



TOWN GROWTH PLAN

Hyde



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Hyde

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CONTEXT

Although Hyde dates back to the 13th Century, as part of the grounds of Newton Hall, and grew to a small settlement focussed around Red Pump Street and Gee Cross by the end of the 18th Century, the Hyde we know today is a result of the industrial evolution. As with many of the Greater Manchester towns, Hydes' population growth is associated with the cotton industry. In its 19th Century prime, Hyde contained 40 cotton mills. Hyde's streets, civic buildings and original terraced housing stock were all built to house and support the mill workers. The Peak Forest Canal was also constructed during the industrial revolution to facilitate transport of the cotton goods. Hyde's identity changed during the 20th Century. The end of the industrial revolution required its residents to find a new purpose and its excellent transport infrastructure made travelling to Manchester accessible to everyone. Hyde therefore became a main commuter town to Manchester. The market square and the adjacent town hall are still the focus of the town centre, Hyde Park and the Peak Forest Canal are valued leisure locations, and scattered historic buildings add character to the built environment. Market Street and Market Square have historically been the retail core of Hyde while Corporation Street its civic core, and the original location of the police station and post office. The Market Square, created in the 1800s and operational in its original form for over 100

years, is still the focus of the town centre.

The Clarendon Shopping Centre, located on the site of the original market, opened in the 1960s and was Tameside's second largest shopping, becoming a regional attraction. The traditional market stalls were separated into two areas; the indoor market located within the shopping centre, and the outdoor market located in the external market square between the shopping centre and the town hall. The societal changes of the 21st century has seen footfall reduced within Hyde Town Centre, resulting in closed retail units and a gradually failing market offer.

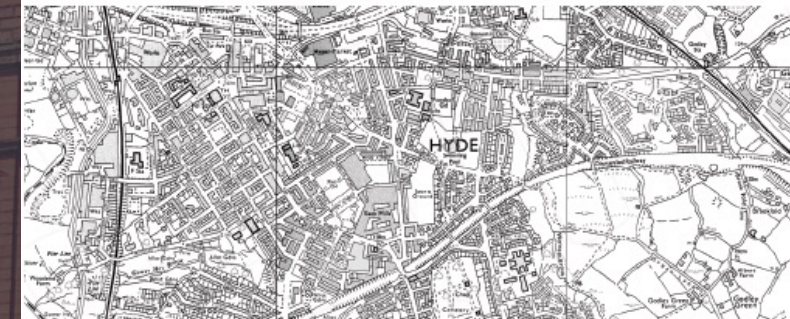
A masterplan was approved for the town centre in 2024 and included details of development opportunities, public realm improvements and other initiatives to support the regeneration of the town centre. Since approval, the Hyde Accelerator Programme included grant funding of £737,000 and the establishment of the Accelerator Partnership responsible for delivering town centre improvements, events and other activities. These have included improvements to the Market Ground, greening across the town, general cleansing, and new public realm infrastructure. A replacement surface of the playing area in Millenium Park is also underway along with general improvements to the town centre park.



