



Swadlincote Town Centre Masterplan

Final Report

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Contents.

1. Introduction	4
2. Understanding the Place	6
▪ Context	
▪ Demographic Profile	
▪ Transport	
▪ Local Planning Policy	
3. About the Town Centre	12
▪ Urban Analysis	
▪ Historic Development	
▪ Transport and Movement	
▪ Summary of Strengths, Weaknesses and Opportunities	
4. The Civic Site	25
▪ Purpose of this Study	
▪ History of the site	
▪ Current conditions	
▪ Risks and Next Steps	
5. Opportunities and Vision	37
▪ Civic Site & Wider Town Centre - Opportunities	
▪ Civic Site & Wider Town Centre - Vision	
▪ Civic Site & Wider Town Centre - Public Realm	
▪ Civic Site & Wider Town Centre - Key Investment	
6. Engagement	43
▪ Summary of engagement process and activities	
7. Civic Site Proposals	45
▪ Illustrative Civic Site Masterplan	
▪ Development Plot Parameters	
▪ Proposed Sketch Scheme	
▪ Proposed Landscape	

8. Town Centre Masterplan and Next Steps	78
9. Appendices	82
▪ Appendix A - Civil Engineering Report	
▪ Appendix B - Engagement	
→ South Derbyshire District Council	
→ Derbyshire County Council	
→ National Forest	
→ Public exhibition and feedback	
→ Local Businesses and Landowners	
→ Burton and South Derbyshire College	
→ Other Schools / Colleges	
→ Other individuals and organisations	

Introduction.



1.1 Introduction

South Derbyshire District Council (SDDC) appointed BDP and AspinallVerdi to develop a Masterplan for Swadlincote Town Centre. The Masterplan is an overarching planning document and spatial layout which will be used to structure land use and development. It is anticipated that the Masterplan will inform the future review of the South Derbyshire Local Plan (Part 2).

The Masterplan covers the whole of the town centre, but the focus of this report is on the local authority land ownership at the western end of the centre, referred to throughout this report as the 'Civic Site'. Within this piece of land there is a concentration of ageing public buildings, in particular Green Bank Leisure Centre and the Civic Offices. The decision to relocate both activities to a site outside of the town centre, releasing their former sites for redevelopment, was taken by SDDC prior to BDP's commission commencing. A separate project team has been working on the feasibility of developing a new Leisure Centre and Offices at Cadley Park.

This report sets out the work undertaken by BDP and AspinallVerdi, in partnership with SDDC, between July and December 2025. Analysis of the history and context of Swadlincote town centre, coupled with engagement with local residents, businesses and other organisations have all informed the final recommendations setting out an aspirational vision for the development of the town centre, focusing on:

- **Increasing footfall and 'dwell time' in the town centre**
- **Strengthening opportunities for local businesses and retailers**
- **Exploring development opportunities for key sites, primarily focusing on the 'Civic Site'**
- **Identifying priorities for investment in the public realm and green spaces**
- **Exploring opportunities for town centre living**

The recommendations for investment in the town centre consider how improvements to the public realm can be extended beyond the Delph so that businesses along the entire length of the High Street benefit from this. Elsewhere, the plan sets out how historic passageways are used as a principal means of moving between different parts of the town centre, and should therefore be made as safe and attractive as possible.

The area where the most significant positive impact can be made will be through the comprehensive redevelopment of the Civic Site. The masterplan includes a Development Framework for this important piece of land, along with an 'illustrative proposal', showing the potential to create a highly attractive, mixed use development, transforming this part of the town centre and providing a range of uses which will combine to achieve all of the aspirations listed above.

The Civic Site has the capacity to become a new attraction for residents and visitors, combining high quality public spaces with uses which will generate activity throughout the week. This report includes recommendations setting out the next steps that could be taken with the objective of delivering this plan within ambitious but realistic timescales.

Swadlincote is a place with a distinct and historic character but like many places in the UK, the town centre has suffered from the decline of traditional 'high street' uses. The comprehensive redevelopment of the Civic Site, coupled with wider improvements to the public realm present a once in a generation opportunity to address this decline and create new amenities and attractions which will bring more people into the town centre.



1. Swadlincote Town Centre Aerial Photography - Looking West

Understanding The Place.

