

What happens next

We are intending to formally submit an outline planning application to High Peak Borough Council at the end of December 2016. The Council will then notify local residents of the application and provide the opportunity for you to submit comments regarding the proposals.

Let us have your views

This letter has been sent to those properties immediately surrounding the site.

If you have any questions or would like any additional information at this stage please contact us via email on info@nexusplanning.co.uk. Alternatively write to us at:

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Bridge Mills Site

Proposed New Homes at Derelict Bridge Mills Site



Brownfield contaminated land specialists BXB Tintwistle Limited have acquired the Bridge Mills site on New Road, Tintwistle and are seeking to bring about its reclamation and re-use for new family housing.

Bridge Mills closed in the 1980s and since then the site has been landfilled and used as a contractor's haulage yard.

The site has previously been granted planning permission for 81 houses and 1,394 sq metres of business floorspace. However, due to the high cost of reclaiming the land and the lack of demand from suitable businesses, the site remains derelict.

BXB Tintwistle Limited are intending to submit an 'outline' planning application to High Peak Borough Council by the end of December 2016. This will be for the development of the site for around 160 new homes. If their application is successful, it is their intention to sell the site to a house builder who will develop the detailed layout and design of the houses in line with the principles agreed in the outline planning permission. A number of house builders have expressed an interest in building the site out for family housing, giving BXB the confidence to undertake this work.

The entrance to the site on New Road has already been partly built under previous permissions, and this will be completed to provide access to the proposed development.



Bridge Mills: Aerial View

Benefits & Outcomes of New Houses at Bridge Mills

- 1. Cleaning up a contaminated, derelict site in the heart of Tintwistle.** The existing knotweed on site will be removed and the contamination from previous landfill operations will be cleaned up.
- 2. Providing new homes for the community.** The High Peak Local Plan identifies Tintwistle as a 'Larger Village' and therefore one of the most sustainable locations in High Peak to accommodate new development. The site is within the settlement boundary and the proposals comply with national and local planning policy. The development will deliver opportunities for young families to buy homes in the local area.
- 3. Bringing investment to the area.** New homes and residents will provide a boost to the local economy and help to sustain local facilities in Tintwistle and Hadfield. The development will also create a significant number of jobs and opportunities during site construction.
- 4. Bringing forward development on this brownfield site within the settlement boundary of Tintwistle** will help to protect important open countryside within High Peak Borough.
- 5. Contributions towards improvements in community facilities.** Depending on the agreement reached with the Council the proposals could make a direct financial contribution towards community facilities, for example Tintwistle Primary School and the Play Area on Conduit Street.
- 6. Local road network.** The proposed development will inevitably result in traffic movements to and from the site. This would also have been the case if the previously approved mixed residential and industrial scheme had been built out. The previously approved mixed use scheme would also have generated regular HGV movements which will not be the case with the proposed residential development.
- 7. Creating a strategic section of the Trans Pennine Trail along the southern boundary of the site.** This will open up this part of the river frontage to the local community and enhance recreational links to the wider countryside.
- 8. New homes are a more compatible use for this site than the previously approved industrial units.** Redevelopment of the site for residential use will prevent the vacant site falling back into unneighbourly use.
- 9. Car Parking.** Sufficient parking spaces will be provided on site for each dwelling, avoiding any spillover to adjacent streets. The detailed scheme will maximise the opportunities to walk to the local primary school, shops, pubs and recreational facilities in Tintwistle and Hadfield.
- 10. Potential upgrades to the existing footpath to the north of the site.** The site is within walking distance to local facilities. To encourage walking, we are keen to explore any opportunities to enhance the existing path to the north of the site between New Road and Woodlands Close/ Bramah Edge Court.



Photographs of Bridge Mills site