1910s



1970s



1990s

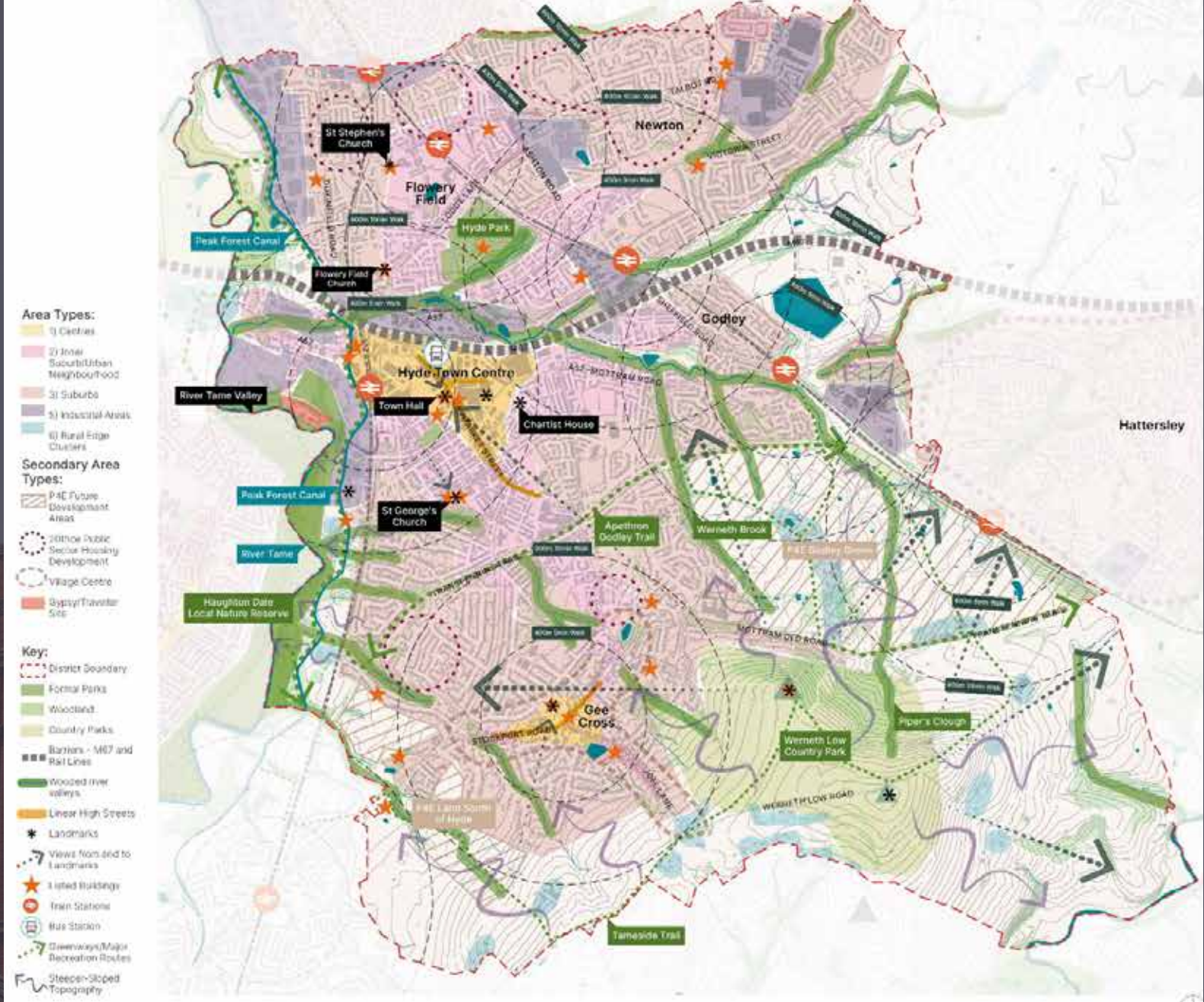


EXTENT

Hyde is located in the south of the Borough, neighbouring Woodley in Stockport to the south, Denton to the west, Dukinfield to the north and Longdendale and Hattersley to the east. The M67 dissects Hyde, acting as both an asset and barrier for access into the town centre and growth. To the north the area is bounded by the motorway, adjacent to which is the bus station. On the eastern boundary the railway station is situated, two major convenience stores and the Peak Forest Canal.

Market Street presents a cohesive townscape and there are several independent stores situated along it. It connects to Union Street which accommodates the vacant former Library Building which presents an opportunity for residential development.

Hyde Town Centre falls within the Hyde Triangle Located to the eastern edge of the Greater Manchester City Region. The Hyde Growth Triangle (HGT) is a key strategic growth opportunity focused around the transformational Godley Green Garden Village site. The HGT will maximise the economic growth opportunity presented by the scale of the Godley Green development site and the long term development of 2,150 houses in between Hyde Town Centre and Hattersley to drive innovation, increase high skill, high wage employment in sustainable growth sectors such as net zero technologies and modern construction techniques, to revitalise Hyde Town Centre by creating and to better link Hattersley to Hyde Town Centre through clear active travel routes.



CENTRES

Strengths

- Market town history
- Pop-up shops operating within vacant units
- GMCA & Government support of development – commission of task force
- Future town centre population increases
- Historic landmarks – Town Hall, former Library, Theatre
- Hyde United football club

Opportunities

- Attract additional grant funding
- £1m improvements to Hyde Town Hall
- Continue positive working with shopping centre
- Regeneration masterplan
- Diversify uses – more creative industry, leisure, community spaces
- Opportunity to open specialist market
- New residential developments eg former Hyde Library- new apartments and population
- More events in the Market Square
- Improve pedestrian connectivity into town centre
- Better evening economy to draw people into centre, increase destination appeal

Weaknesses

- Land use not appropriate for town centre
- Vacant and poor-quality buildings/shop fronts
- Declining footfall and economic performance
- Public realm poorly configured
- Lack of destination appeal
- Limited public sector land ownership
- Weak evening offer
- Poor connectivity to bus station
- Activities severed from town centre by major roads
- Low footfall and vacant units in town

Challenges

- Lack of investment
- Limited market interest
- Current local population with relatively low disposable income to be spent locally in the town centre
- Viability of development opportunities through financial constraints, investor interest and/or availability of grant funding
- Competition between neighbouring towns

COMPOSITION OF HYDE TOWN CENTRE:



FOOTFALL

August 2025

- 2,406,420

+1,1% from 2024

Unique visitors

408,100

+1.8% from 2024



COMPARISON:

15,165 sq.m floorspace = 25.8% - 81 units



CONVENIENCE:

20,090 sq.m floorspace = 34.2% - 32 units



FINANCIAL SERVICE

2,483 sq.m floorspace = 4.2% = 18 units



LEISURE CENTRE

8,841 sq.m floorspace = 15% = 58 units



RETAIL SERVICE

5,198 sq.m floorspace = 8.8% = 59 units



VACANT

6,995 sq.m floorspace = 11.9% = 55 units

ENVIRONMENT

Strengths

- Local green spaces including Millenium Park
- Environmental value offered from neighbouring hills/valleys
- Many sites of biological importance
- Hyde Park
- Werneth Low café – community involvement & volunteers

Opportunities

- Promote links to canal and green corridors for active travel
- Environmental quality can be used as a selling point for regeneration
- Strengthen sustainable design and nature-based solutions (SuDS, biodiversity net gain) in future developments
- Increasing multi-functional use of existing greenspaces will help address the identified deficiencies

Weaknesses

- Lack of green infrastructure
- Environmental pressure exerted from developments risking quality of the landscape

Challenges

- Vehicle congestion and traffic congestion along key routes and within the town centre



2 Country Parks
Etherow
Werneth Low



3 Nature Reserves
Etherow Country Park
Haughton Dale
Werneth Low



18 Sites of Biological Importance

- Apethorne House (North)
- Apethorne House (South)
- Back Wood
- Brookfold Wood
- Clay Pit Meadow
- Clough at Matley
- Dunkirk Wood
- Etherow Country Park & Roach Wood (North)
- Etherow Country Park & Roach Wood (South)
- Godley Hill
- Gower Hey Wood
- Higher Higham Meadow
- Peak Forest Canal (North)
- Pole Bank (North)
- Pole Bank (South)
- Pond at Oaklands Hall
- Werneth Brook
- Werneth Low Country Park



HOMES

Strengths

- Residential close to Town centre
- Good potential for new housing development - Godley Green development – c2,150 new homes

Opportunities

- Consider constitution of Accelerator partnership for future
- Residential development opportunities – site assembly/acquisition
- Large scale allocations to create exemplar housing neighbourhoods