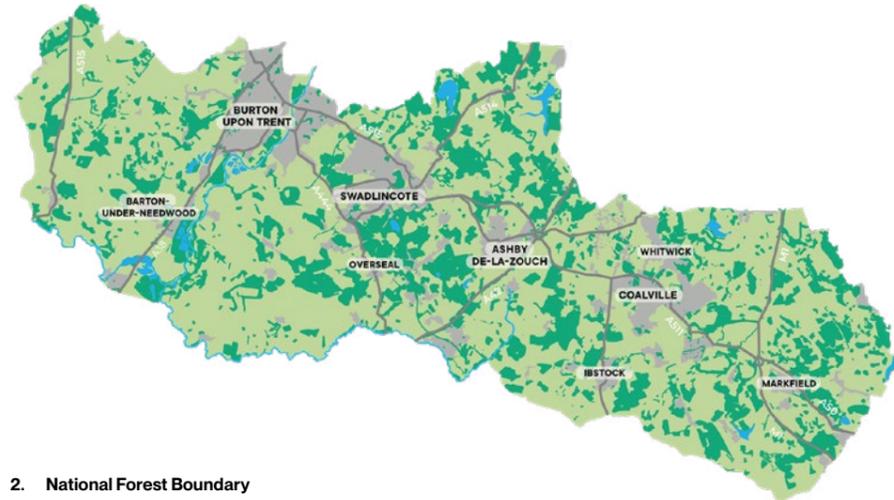


2.1 Context

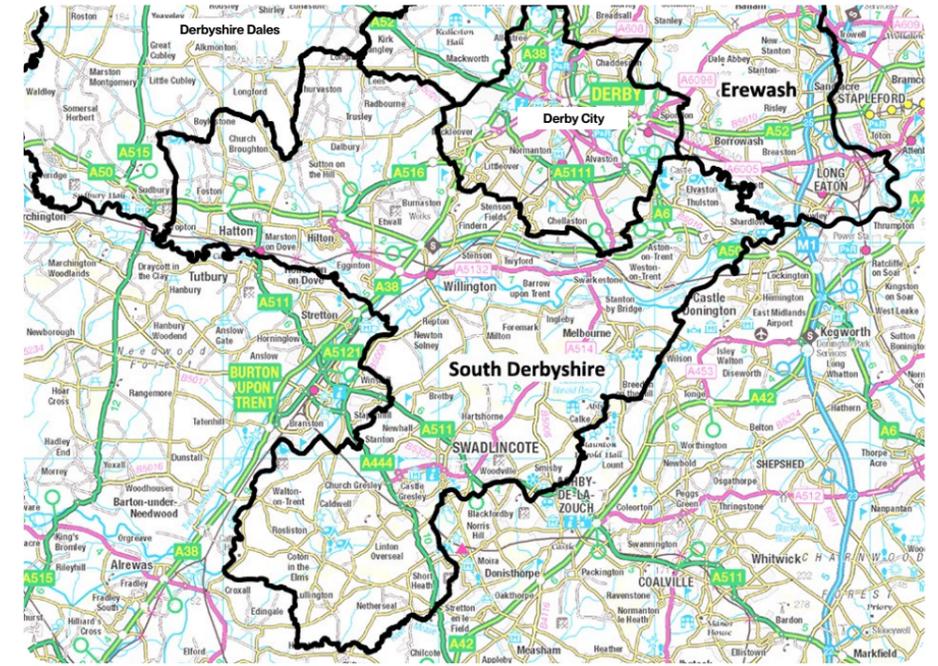
Swadlincote is a market town situated in South Derbyshire District. It is the district's largest town and administrative centre, located near the borders with Leicestershire and Staffordshire. The town's built-up area encompasses neighbouring settlements including Church Gresley, Woodville, and Newhall within the same local authority boundary. Swadlincote also lies within the National Forest, a large-scale environmental regeneration area that has transformed much of the surrounding former coalfield landscape into woodland.

Geographically, Swadlincote is positioned around 5 miles south-east of Burton upon Trent, 10 miles south of Derby, and about 25 miles north-west of Leicester. Its location places it at a junction between the East and West Midlands, with good access to major transport corridors including the A50, which links the M1 and M6 motorways.

The town occupies a gently undulating terrain, with elevations ranging between 100 and 150 metres above sea level, giving it a slightly elevated position compared to the nearby River Trent valley to the north. The area has historically been shaped by its geology, with rich seams of coal and clay underpinning its past as a centre for mining, pottery, and brick-making. The town's location and history provide a rich industrial heritage and market town character within a green, semi-rural setting.



2. National Forest Boundary



3. Local Authority Boundaries



4. Swadlincote Town Centre Aerial Drone Photography - Looking West



5. Swadlincote Town Centre Aerial Drone Photography - Looking South

2.2 Demographic Profile

Swadlincote is the largest town in South Derbyshire and has seen steady population growth in recent decades. This growth has been driven by a number of significant new housing developments and the town's appeal as a commuter base for Derby, Leicester, Burton-upon-Trent, Tamworth, and the wider East Midlands.

The demographic profile of Swadlincote town (based on the 5 wards indicated on the Ward map below) is relatively youthful compared to geographically-similar areas of Derbyshire. The town has a notable proportion of families and working-age adults. The population structure reflects Swadlincote's housing growth, however the number of older residents is also increasing in line with national trends. Health indicators show higher rates of long-term illness and disability than the national population of England.

Swadlincote remains predominantly White British, but diversity has grown gradually, with small communities of Asian, Eastern European, and mixed heritage residents contributing to local cultural life.

Employment patterns reflect a shift away from coal mining and ceramics towards service industries, retail, logistics, and light manufacturing, with many commuting out of town for work. Car ownership and the proportion of car use for commuting is relatively high, reflecting the semi-rural context and lack of rail connection to the town.

Swadlincote Demographic Data charts produced from ONS 2021 census data

(figures in brackets represent average for England)

Population

2022

45,000

people

57,144,400 people in England

Rounded to the nearest 100 people

Source: Office for National Statistics – Mid Year Population Estimates

General health

Very good health **44.9%** (48.5%)



Good health **35.1%** (33.7%)



Fair health **14.4%** (12.7%)



Bad health **4.5%** (4.0%)



Very bad health **1.3%** (1.2%)



% of all people

Source: Office for National Statistics - Census 2021

KEY

- Significantly above national average (England)
- Above national average (England)
- In line with national average (England)
- Below national average (England)
- Significantly below national average (England)

Disability

Disabled under the Equality Act

19.6% (17.3%)



Not disabled under the Equality Act

80.4% (82.7%)



% of all people

Source: Office for National Statistics - Census 2021

Number of households

2021

18,900

households

23,436,100 households in England

Rounded to the nearest 100 households

Source: Office for National Statistics – Census 2021

Ethnic group

Asian, Asian British or Asian Welsh

1.0% (9.6%)



Black, Black British, Black Welsh, Caribbean or African

0.4% (4.2%)



Mixed or Multiple ethnic groups

1.3% (3.0%)



White **97.1%** (81.0%)



Other ethnic group **0.2%** (2.2%)

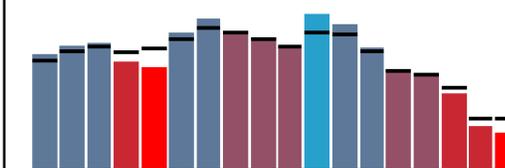


% of all people

Source: Office for National Statistics - Census 2021

Age profile

2022



% of all people, 5 year age bands

Source: Office for National Statistics – Mid Year Population Estimates



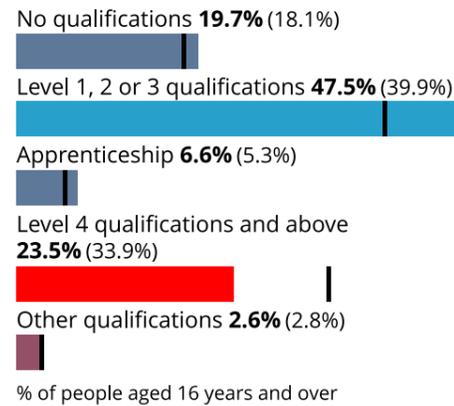
6. Swadlincote 5 Wards included in demographic Data charts

2.3 Demographic Profile

Swadlincote Demographic Data charts produced from ONS 2021 census data

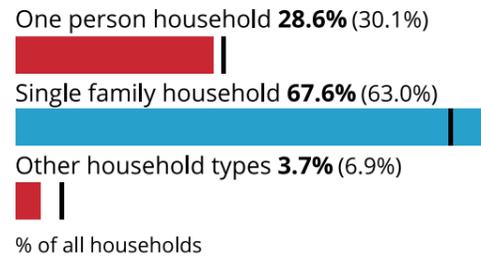
(figures in brackets represent average for England)

