

# HIGH PEAK: A GREAT PLACE TO INVEST

May 2017

# 02

## WHALEY BRIDGE A6 ENTERPRISE CORRIDOR

**Area:** 6.8 ha Brownfield Site.

**Ownership:** Various.

**Planning Status:**

Allocation for employment in Local Plan.

**Development Opportunity:**

An outline funding bid for £3.28m for this project was recently submitted to the D2N2 Local Economic Partnership (LEP).

- 80 new jobs created;
- 230 jobs retained;
- Land remediated = 0.8ha. Potential for 5 new employment units of 550smts each
- Existing employment area safeguarded = 6ha, secures future for 16 existing businesses;
- Length of new highway = 200m, including 40m new bridge;
- Industrial traffic conflict removed from High Street
- Opportunity create a better connected pedestrian and cycle friendly access and canalside environment within the conservation area



# 03

## CHAPEL BUSINESS PARK A6 ENTERPRISE CORRIDOR

### Site Area:

Approx 7ha of Brownfield + greenfield site.

### Ownership:

Mixed ownership.

### Planning Status:

Allocated employment land.

### Development Potential:

- A masterplan is being prepared to guide future development.
- £20-25m inward investment opportunity
- Approx 8170 sqm B1 and 6945 sqm B2 floorspace
- Potential to create 550 jobs



# 04

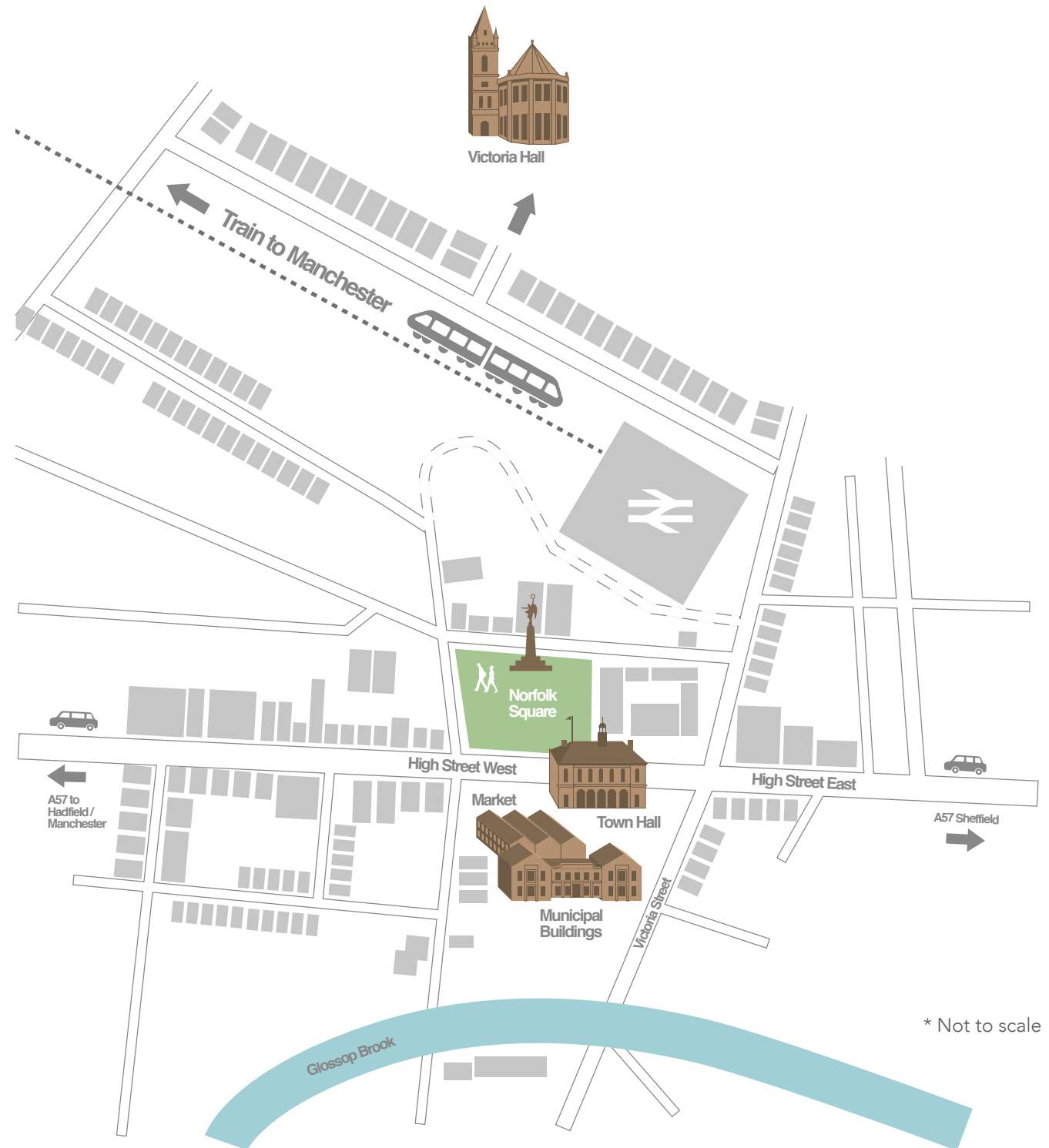
## CREATIVE GLOSSOP PROPOSAL HUB FOR CREATIVE INDUSTRIES AND CULTURAL ACTIVITIES