Weaknesses

- Housing less attainable due to lack of affordability and low wage average

Challenges

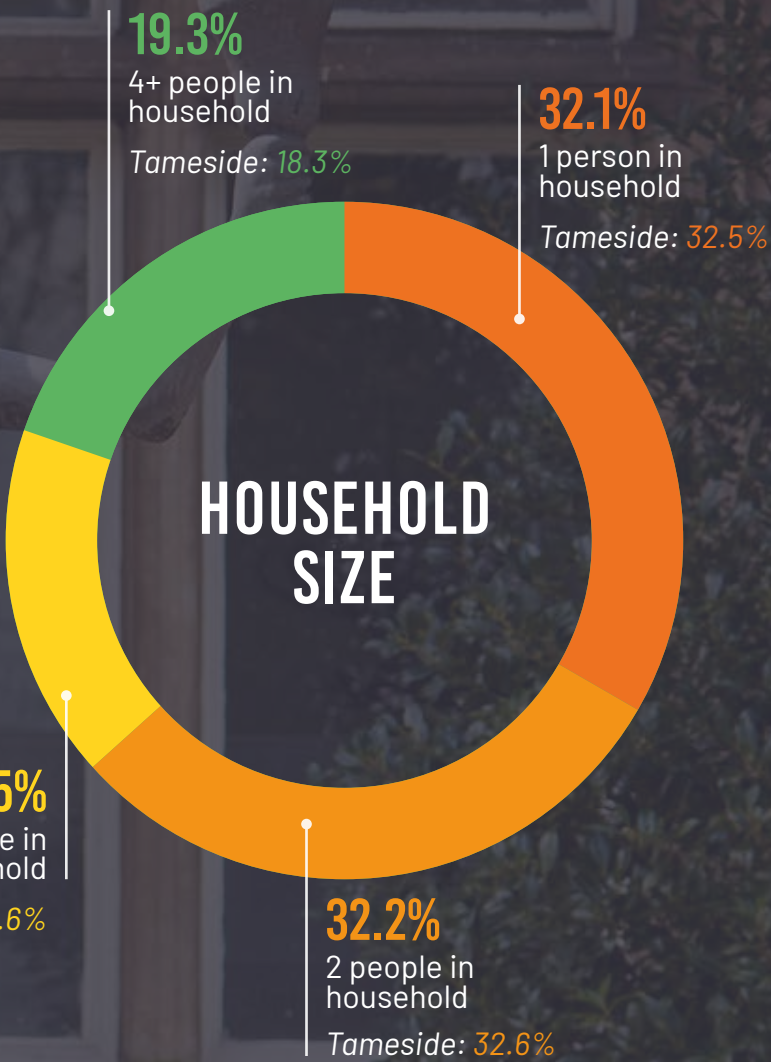
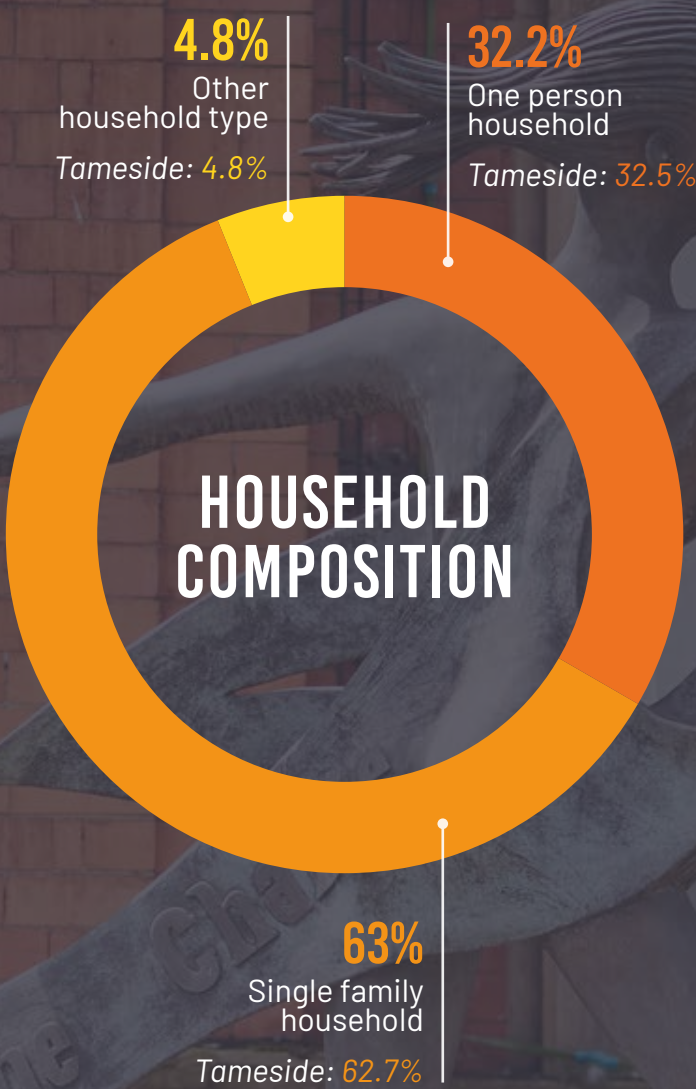
- Difficulty for infrastructure and services to keep pace with housing growth
- Keeping in line with demand of tenure

