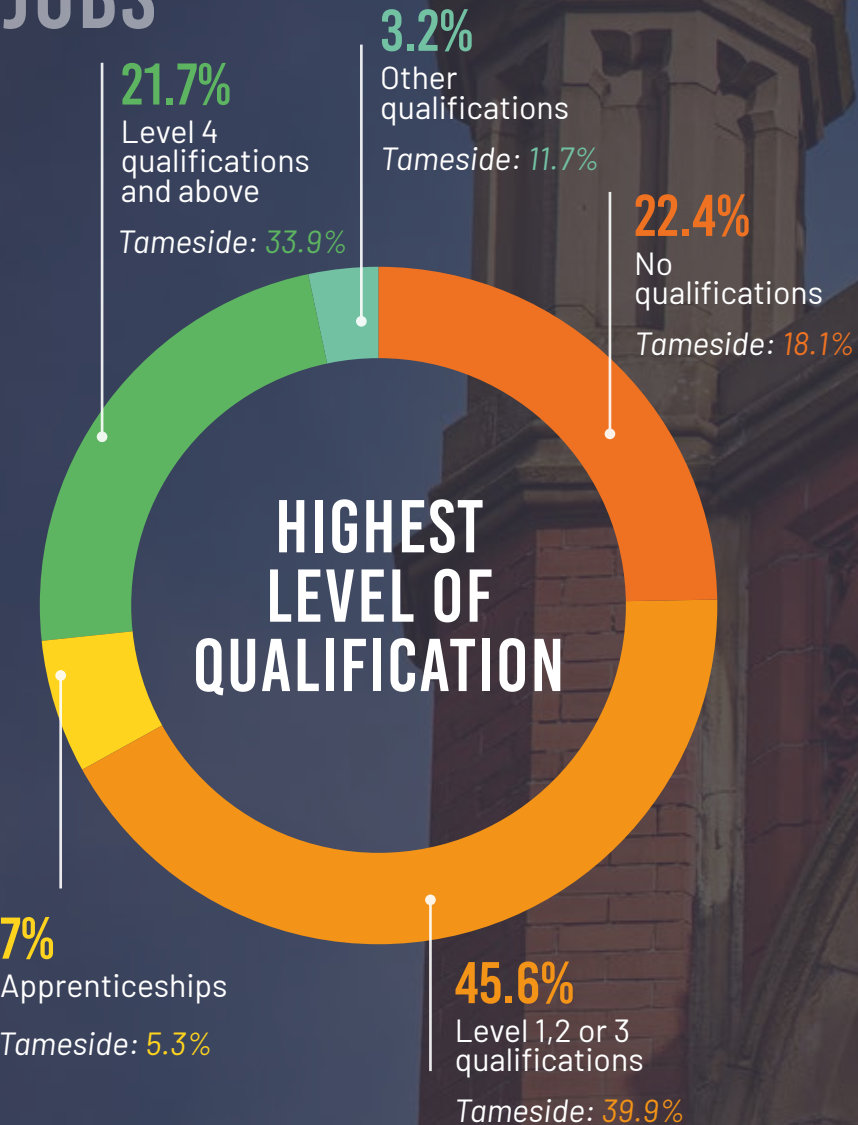
- Mix of C.19 mill/ works buildings and modern purpose-built units

Challenges

- Retaining full use of our industrial/employment areas



JOBS



2 Sites for 9877 sqm of floorspace



PEOPLE

Strengths

- Cluster of primary and secondary educational facilities on Yew Tree Lane/ Cheetham Hill Road
- Number of greenspaces for recreation
- Lots of nurseries and primary schools
- Dukinfield cricket club, allotment
- Astley Sports village
- Dukinfield golf course
- Dukinfield ambulance station on Dewsnap Lane

Opportunities

- Consolidation/extension of educational facilities
- Access to and improvements of parks and greenspaces e.g. land south of Yew Tree Lane
- Look to link the 3 playing fields together that sit within Dewsnap Lane/Boyds Walk/King Street/Birch Lane to create a large sports village (introduce 4G pitches, padel courts, tennis etc)
- Better access and improvements to canal and river
- Loxley House – potential for a community hub.