### Opportunity for refurbishment and development of heritage assets:

- Municipal Buildings
- Market Hall
- Town Hall
- Victoria Hall

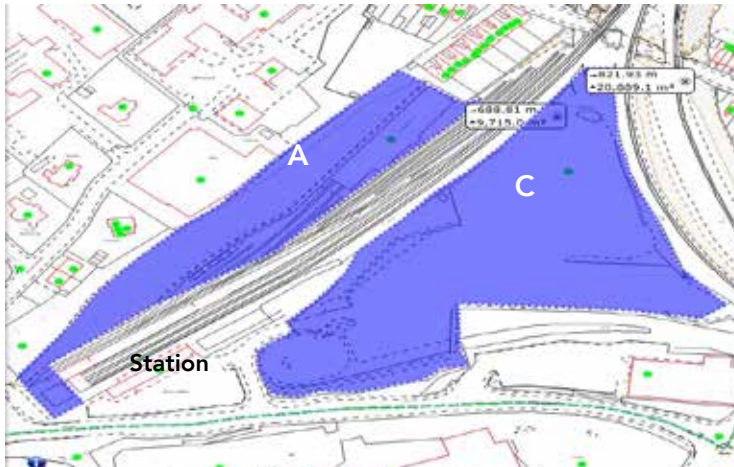
### Development Potential:

- Hub for creative industries
- Centre for cultural activities and performing arts
- A year-round rolling programme of events and activities
- Managed work space provision for creative businesses
- Gourmet food and drinks offer
- Active community engagement



# 05

## BUXTON STATION GATEWAY MIXED USE DEVELOPMENT ON BROWNFIELD SITES



### SITE A - DB SHENKER SITE

**Area:** 1.0 ha

**Ownership:**

DB Shenker

**Planning Status:** Allocated mixed use development

**Development Opportunity:** Car and Coach parking facility, residential development, student accommodation.

### SITE C - NESTLE SITE

**Area:** 2.2 ha

**Ownership:**

Nestle

**Planning Status:** Allocated for mixed use development.

**Development Opportunity:** Town centre regeneration uses, including residential, retail, office, hotel and tourist accommodation and community amenities next to the railway station and town centre, and a five minute walk from Buxton Crescent.

# 06

## HIGH PEAK HOUSING PORTFOLIO

### RESIDENTIAL DEVELOPMENT ON COUNCIL OWNED SITES WITH RESIDENTIAL ALLOCATION IN BUXTON

#### SITE A - GRANBY ROAD

**Area:** 2.4ha Greenfield site

**Ownership:** High Peak Borough Council

**Planning Status:** Lapsed planning consent for housing with provision. Access is not dependant on the development of the Fairfield Link Road