Lower Quartile house price change (2007-2024) = £104,000 To £156,000 = 50%

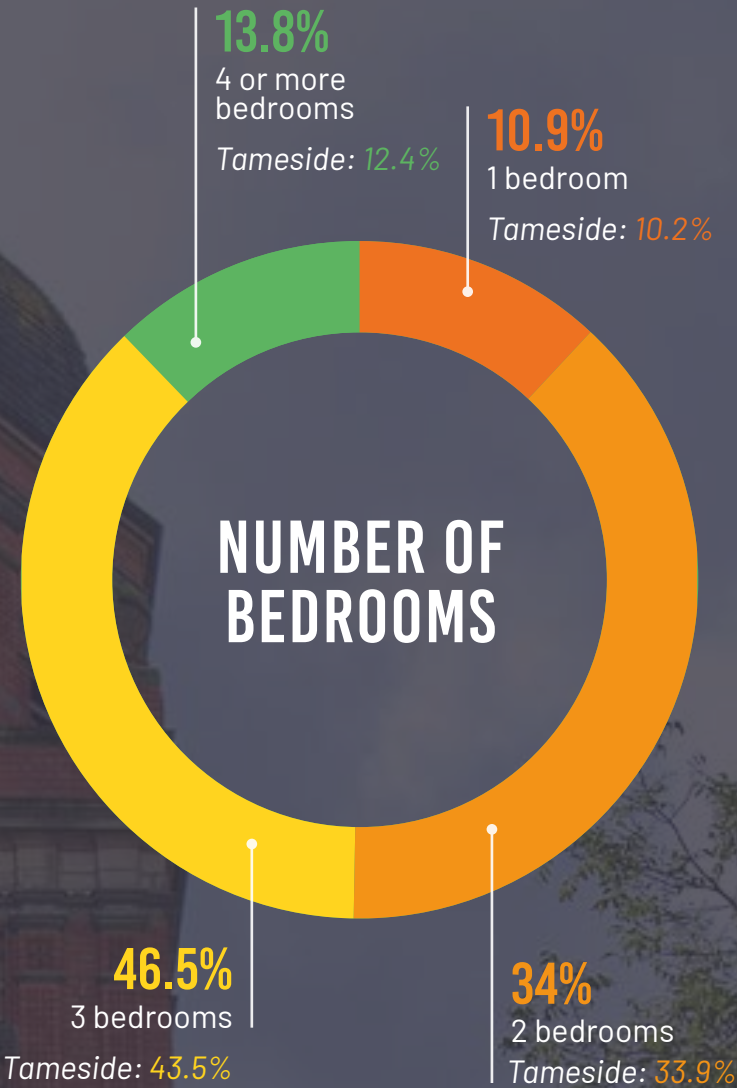
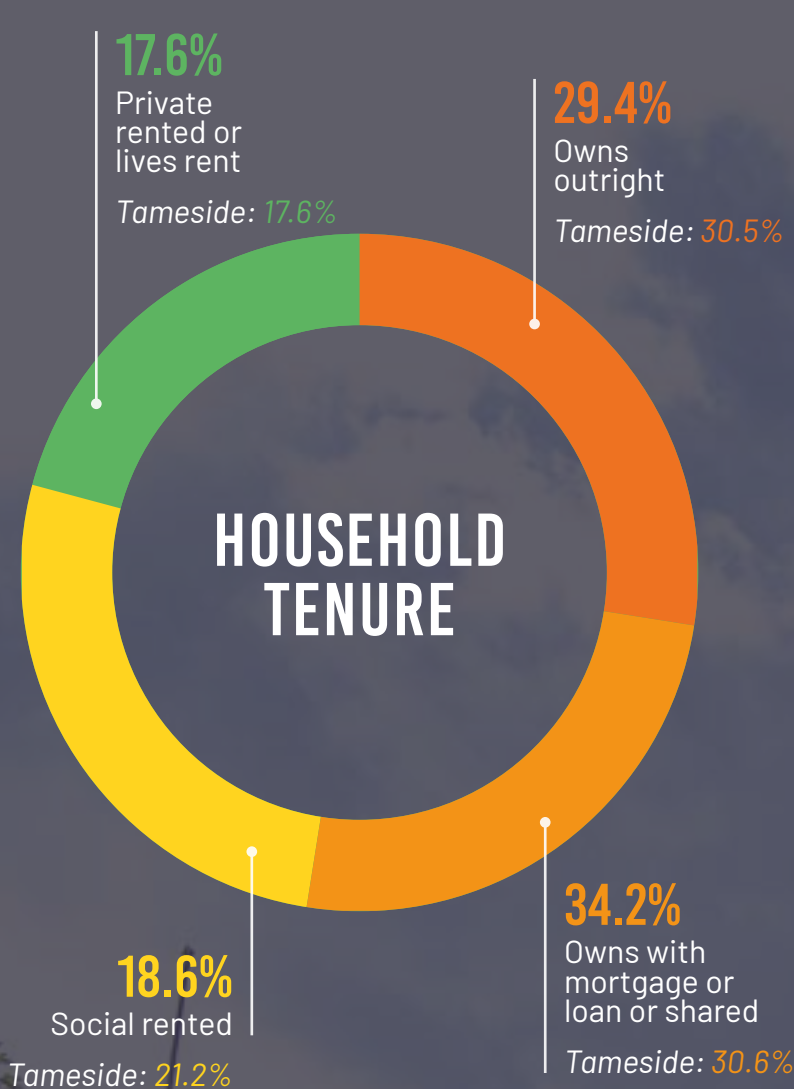
Medium Quartile house price change (2007-2024) = £129,250 To £200,000 = 54.7%

Lower Quartile rent each month = £797

Medium Quartile rent each month = £901



HOMES



- Older people living alone = **35.4%**
- Overcrowded houses = **6.5%**
- Households in fuel poverty = **14.1%**
- Second Homes - **14**
- Vacant Properties - **247**
- HMOs - **14**

JOB

Strengths

- Active shopping centre owners
- Independent businesses
- Sectoral strengths in manufacturing and arts and recreation
- Proximity to Manchester – benefit from the large labour market and transport links

Opportunities

- Clarendon shopping centre and Hyde market
- Build on independent businesses
- Growth of employment workspace/ floorspace