Highest level of qualification



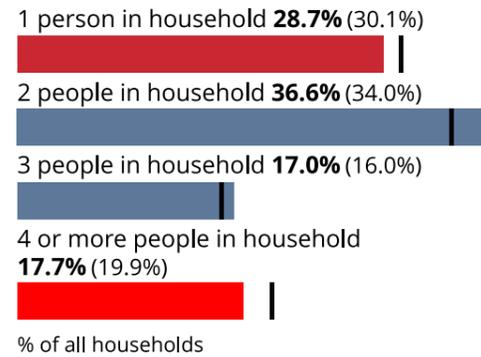
Source: Office for National Statistics - Census 2021

Household composition



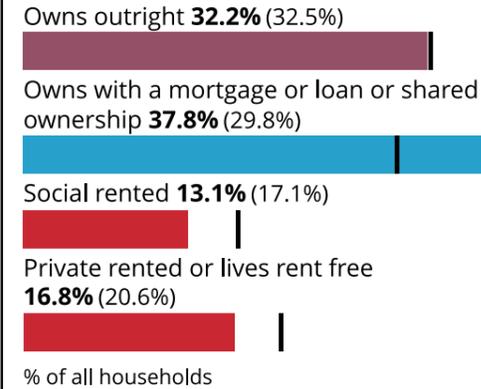
Source: Office for National Statistics - Census 2021

Household size



Source: Office for National Statistics - Census 2021

Tenure of household

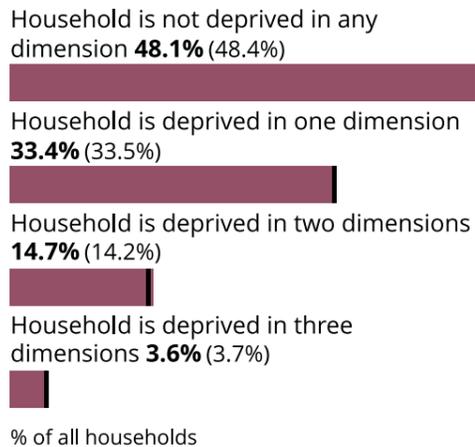


Source: Office for National Statistics - Census 2021

KEY

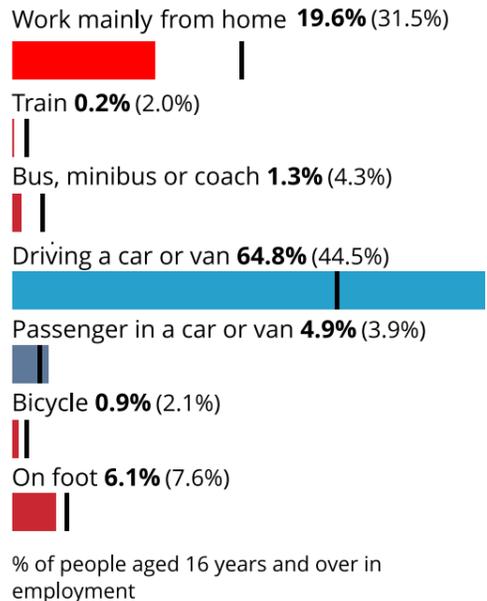
- Significantly above national average (England)
- Above national average (England)
- In line with national average (England)
- Below national average (England)
- Significantly below national average (England)

Household deprivation



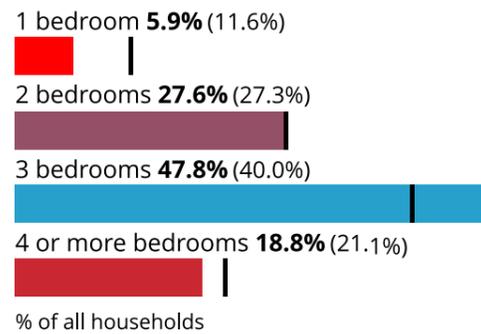
Source: Office for National Statistics - Census 2021

Method of travel to work



Source: Office for National Statistics - Census 2021

Number of bedrooms



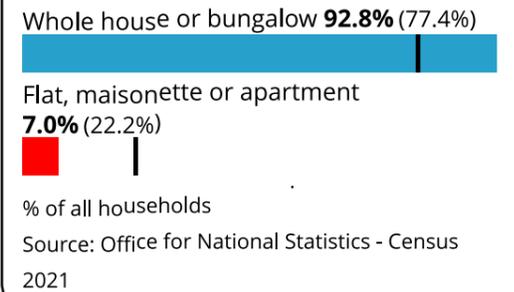
Source: Office for National Statistics - Census 2021

Number of cars or vans



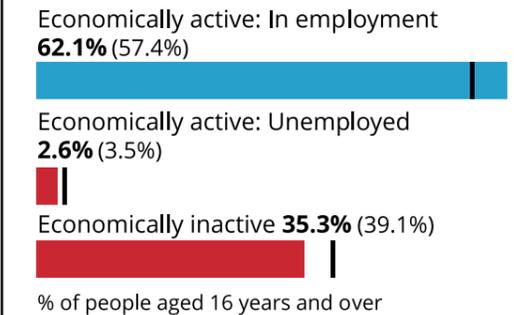
Source: Office for National Statistics - Census 2021

Accommodation type



Source: Office for National Statistics - Census 2021

Economic activity status



Source: Office for National Statistics - Census 2021

2.4 Transport

Road

Swadlincote lies at the strategic junction of the A514 (connecting Derby to the A444) and the A511 (linking Burton-upon-Trent with Ashby-de-la-Zouch), providing efficient regional access by car. The town is popular for out-commuting, with 2021 ONS data indicating over 60% of workers travelling to work via car or van. Indicative journey times to popular destinations are shown in figure 9.

Rail

Swadlincote has not had a working station since the mid-20th century - its own station closed to regular passengers in 1947 and the line closed in 1964. The nearest train station is Burton-upon-Trent, around five miles away.

Bus

Buses connect to key destinations including Derby and Burton, in addition to an hourly direct service to East Midlands Airport. Indicative journey times are shown on the diagram opposite (although delays are reportedly common). The town's bus station is due for an accessibility focused revamp in 2026.