Weaknesses

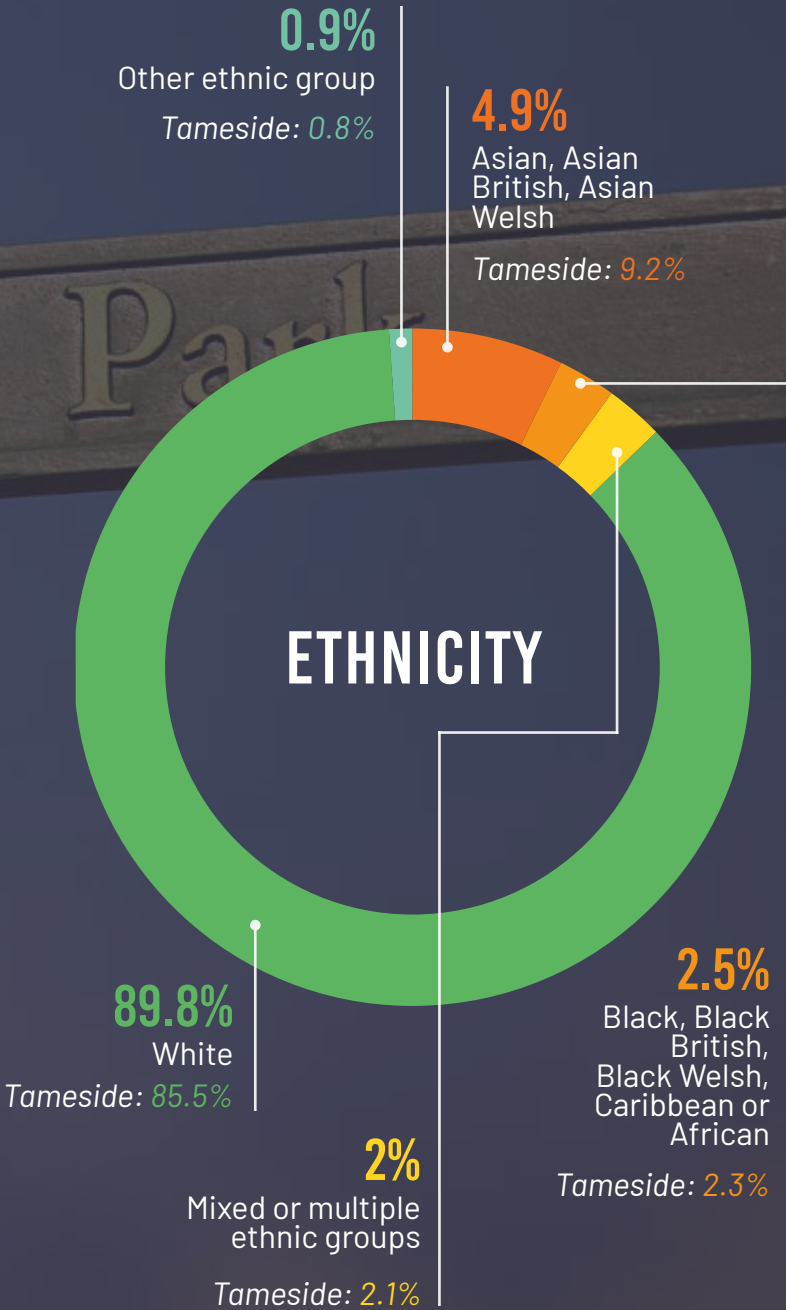
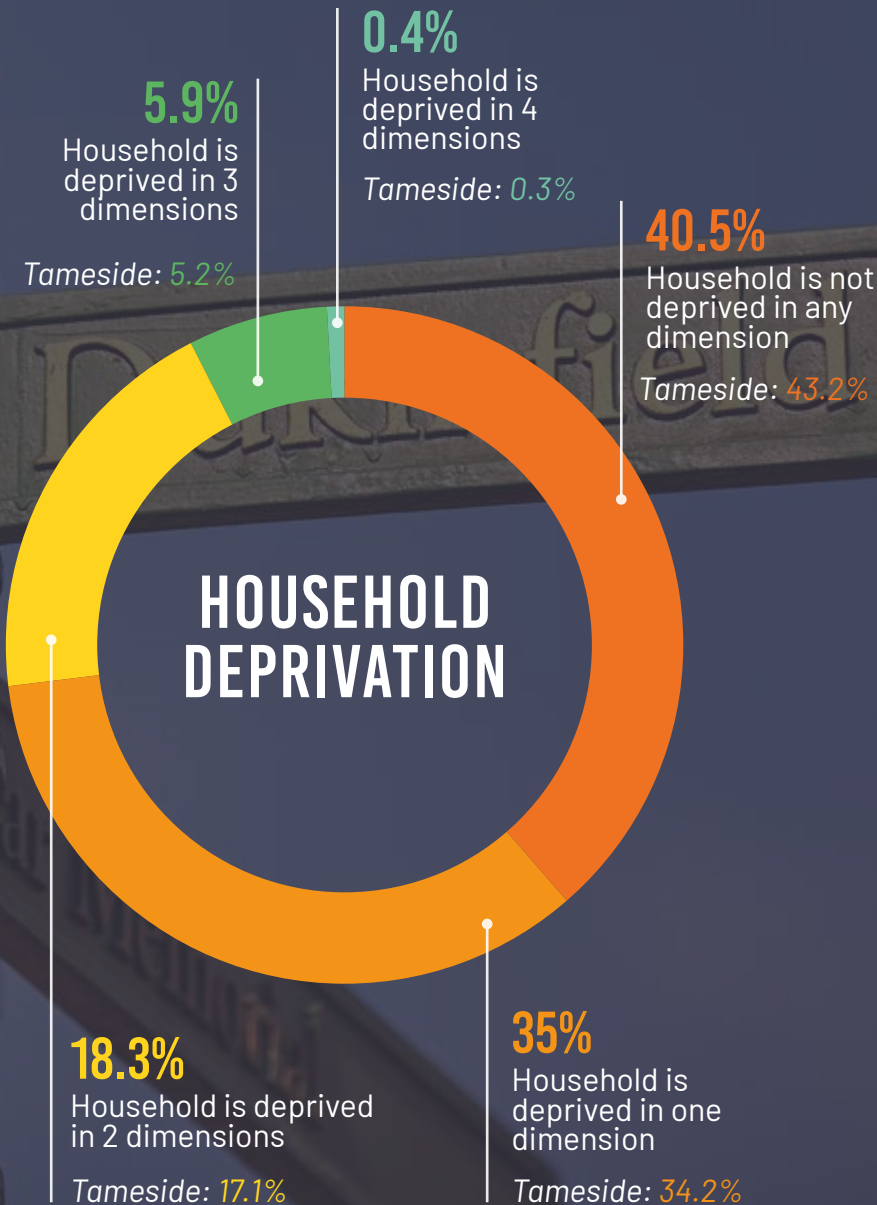
- Amenity/ greenspace deficiencies/poor quality/fears of crime/unsafety
- Not enough doctors/pharmacies
- Too many hot food takeaways
- No community centre
- No swimming baths
- Not many play areas for young children