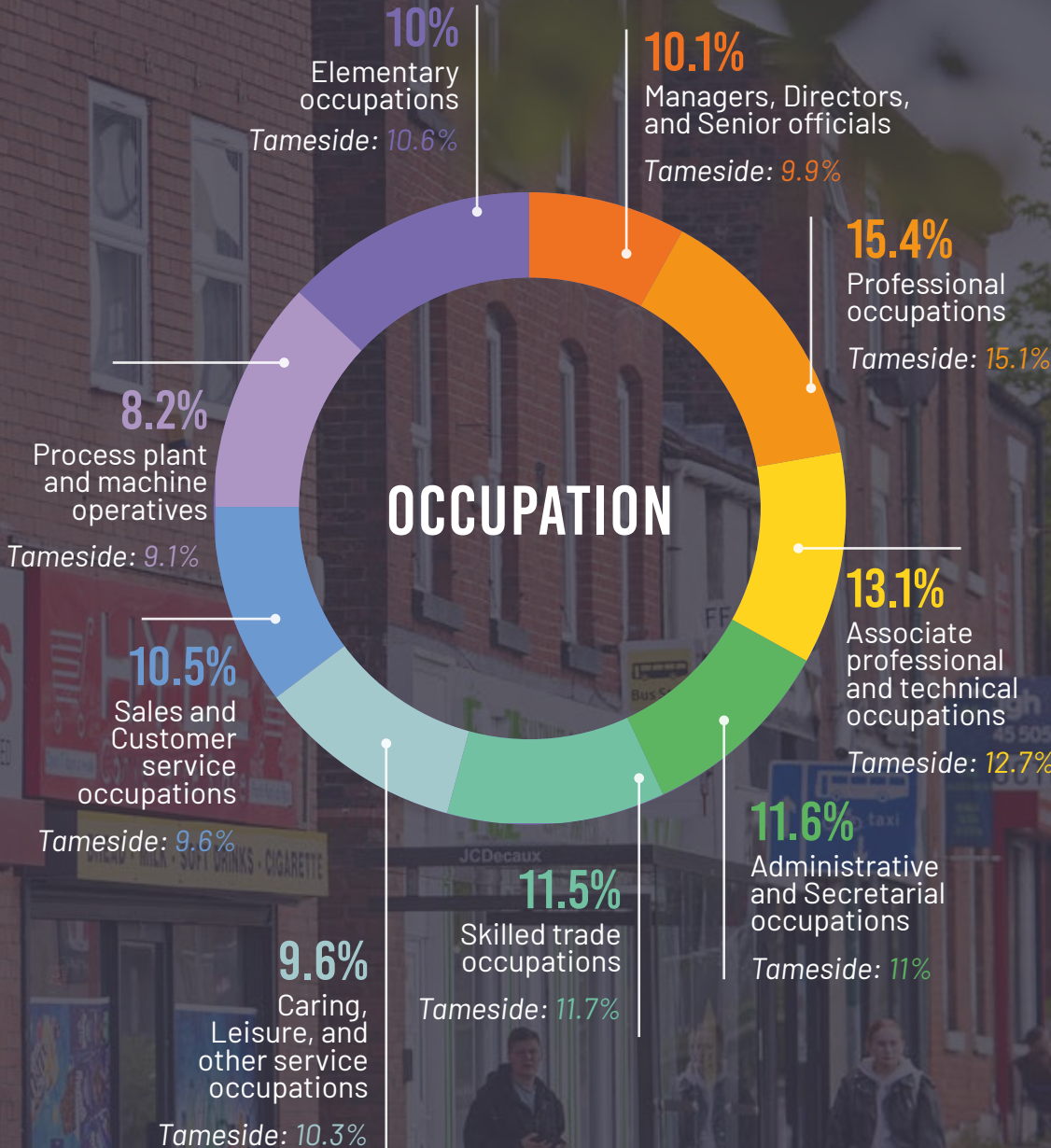
Weaknesses

- Poor retail offer/diversity – lack of national retailers
- Limited evening economy
- High inactive employment and deprivation suggest jobs are not evenly accessible

Challenges

- Changing shopping behaviours
- Lack of market interest
- Need to upskill/train the population to reduce external labour limiting local benefits