Walking

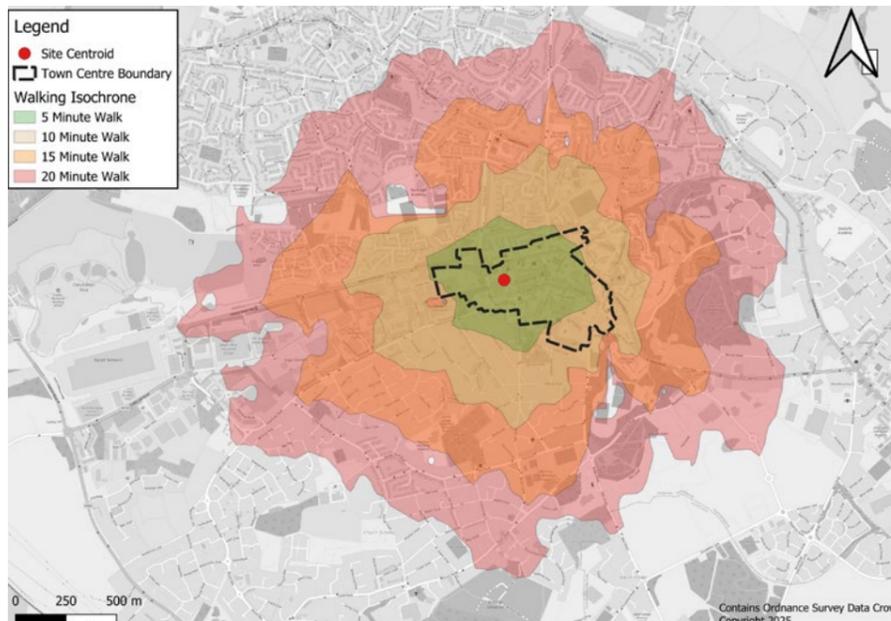
Swadlincote town centre is compact and pedestrian-friendly, with a pedestrianised square by the Town Hall serving as a safe focal point. Wide pavements and marked crossings connect the High Street, West Street, and nearby car parks, while a walking isochrone (figure 8) shows the entire centre is walkable within 10 minutes. Links to green spaces like Swadlincote Woodlands add recreational walking options, providing a strong baseline for both everyday trips and leisure walks.

Cycling

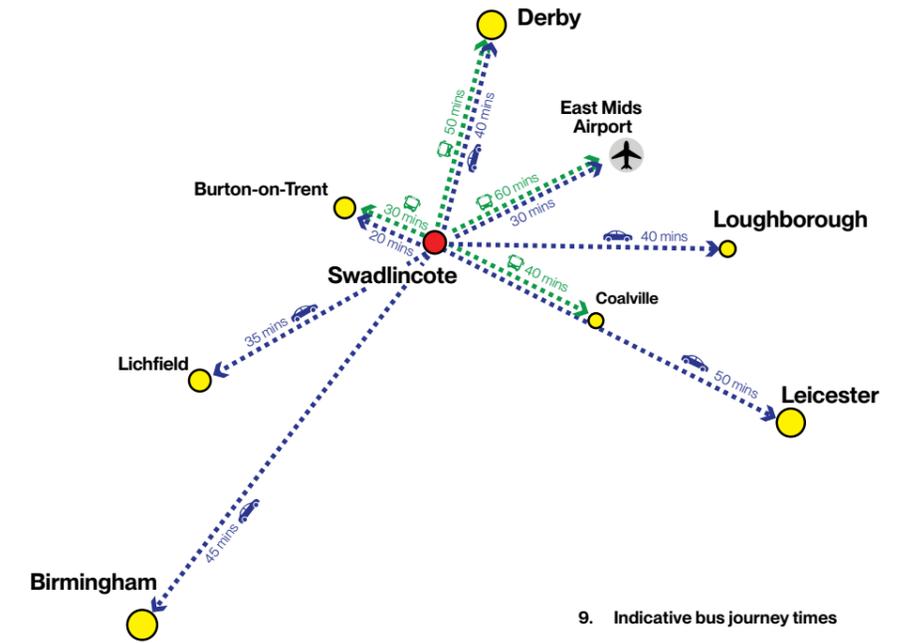
Swadlincote town centre has a compact and navigable street layout that makes cycling convenient for short trips around the town. The National Cycle Route 63 runs directly through the centre, following Midland Road and passing by West Street and the High Street, providing cyclists with clear connections through the heart of the town and to surrounding areas. Cycle parking is available at key locations, such as near the High Street and public car parks, supporting access to local shops and amenities. Overall, the town centre provides a solid baseline for cycling, with opportunities to enhance connectivity further.



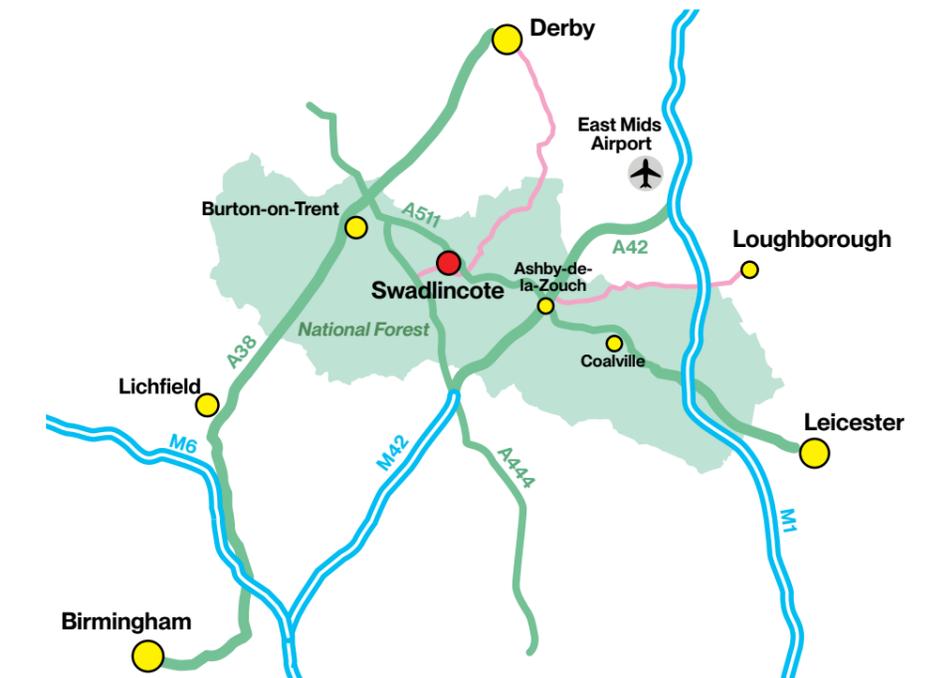
7. Swadlincote Bus Station Aerial Drone Photo



8. Walking Isochrone



9. Indicative bus journey times



10. Regional connectivity map

2.5 Local Planning Policy

South Derbyshire Local Plan

The primary documents used to determine planning decisions on development in Swadlincote is the South Derbyshire District Council (SDDC) Local Plan. The Local Plan for South Derbyshire has been prepared in two Parts.