Challenges

- Questions whether primary and secondary schools have enough space to expand to provide better opportunities
- Difficult to reduce number of existing takeaways
- Specialist groups need to work more holistically.



Resident population
12,700



PEOPLE

DISABILITY

78.5%
Not disabled under
the Equality Act
Tameside: **82.5%**

21.5%
Disabled under
the Equality Act
Tameside: **17.3%**

GENERAL HEALTH

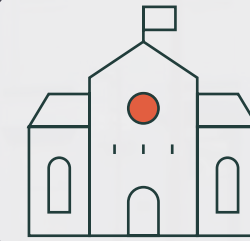
15.3%
Fair health
Tameside: **12.7%**

33.9%
Good health
Tameside: **33.7%**

43.9%
Very good
health
Tameside: **48.5%**

5.5%
Bad health
Tameside: **4%**

1.5%
Very bad health
Tameside: **1.2%**



2 Primary schools **1** Secondary schools **1** PRU

Emergency admissions in children under 5
(crude rate per 1000) = **204.4**

Emergency admissions for injuries in children
under 5 (crude rate per 10,000) = **200.8**

Emergency hospital admissions for injuries in
under 15 (crude rate per 10,000) = **150**

Emergency hospital admissions for injuries in
15-24 (crude rate per 10,000) = **192.1**