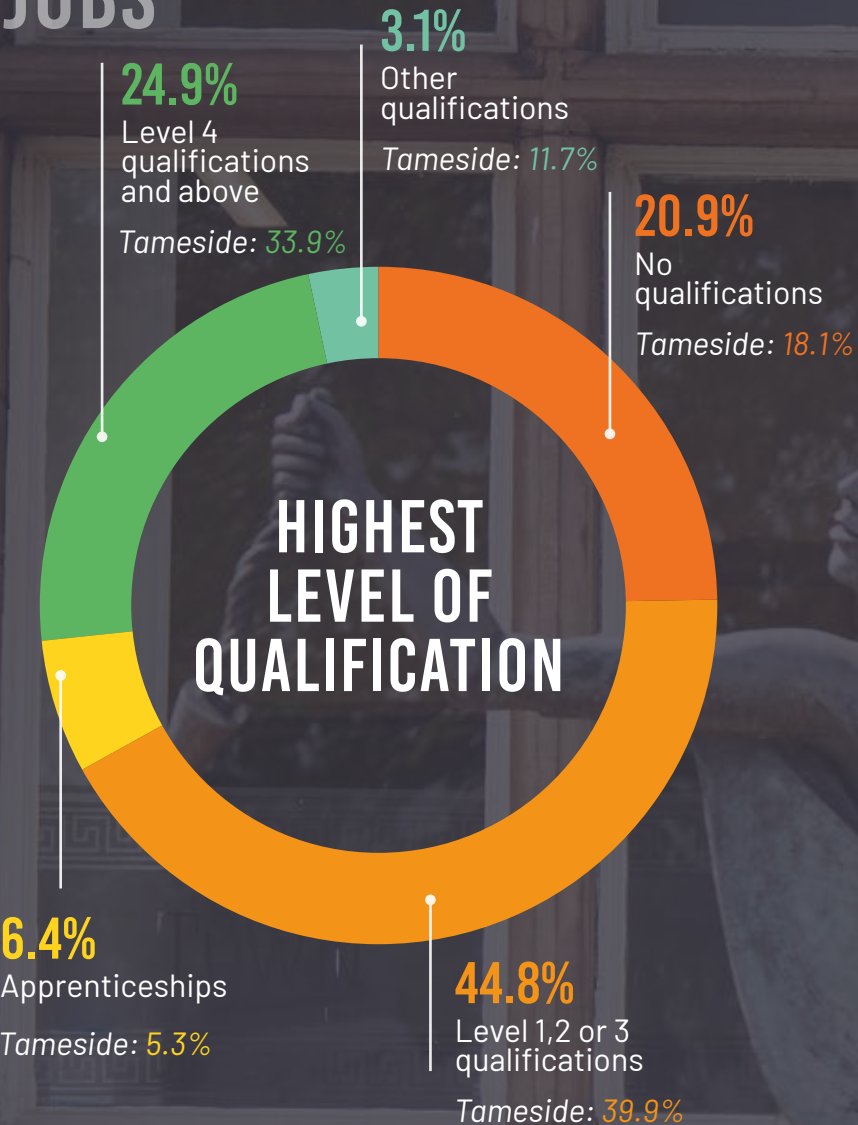
OCCUPATION



ECONOMIC ACTIVITY STATUS



JOB



 **6 Sites for 18,728 sqm of floorspace**



PEOPLE

Strengths

- Diverse community
- Proactive and creative community

Weaknesses

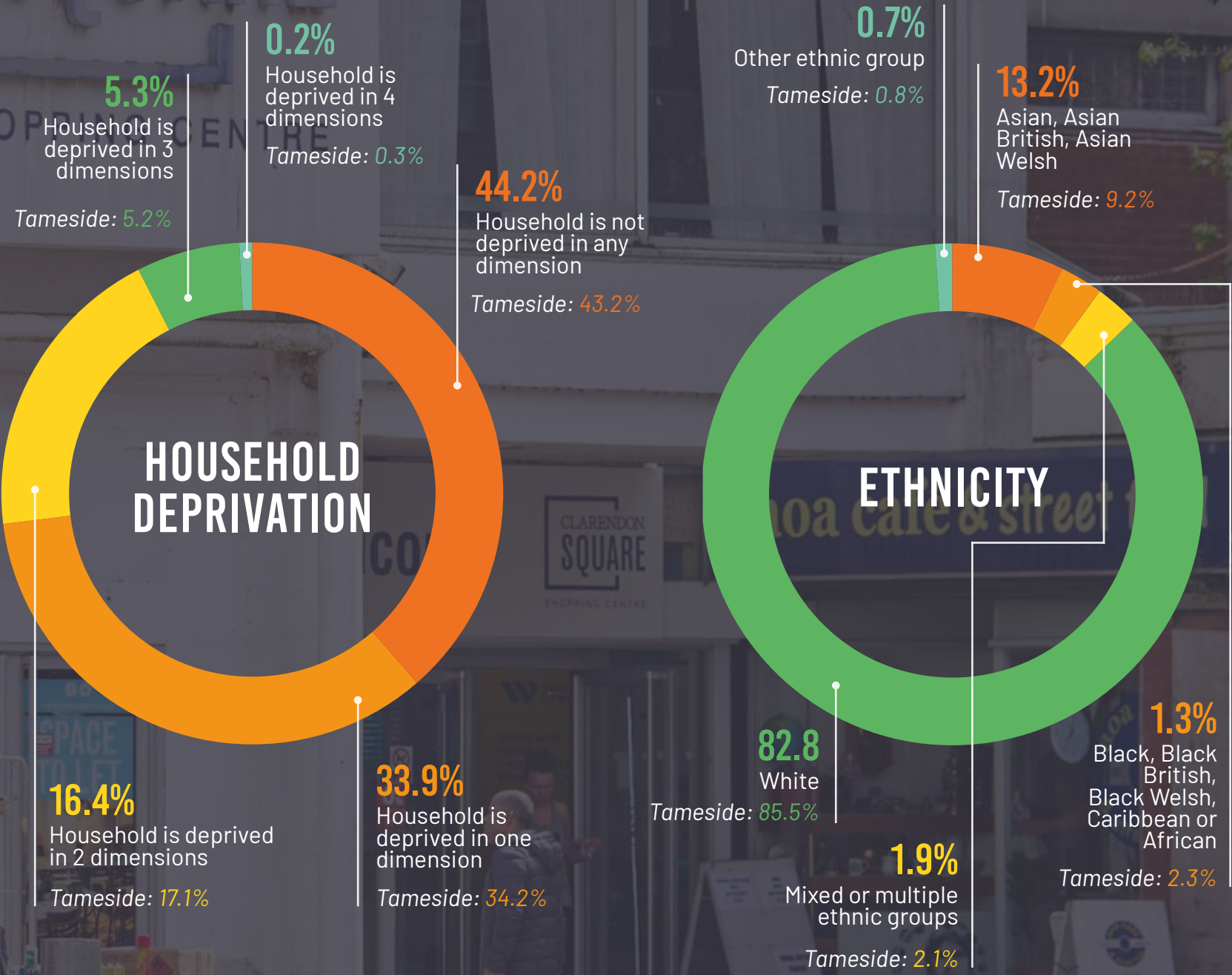
- Poor quality local offer
- High levels of deprivation
- Level of qualifications, limit employment opportunities and personal growth
- Diverse community - some areas experiencing limited integration and subtle geographic separation

Opportunities

- Strong community presence
- Availability of social activities and engagement due to proximity to town centre

Challenges

- Increasing pressure on social care due to an ageing demographic
- Hyde provision of parks and gardens does not meet the national standards, nor does the amenity greenspace and provision for children and young people through play



PEOPLE

DISABILITY

80.5%
Not disabled under
the Equality Act
Tameside: 82.5%

19.5%
Disabled under
the Equality Act
Tameside: 17.3%

14.2%
Fair health
Tameside: 12.7%

4.9%
Bad health
Tameside: 4%

34.3%
Good health
Tameside: 33.7%

GENERAL HEALTH

1.4%
Very bad health
Tameside: 1.2%

45.1%
Very good health
Tameside: 48.5%



10 Primary schools **2** Secondary schools **1** Special school

Emergency admissions in children under 5
(crude rate per 1000) = **208.1**

Emergency admissions for injuries in children
under 5 (crude rate per 10,000) = **157.9**

Emergency hospital admissions for injuries in
under 15 (crude rate per 10,000) = **117.4**

Emergency hospital admissions for injuries in
15-24 (crude rate per 10,000) = **148.3**

TRAVEL

Strengths

- Strategic location to Manchester city Centre
- 4 train stations
- Proximity to M67 and West Yorkshire and Peak District
- Sustainable transport links

Weaknesses

- Frequency of connections to Manchester city centre
- Vehicular dominance particularly market street
- Insufficient parking at tarin station
- Poor pedestrian connectivity and accessibility between activities on edge of town centre