**Development Opportunity:** Residential development of approximately 70-100 dwellings

#### SITE B - GRANBY ROAD

**Area:** 7.16ha Greenfield site (c. 3.9ha developable; 3.1ha in HPBC ownership)

**Ownership:** High Peak Borough Council and private

**Planning Status:** Housing allocation in Local Plan. Link road required

**Development Opportunity:** Residential development of approximately 139 dwellings

#### SITE C - TONGUE LANE EMPLOYMENT ALLOCATION

**Area:** 2ha Greenfield site

**Ownership:** Private

**Planning Status:** provision for full access via development of link road

**Development Opportunity:** Development of B1 b/c, B2 and B8 use.

#### SITE M -

Part of Miller Homes planning approval for 330 homes

#### SITE D - DALE LANE RESIDENTIAL ALLOCATION

**Area:** 1.8ha (potential for 50 units)

**Ownership:** High Peak Borough Council

**Planning Status:** part of Miller homes planning approval

#### SITE E - DALE LANE EMPLOYMENT OPPORTUNITY + ALLOTMENTS

**Area:** 1ha + 3.1ha

**Ownership:** HPBC

#### SITE B4 - HOGSHAW

**Area:** 8ha

**Ownership:** HPBC

**Planning Status:** residential allocations including 1.2ha of public open space and 3.9ha for recreation and amenity space; discussions with Network Rail regarding development of rail sidings