TRAVEL

Strengths

- Bus service between Ashton and Hyde is good

Opportunities

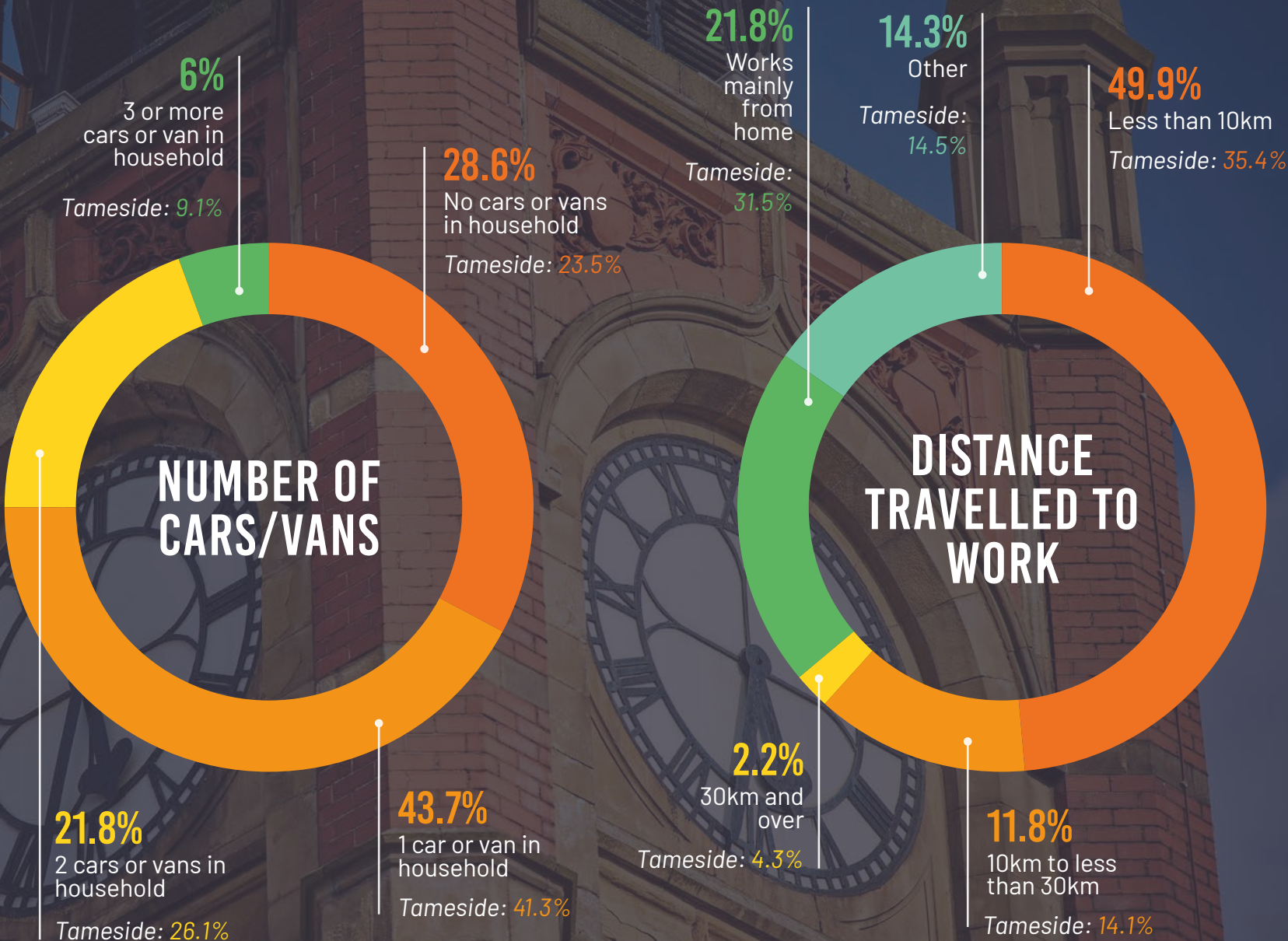
- Bus service improvements to King Street and Cresent Road
- Improvements to walking, cycling, wheeling on King Street and within Tame Valley employment area
- improvements to highways and public realm at key gateway locations Ashton/ Dukinfield/ Hyde/ Audenshaw/ Stalybridge
- Improve connections to river/ canal network for active travel and leisure around Asda
- Consider those visually impaired/deaf
- Improvements to pedestrian crossings at the Foundry Street, Jeffreys Drive/Oxford
- Road/Birch Lane junction

Weaknesses

- No direct bus service to Dukinfield Cemetery
- Poor pedestrian experience between King Street to Cavendish Street/ Ashton Town Centre
- Pedestrian crossings and routes
- No train station
- Buses into Manchester are poor during the day
- Lack of opportunities for electric vehicle charging

Challenges

- Connecting walking and cycle routes to other towns in the Borough
- Parking/access to Dukinfield train station
- Sheltered housing off Cresent Rd and no bus link
- Not enough public transport off park road.



