

Bingswood Industrial Estate Masterplan

High Peak Borough Council

Brief

BE Group and Aecom were part of the consultancy team appointed by High Peak Borough Council to develop a masterplan for the regeneration of Bingswood Industrial Estate, Whaley Bridge.

The study considered the development opportunities provided by a proposed new bridge (Goyt Bridge) and associated access road into Bingswood Industrial Estate.

The new access route will open up 1.95 ha of development land and the study will consider the uses for this land that will provide jobs and improve the local economy.

Activities

- Identified land ownerships
- Consultation with various stakeholders including owners and occupiers, developers, and property agents
- Assessed the market justification for mixed-use development on available land and the most appropriate land uses
- Assessed ground conditions, infrastructure, services, access and transportation to determine constraints and opportunities
- Produced illustrated development concepts
- Undertook financial appraisals to identify viability or a need for gap-funding support
- Masterplanning.

Outcome

Viable mixed-use development concept produced.

Recommendations included:

- New access bridge, link road and adoption of estate roads
- Public realm improvements to the Goyt River area and associated Peak Forest Canal basin
- Development of the 1.95 ha site for industrial uses
- Associated development of the Canal Transhipment Warehouse for retail, leisure and offices
- Access improvement to surrounding roads.