Part 1 was adopted by Full Council on 13 June 2016. Part 2 was adopted by Full Council on 2 November 2017.

SDDC endorsed a full review of the Local Plan Part 1 in 2021. A draft Review of Local Plan Part 1, extending the strategy through to 2041, has currently reached 'publication' stage and is due to be submitted to the Planning Inspectorate for examination. Local Plan Part 2 – Consultation – The issues and options are currently being undertaken. The intention is to prepare a draft Local Plan Part 2, that is to be submitted by the end of 2026.

Swadlincote Town Centre Vision & Strategy (2012)

This suite of documents set out ways of raising the profile of the town as a centre for retailing, service and leisure, and guiding efforts to enhance its vitality and viability. This identified opportunities for the development, investment, and enhancement of strategic town centre sites, including potential for new retail, office, leisure and residential uses.

The 2012 Town Centre Vision & Strategy document will inform the development of the refreshed BDP Town Centre Masterplan and spatial vision for the Civic Site.

Swadlincote Conservation Area Character Statement (2014)

This Statement has been produced by Mel Morris Conservation and sets out the special historic and architectural interest of Swadlincote Conservation Area. The statement describes the character of the town and its heritage assets, alongside a description of buildings that currently detract from the historic character (and thus opportunities for future enhancement).

Swadlincote Town Centre Retail and Leisure Studies

WYG Planning was commissioned to undertake a Retail and Leisure Study for Swadlincote Town Centre in 2015, with a subsequent update by Nexus in 2024.

The Study has been prepared to reflect the requirements of the National Planning Policy Framework ('the NPPF') and the Town Centres and Retail Planning Practice Guidance ('the Town Centres PPG'). It provides analysis of the town centre performance and a series of policy recommendations. These are presented alongside some commentary on key redevelopment sites within the town centre, including potential uses.

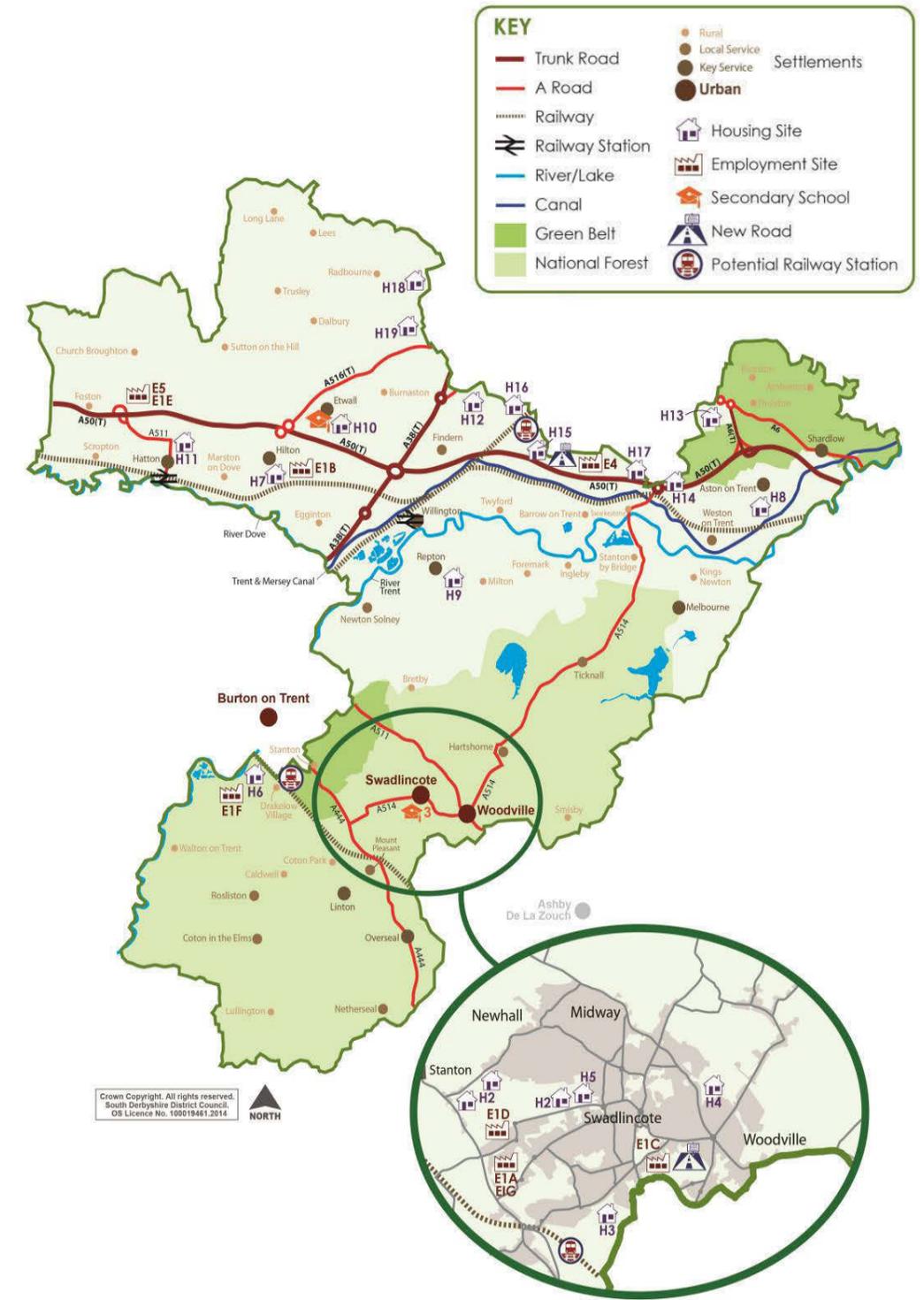
Swadlincote Town Centre Masterplan and Design Report (2006)

This report assessed the character and urban form of the town centre. It proposed a material palette and series of specific landscaping proposals for key sites across the Town Centre. Several of these proposed improvements, including the Delph, have since been completed. The report is now almost 20 years old, and was reviewed in detail as part of the BDP commission.

South Derbyshire Design Guide SPD (2017)

This Adopted SPD includes a range of design guidance that is potentially relevant to shaping future masterplan proposals including:

- Community safety
- Street design, movement and legibility (including car parking standards)
- Diversity and community cohesion
- Ease of use and accessibility
- Local character, pride, and visual attractiveness



11. Local Plan Boundary

About the Town Centre.



3.1 Urban Analysis

Swadlincote's urban form reflects its industrial heritage and subsequent regeneration, combining historic settlement patterns with more recent retail and leisure-led regeneration and suburban/ residential expansion.