Opportunities

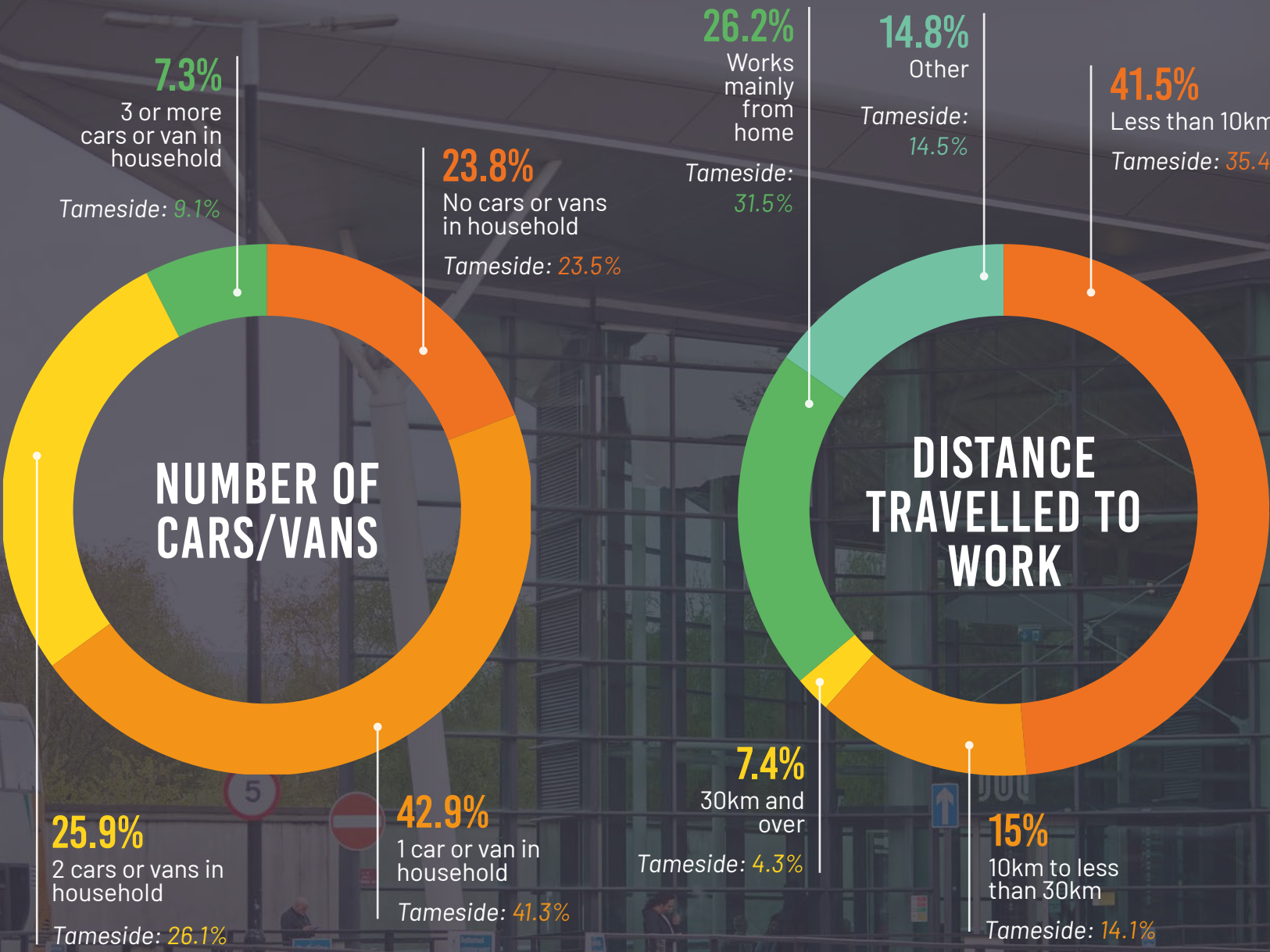
- Improved connections between key transport links
- Strategic location – city centre, M67, M60, train station
- Hyde Triangle growth location – Godley green, Hattersley, Town centre
- Opportunity for park and ride
- Expand the frequency of rail services

Challenges

- Poor connectivity to key transport hubs
- Poor sense of arrival
- Vehicle congestion



4 Train stations
Hyde Central
Hyde North
Flowery Field
Newton for Hyde



PLACES

Strengths

- Historic buildings
- Approved master plan (2024)
- Wider developments
- Distinct identity and character
- Situated strategically between access to the countryside and urban links into Manchester and beyond
- Accelerator program
- Leisure centre
- Theatre

Opportunities

- Enhance nighttime economy
- Build on improvements carried out via Hyde accelerator programme
- vacant buildings at key locations
- redevelopment of former Hyde library = market interest
- Deliver programme of events using Flexible Local Authority
- Grant Funding
- Detailed public realm strategy underway
- Bike track
- Theatre engagement

Weaknesses

- Underutilised civic buildings
- Poor sense of arrival at key gateways
- Poor quality public realm, leisure and evening offer
- Limited activity and profile of Hyde Town Hall
- Accelerator Programme is time limited, with grant funding due to expire in March 2026 and that, at this time, there was no other grant funding available to replace it

Challenges

- Significant regeneration of neighbouring towns such as Ashton, Denton and Stockport leaving Hyde further behind
- Negative perceptions
- Current piecemeal land ownership prevents delivery of larger transformational development opportunities with land assembly required
- Key prominent vacant buildings
- Lack of investment



34 Listed buildings
33x Grade II
1x Grade II*



1 Article 4
1 HMO



VISION

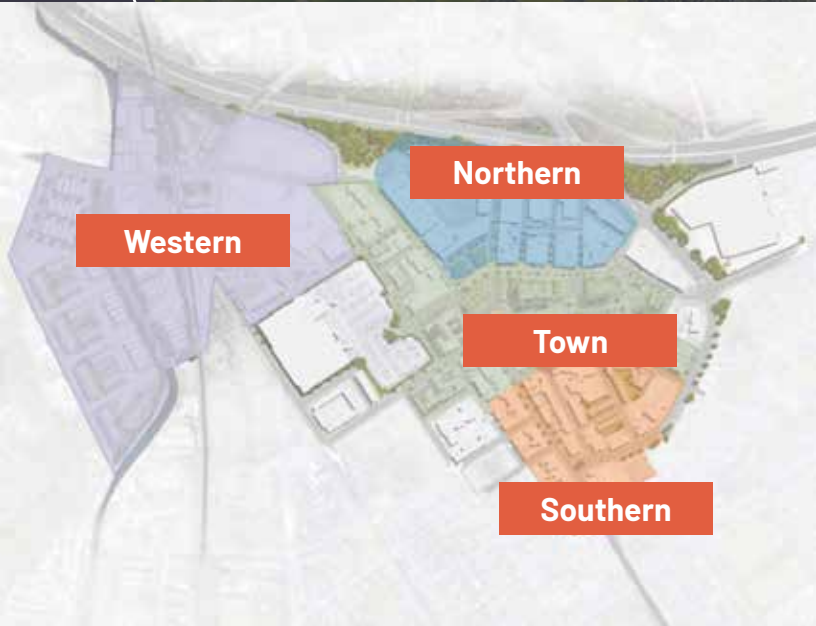
In 2024, a masterplan including a Vision and Objectives for Hyde was approved. The Vision centred around:

Hyde town centre becoming a place known for its beating independent cultural heart, with a culturally focused, reimagined Town Hall and a rejuvenated market square that encourages socialising and events. High quality sustainable town centre homes, independent retail and great transport links will allow Hyde to flourish and find its own unique identity within the context of Greater Manchester and the Northwest.

