

3 Town Centre - Investment opportunities



Proposed Civic Site



The relocation of the Leisure Centre and Civic Offices to Cadley Park opens up a key opportunity for a new 'anchor' development at the west end of the town centre.

There is potential on the site for a mix of new uses including town centre living, residential, cafés and restaurants, commercial / workspace, civic uses, and a new 'green heart' and playground.

We are exploring the potential relocation of Swadlincote library within the Proposed Civic Site development alongside other uses, and would like to hear your views on this idea.

Bus Station



Planned improvements to the bus station are due to be carried out by Derbyshire County Council, with a focus on improving accessibility and renewing the existing infrastructure.

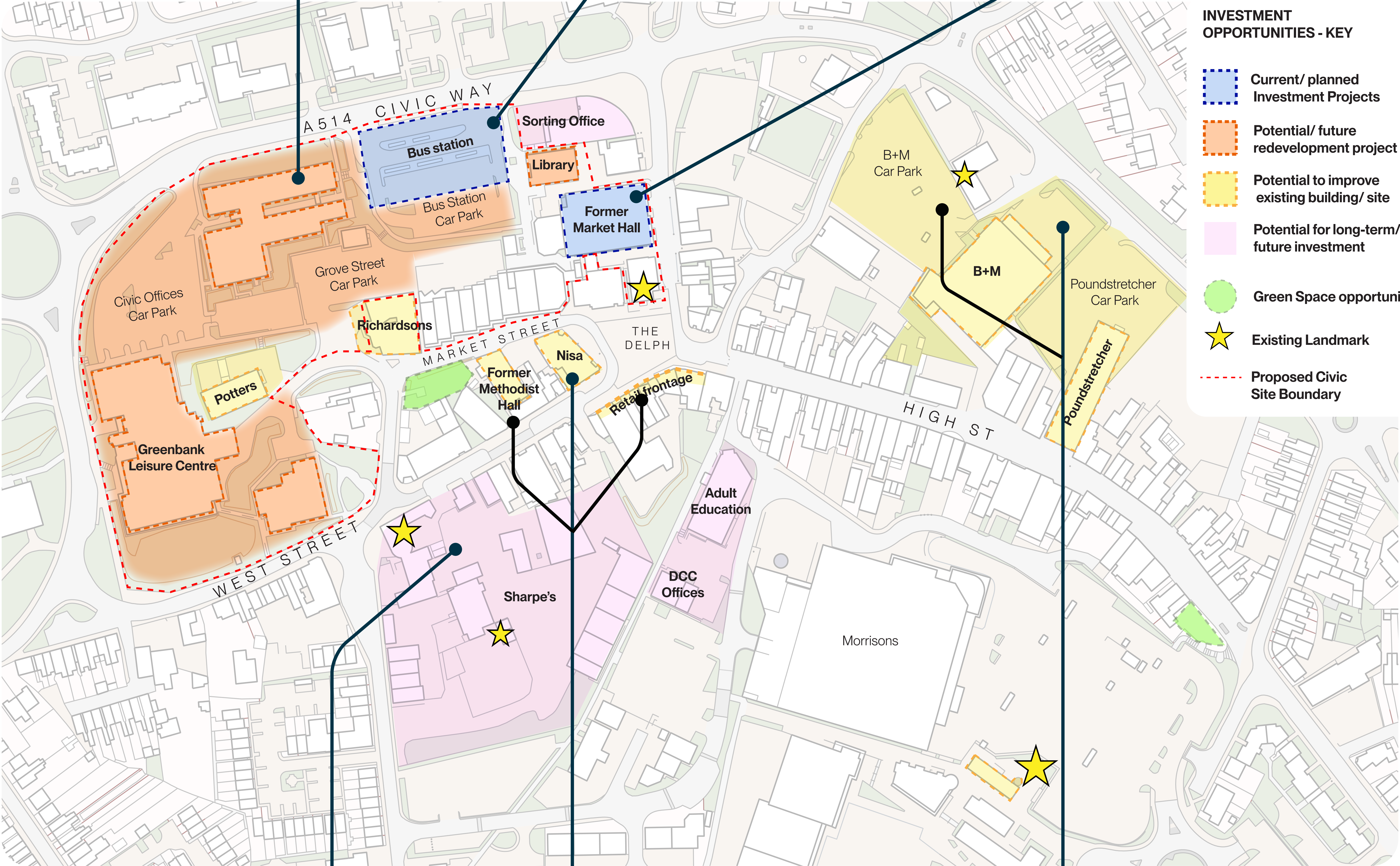
The renewal of the bus station provides an opportunity to look at the adjacent car park and its accessibility to the town centre and Civic Site.

Former Indoor Market



A Council-led project is proposed to refurbish and improve the former indoor market building as a dual-purpose car park and events space.

This space offers the opportunity to host larger events throughout the year, such as specialist markets, music, food and drink events, and festivals. This could help to build on the success of the existing markets, independent retail, and vintage / antique specialisation of the town.



- INVESTMENT OPPORTUNITIES - KEY**
- Current/ planned Investment Projects
 - Potential/ future redevelopment project
 - Potential to improve existing building/ site
 - Potential for long-term/ future investment
 - Green Space opportunity
 - Existing Landmark
 - Proposed Civic Site Boundary

Building upon the town's heritage to develop a 'Cultural Business Quarter'



A longer-term ambition is to build upon the heritage of the Sharpe's Pottery Museum and estate in order to attract new businesses and employers to the town.

There is potential to complement the existing heritage buildings with high-quality infill development and landscaped courtyards.

Similar approach has been successful in other plans, such as Vulcan Works in Northampton (above right). This investment has attracted a range of start-ups, creative businesses and specialist/ small-scale manufacturers.

Targeted improvements around the Delph and Market Street



The area around The Delph is home to a range of historic and important buildings. However, there are other buildings that 'detract' from the overall appearance of the town.

The map identifies three key buildings that would benefit from further improvement or refurbishment. Although not in Council ownership, these buildings have been identified as priorities if/ when the opportunity arises.

Improvements along Civic Way



Many visitors' first impressions of Swadlincote are made from their arrival by bus or car on Civic Way.

The larger retail stores and car parks provide a poor appearance to the 'back' of the town. A future aim is to engage with the building and land owners regarding potential improvements to their buildings, car parks and pedestrian connections to High Street.

This might include additional tree planting and other landscaping improvements.