The market town developed during the nineteenth century as the centre of South Derbyshire's coal mining and pottery industries, and this legacy is still visible in its layout, built character, and surviving landmark chimneys. Traditional terraced housing, red-brick factories, and former industrial sites cluster close to the town centre, giving a dense, linear grain aligned to the former rail line and industrial works.

The town centre is compact, focused on an east-west axis along the traditional High Street and West Street, with the Delph public square at the heart of the town. Swadlincote Market operates on Tuesdays, Fridays, and Saturdays throughout the year, predominately operating along the High Street and on The Delph. The historic character of the town is shaped by its historic shop-fronts, smaller independent shops and key heritage assets, including the Town Hall and Sharpe's Pottery Museum.

Civic Way (A514) was constructed to the north of the town centre in the 1960s to bypass the High Street. This has enabled the semi-pedestrianisation of the town centre: Vehicles are restricted at all times from the Delph and between 10am-4pm from the High Street. The adjoining streets (Belmont Street, Midland Road, Market Street and West Street) have restricted access between 10am-4pm.

The Council has operated frontage improvement grant schemes in the town centre over many years, supporting the restoration and reinstatement of traditional heritage features, targeting prominent shopfronts and aiming to bring vacant premises back into active use.

In urban development terms, Civic Way has enabled the creation of a series of larger retail units and car parks around the 'back' of the traditional town centre. These larger retail units and car parks are typically accessed via car from Civic Way, with pedestrian access into/from the town centre via a series of passageways or cut throughs. Upon approaching the town centre by bus or car these 'back' areas can be perceived as the 'face' of the town, which potentially harms the attractiveness of the town to potential visitors. Another important component of the town centre is The Pipeworks retail and leisure park. This development provides a 5-screen cinema, larger retail units, restaurants, a gym, and car parking within close walking distance of the High Street.

The wider townscape is more mixed. Twentieth century housing developments extend outwards from the town centre following the undulating topography, forming a patchwork of predominately semi-detached and detached properties interspersed with green spaces and woodland. Much of the woodland is connected to the National Forest programme. These areas give Swadlincote a more open semi-rural /suburban character, contrasting with the tighter knit historic core.