PLACES

Strengths

- Dukinfield Town Hall (Registry office)
- Dukinfield Cemetery
- Proximity to Portland Basin
- Dukinfield Park

Opportunities

- Strategy for future use of public buildings
- Improve public realm around Dukinfield Town Hall e.g. destination and connection to registry office
- Strategy to secure future of listed buildings at risk
- Conservation designation of canal network
- Create more of a hub surrounding the town hall, park and King Street high street

Weaknesses

- Blurred boundary around Dukinfield (where does it begin/end)
- Areas of poor-quality public realm
- Location of library
- 2 x II* listed buildings at risk
- Access and public realm at Lower Wharf Street Canal Basin

Challenges

- Retaining use of heritage assets
- Lack of 'community' feel in the town



17 Listed buildings

- 17 listed buildings
- 15x Grade II
- 2x Grade II*



1 Conservation Area
Portland Basin



1 Article 4
1 HMO



VISION

Our vision for Dukinfield is to highlight the town as a place to live, work, play and socialise.

We will unlock the green and blue corridors associated with the canal and River Tame to promote walking and cycling.

We aim to maximise the potential of the town's open green spaces for a wealth of outdoor sporting, recreational, and learning activities, to promote healthy lifestyles. Public transport connections will be strengthened, providing improved services in, out and around the settlement.

The 'hub' or 'centre' of Dukinfield will be reestablished, providing opportunities for the high street on King Street/Astley Street to thrive, whilst also encouraging the use of Dukinfield Town Hall and Dukinfield park for events. Dukinfield's designated and non-designated heritage assets will be celebrated and honoured, supporting their alternative uses where necessary, primarily to support community facilities, promoting culture, arts and music.

We will support the growth of existing employment areas and provide opportunities for new businesses to thrive. Opportunities will be provided to enhance the attractiveness of the retail, commercial and leisure offer on King Street and Concord Way. The mix of housing types and tenures will be retained, with the aim of providing more attractive places to live through redevelopment schemes, including improvements to public realm and green infrastructure.

Dukinfield will be a sustainable and well-connected district, supporting the growth and well-being of its own community and neighbourhood, whilst being the gateway to the wealth of opportunities the wider Borough has to offer.



DELIVERY

- Recognise the important role that the out-of-town centre retail store, Morrisons supermarket, plays on the town.
- Reestablish the heart of Dukinfield through developing options and working with partners to enhance the daytime attractiveness, vibrancy and quality of the high street on King Street.
- Developing a public realm/green infrastructure strategy for enhancing and promoting the retail/commercial facilities on Concord Way.
- Enhance the public realm to the front of Dukinfield Town Hall.
- Celebrate and honour the town's designated and non-designated heritage assets by developing options for their re-use, such as event spaces to promote community cohesion, leisure and socialising.
- Preserve Dukinfield Park as the green heart of the town, providing improved facilities to play and socialise.
- Define a long-term vision for the established sport and recreational facilities at the existing Blockages site, as a potential sports village with borough wide importance.
- Work with partners and stakeholders to improve walking and cycling routes within Dukinfield, particularly on the blue corridors and linking the town's green corridors together, with better links to Portland basin
- Develop options in conjunction with TfGM for the provision of Dukinfield train station.
- Promote the re-use of empty buildings/sites for residential accommodation, eg. The former Holly Grange site on the corner of Lodge Lane/Oxford Road.



POLICY APPROACH

- Maintain and enhance the area as an attractive residential neighbourhood, seeing relatively little change over the plan period, physically located within the middle of Tameside.
- Maintain and enhance the diverse range of housing across the neighbourhood area, delivering a net increase of around 160 new homes across Dukinfield.
- Protect and sustain key employment locations, particularly the importance of the Tame Valley corridor, providing agglomerations of industrial uses and job opportunities for residents.
- Accommodate major rail infrastructure improvements through the provision of a new Dukinfield, Dewsnap train station.
- Preserve and enhance the designated and non-designated heritage assets within Dukinfield including the Grade II listed Dukinfield Town Hall at the heart of the community, exploring opportunities to enhance the public space to its frontage.
- Support the enhancements to the attractiveness of the neighbourhood's two local shopping environments along King Street and at Concord Way, ensuring environments are not dominated by one particular use to the detriment of character or function of the local parades of shops.
- Support enhancements to the River Tame and Peak Forest Canal as important recreation and leisure assets linking to Ashton and Hyde beyond, whilst protecting this as a key landscape and wildlife corridor.
- Support the growth and enhancement of the leisure and recreational role of the cluster of uses located at Blocksages and Astley as a key hub sites for sport, recreation and physical activity.