A number of key development principles were agreed to support the delivery of the Vision

1. Celebrate and enhance Hyde’s Culture and Heritage
2. Create a safe, desirable and healthy place to live
3. Enhance active travel connectivity and better integration of vehicles
4. Create a vibrant, diverse and sustainable town centre
5. Enhance character, placemaking and the environment
6. Unlocking the town centre edges

These development principles are considered as part of a spatial approach to delivering change and regeneration to Hyde. The area is divided into distinct zones (Quarters), highlighting the different character areas of the town and where development opportunities should be focused.



Town Centre Core

The Town Centre Core is the heart of the town and contains the markets, shopping centre, town hall and market square. This is the historical centre and has been the focal point of the town for over 200 years. There are a number of objectives for the core of the town that have been identified to create a town centre that the community is proud of. These include:

- Re-purposing the Town Hall as a regionally significant cultural destination that better connects to the Market Ground.
- Improve accessibility across the town centre, encouraging active travel and creating safe spaces for people to move about.
- Public Realm improvements & Green Infrastructure.
- Redevelopment of the Clarendon Centre and market offer including the potential for town centre living and leisure uses. Opportunities around relocating the indoor market and reshaping the outdoor market to support the deiversification of the offer in the town.
- Improve the appearance of shop frontages and signage.
- Create a stronger identity for the town centre.
- Infill development on vacant, underused or inappropriate sites.

Western Residential

The area west of the town centre that currently consists of a mix of residential and semi-industrial buildings. This area also contains significant assets such as the railway station and Peak Forest Canal making it a strategically important area of the town that is not reflected within its current land use and condition. The masterplan recommends opportunities for residential development on brownfield sites that would provide much needed housing in close proximity to the town centre and rail station as well as more footfall for the town.

South Development Zone

This southern fringe lacks a clear identity due to its mix of architectural styles and diverse land use. Its current dominant use is residential but suffers from a fragmented grain due to ad-hoc 20th century developments that ignore the local character and street structure. This zone also includes the opportunity to redevelop the former Hyde Library on Union Street whilst improving accessibility for residents to the town centre core.

North Development Zone

A key area of the town due its proximity to the core and location of the bus station. The current land use is a mix of office space, semi-industrial and retail. This area also contains one of the key gateway sites and must be passed through to reach Hyde Park. The area also includes a surface level car park, a doctor’s surgery, the DWP building and the former Astoria Bingo Hall site which has now been demolished following a fire in 2025.



DELIVERY

Delivery of projects identified in the approved masterplan have commenced and have been supported by the Council securing external grant funding, namely the High Street Accelerator Programme.

High Street Accelerator Programme

As previously set out, Hyde was selected as one of ten towns as part of the High Street Accelerator Programme to support town centre regeneration by increasing the amount and quality of greenspaces in the town, reducing vacancy rates and increasing footfall in the town centre. A total of £737,000 was secured and a Partnership was formed comprising local stakeholders, businesses and ward members. A number of interventions have been identified and delivered across the town and includes:

- An improved Market Ground – refurbished market stalls, planters, new seating, pest control, traffic management, and cleansing
- Town centre greening – new planters installed at key areas around the town centre including a new pocket park at the corner of Union Street and Market Street, tree maintenance and other green space maintenance.
- Millenium Park – resurfacing of MUGA, new seating,

artwork mural, park maintenance and repairs to paving and paths.

- Public realm improvements – new replacement bins, painting of bollards and railings, ‘twinkly’ lights installation, decluttering, and bunting installation.
- Events – HYPE young people markets and social events as well as a Halloween and Christmas event.
- Window art trail – artwork installed on windows of businesses in the town centre to form an art trail.

In addition, the Council secured £70,000 through GMCA Flexible Local Authority Grant Scheme which will be used to programme a series of events once the Accelerator Programme comes to an end in October 2025. Locality have been appointed to support the Partnership with its constitution once the Accelerator Programme ends.

Detailed Public Realm Strategy

The town centre masterplan identified a number of public realm and highway improvement schemes to support the regeneration of the town to ensure that Hyde becomes a better connected, safe and accessible and to create a more welcoming town centre environment. A more detailed strategy has been commissioned with a focus on Market Street, Clarendon Street, Clarendon Place, Greenwood Street and Market Ground. The detailed proposals will provide the Council with costed projects that enable the authority to apply for external grant funding schemes.

In summary, and to support this Growth Plan for Hyde, further feasibility and appraisal work is required to determine the opportunity for site assembly for new town centre residential living. In addition, the completion of the detailed public realm strategy will provide costed schemes that the Council are able to approach Central Government, GMCA, TfGM and other funding providers to support delivery of schemes in this Growth Location. Opportunities that the nearby Godley Green development should also be fully considered.



POLICY APPROACH

- Support the transformation and enhancement of Hyde town centre through a masterplanned approach which celebrates and promotes Hyde as a vibrant, cultural, safe and sustainable place and supports the potential redevelopment of the Clarendon Square Shopping Centre, reshaping the market offer and introducing a range of complementary uses.
- Deliver a net increase of around 3,180 new homes across Hyde including the significantly important PfE allocations at Godley Green and South of Hyde.
- Support masterplanned approaches to unlocking the edges of Hyde town centre, focused around bus and rail interchanges, enhancing arrival experiences and improving active travel connectivity and accessibility across Hyde town centre.
- Support the growth of the evening economy within Hyde town centre.
- Conserve and enhance the Grade II listed Hyde Town Hall as a significant cultural destination that better connects to the Market Ground through public realm enhancements, reduces the dominance of Market Street and supports the building's use as a community and civic hub.
- Improve the appearance of shop frontages along Market Street and promote better occupancy, ensuring environments are not dominated by one particular use to the detriment of character or function of the local parades of shops.
- Support the growth and enhancement of the leisure and recreational role of the cluster of sports uses located at and around Hyde Leisure Pool, strategically located between Godley Green and the town centre, offering opportunities to better connect communities to leisure uses.
- Support the leisure, recreation and visitor economy of Werneth Low Country Park.





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