12. Aerial view of The Pipeworks leisure and retail development



14. Aerial view of the town centre looking east



13. Swadlincote High Street



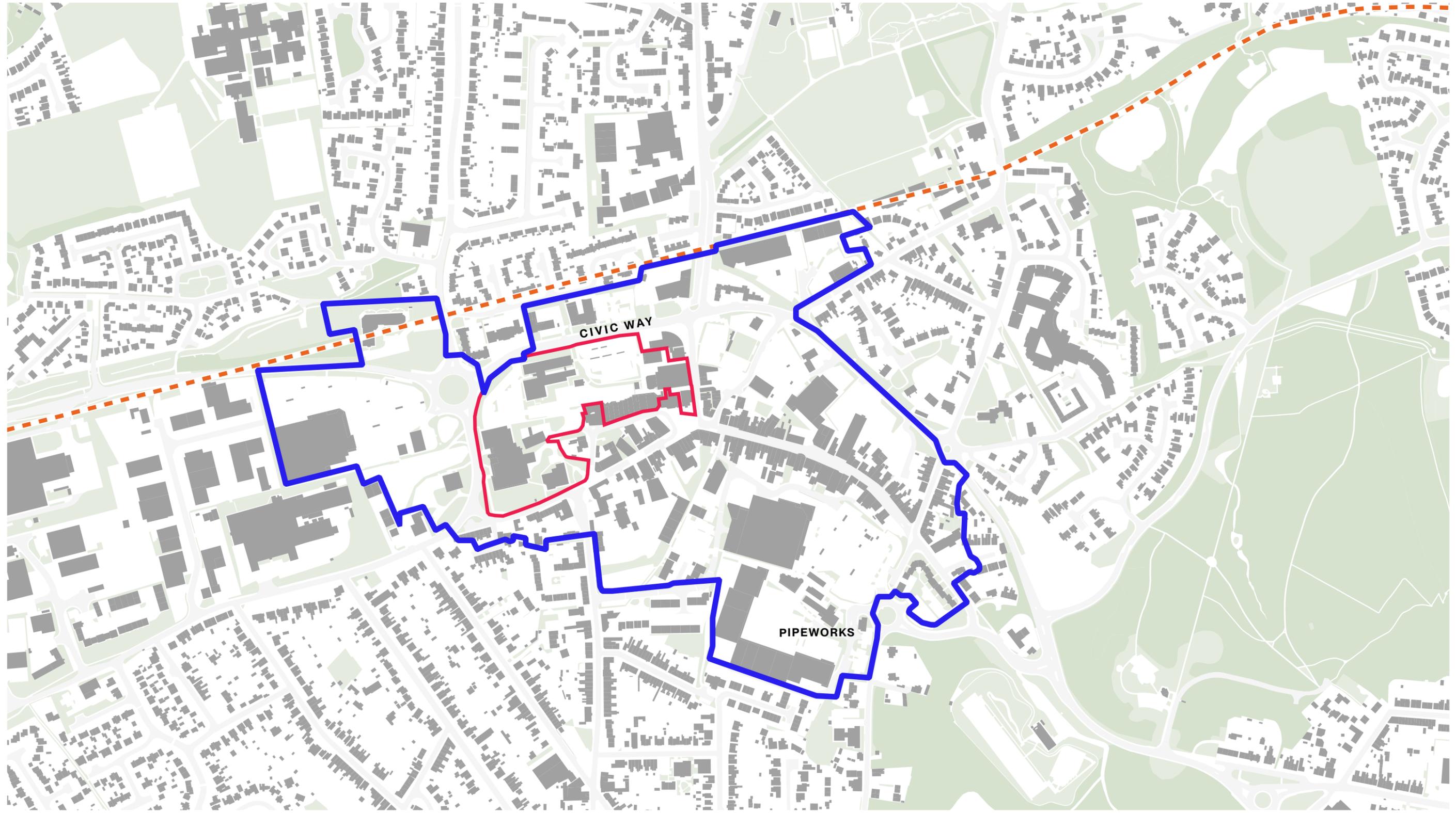
15. The Delph in use for an event

3.1.2 Swadlincote Town Centre and Surrounding Area

Site Boundary Plan

KEY

- Town centre boundary
- Civic Site boundary
- Former Railway

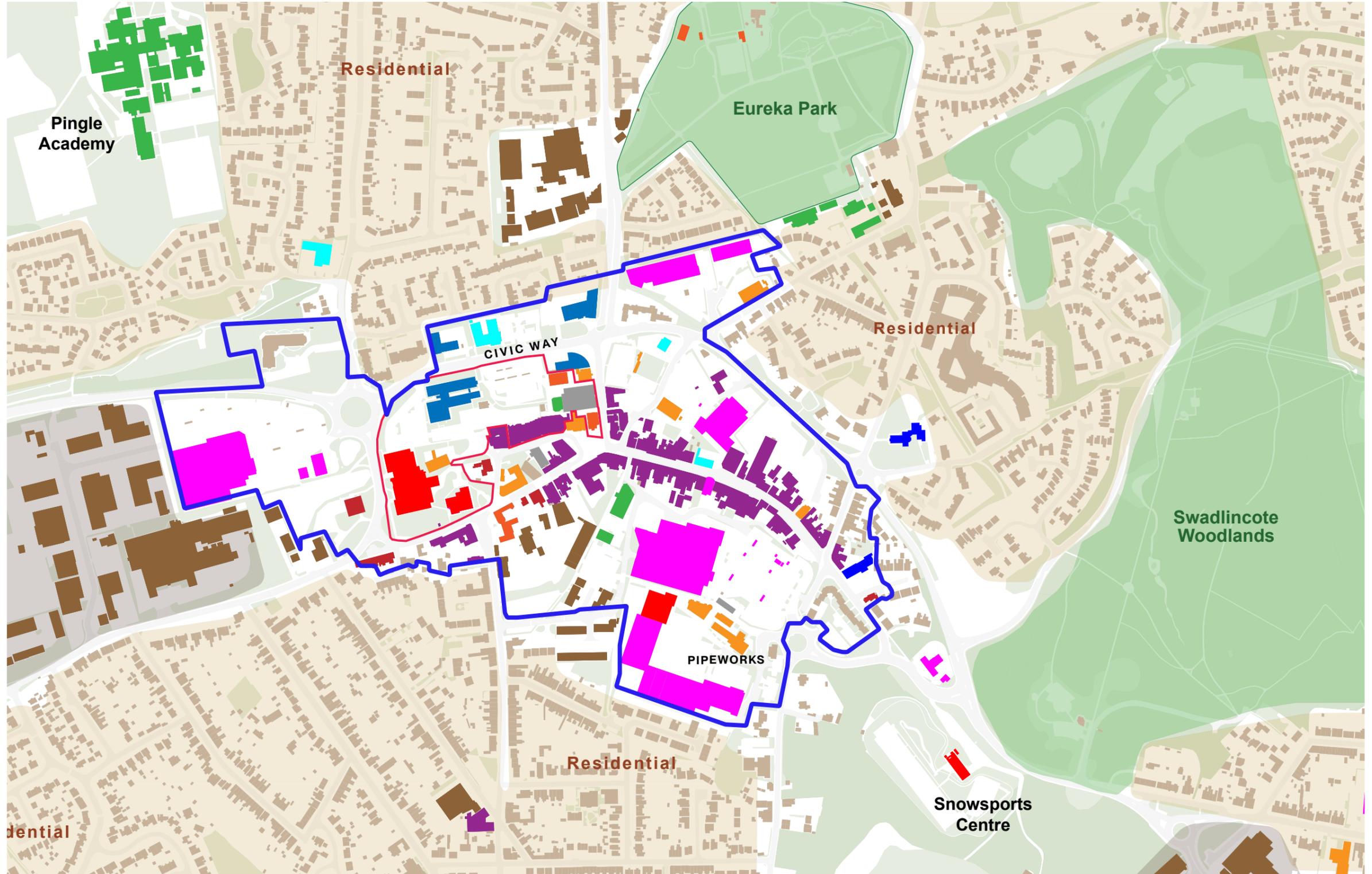


3.1.3 Swadlincote Town Centre and Surrounding Area

Land Use Plan

KEY

- Town centre boundary
- Civic Site boundary
- Retail / F+B
- Large footprint retail / supermarket
- Pub / restaurant
- Education
- Industrial / warehouse
- Leisure
- Offices
- Cultural
- Religious
- Healthcare
- Residential
- Vacant