#### SITE B3 - HOGSHAW

**Area:** 5.7ha

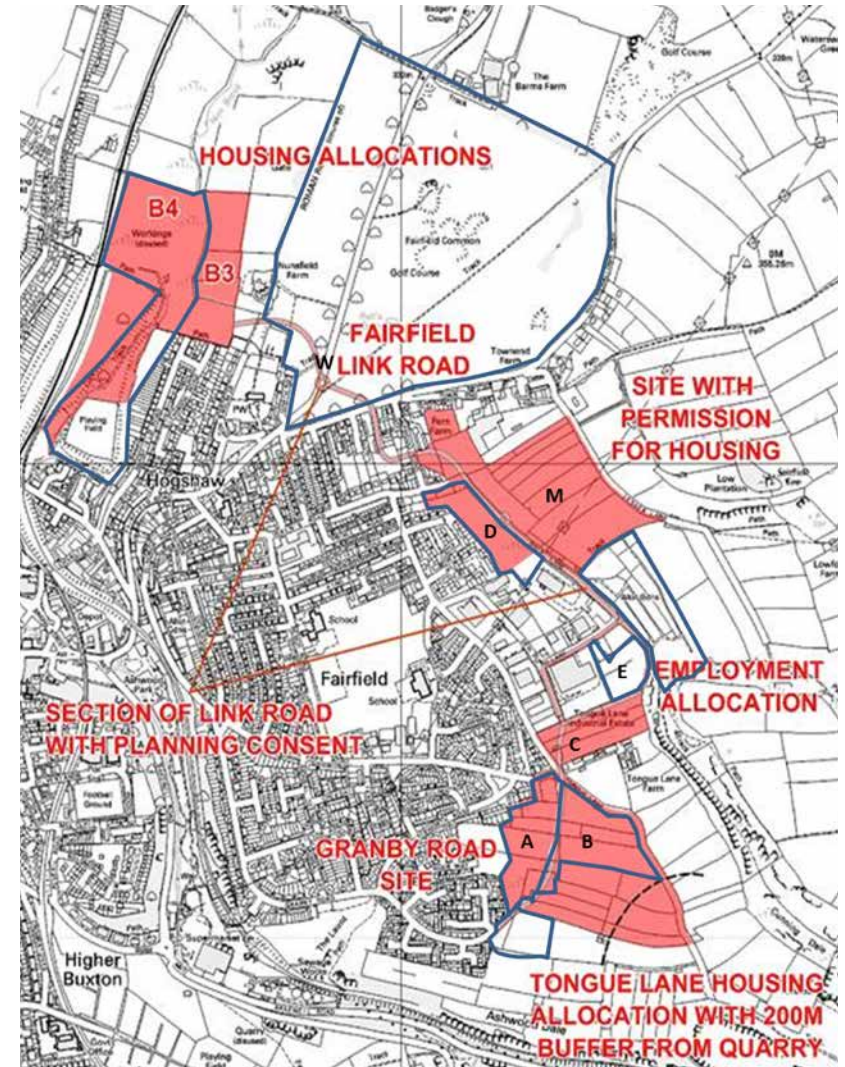
**Ownership:** Private

**Development Opportunity:**

Residential development of approximately 124 homes

#### SITE W -

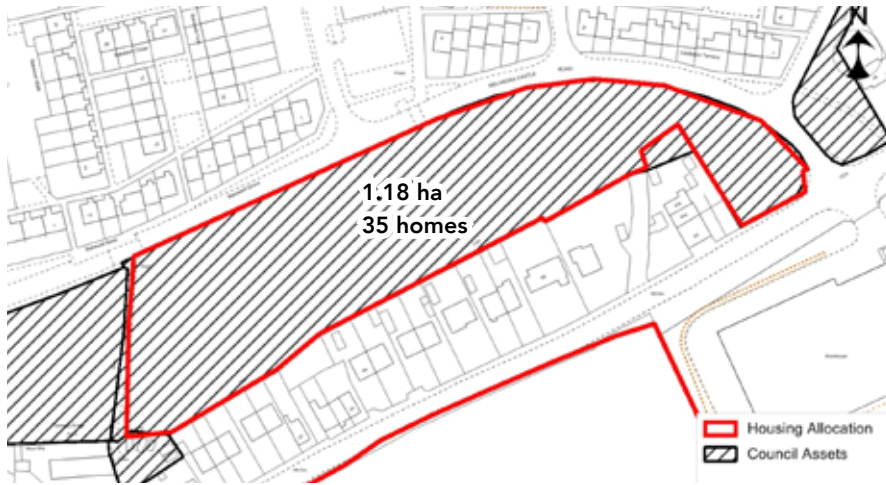
HPBC ownership- earmarked for access infrastructure to unlock 800 homes in Fairfield and Hogshaw



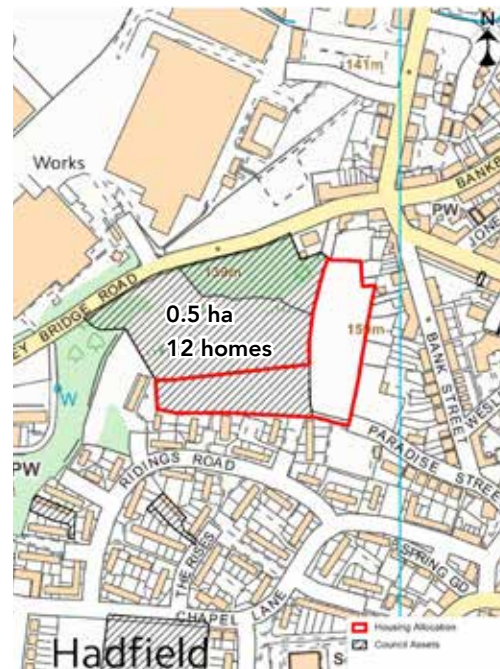
# 07

## HIGH PEAK HOUSING PORTFOLIO

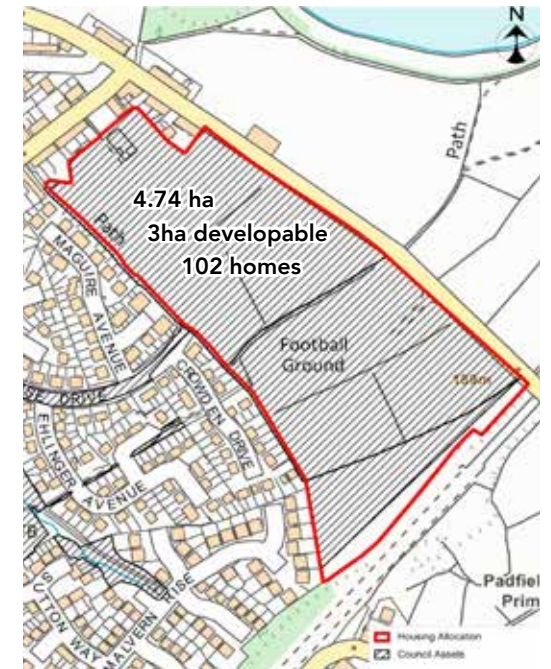
### RESIDENTIAL DEVELOPMENT ON COUNCIL OWNED SITES WITH RESIDENTIAL ALLOCATION IN GLOSSOP



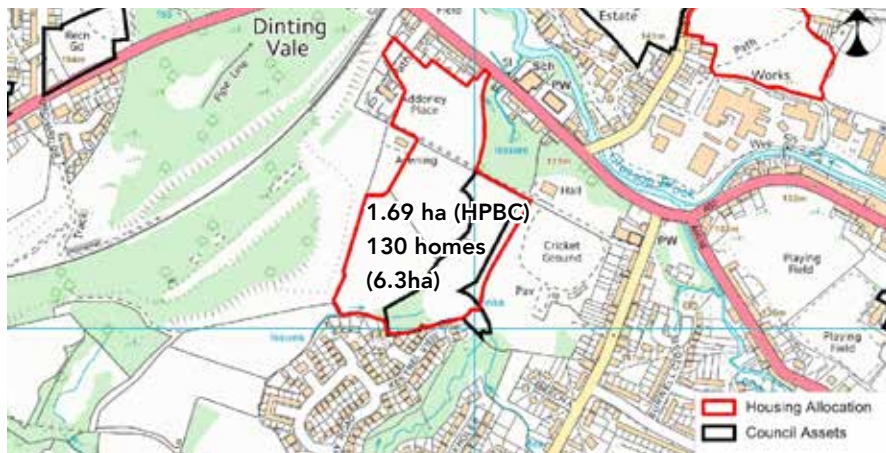
Melandra Castle Road



Paradise Street



Padfield Main Road



Adderley Way

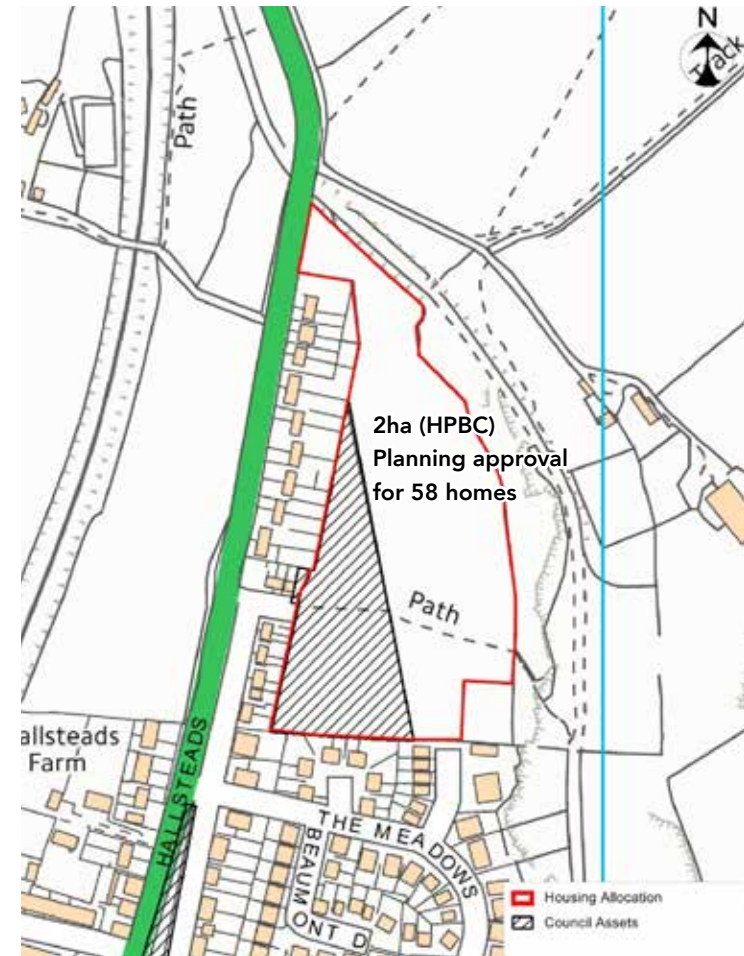
# 08

## HIGH PEAK HOUSING PORTFOLIO

### RESIDENTIAL DEVELOPMENT ON COUNCIL OWNED SITES WITH RESIDENTIAL ALLOCATION



Market Street, Buxton



Beelow Close, Doveholes