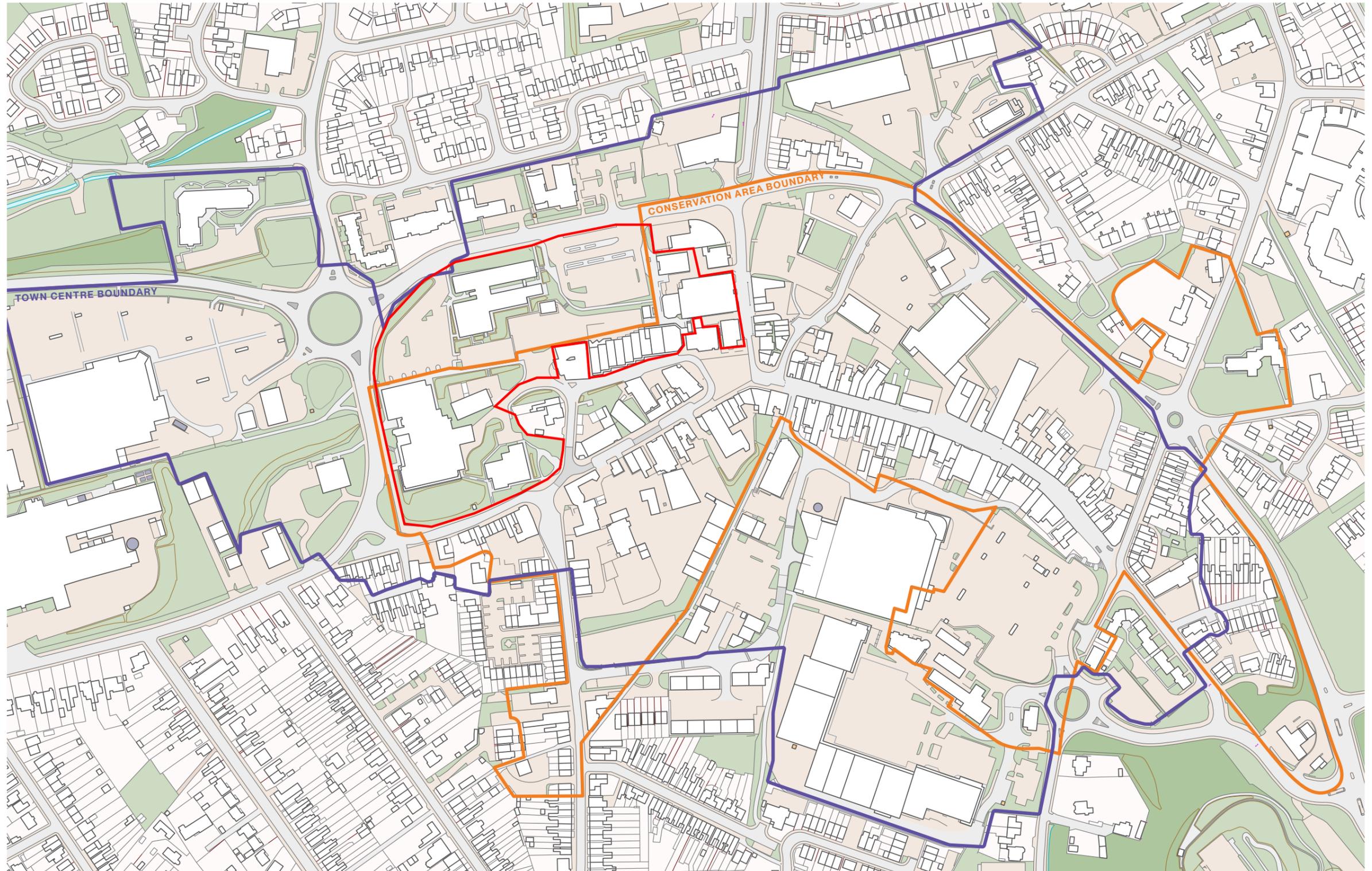


3.1.4 Swadlincote Town Centre and Surrounding Area

Existing Plan

KEY

- Town centre boundary
- Civic Site boundary
- Conservation Area Boundary

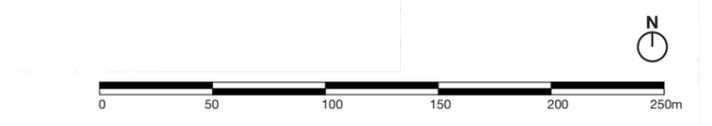


3.1.5 Swadlincote Town Centre and Surrounding Area

Topography

KEY

- Town centre boundary
- Civic Site boundary
- Higher ground
- Lower ground

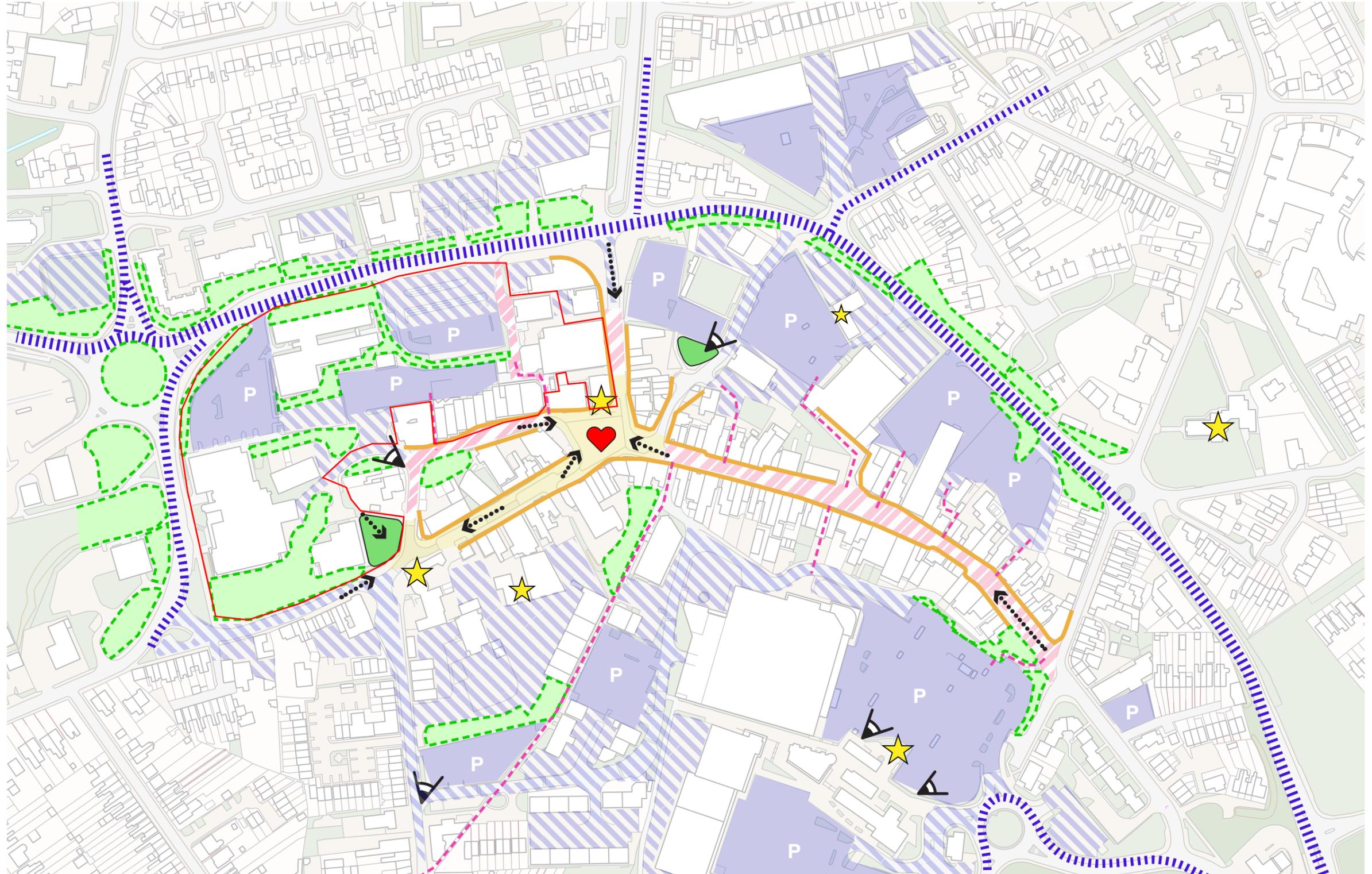


3.1.6 Swadlincote Town Centre and Surrounding Area

Townscape and Landscape Diagram

KEY

-  Barrier to movement
-  Primary frontage
-  Pedestrian passageway
-  Civic Site Boundary
-  Landmark
-  Long views
-  Other key views
-  Formal greenspace
-  Leftover / unused greenspace
-  Higher-quality pedestrian public realm
-  Lower-quality pedestrian public realm
-  Car parks
-  Other vehicle-dominated areas



3.2 Historic Development

In the early nineteenth century, the centre was little more than a cluster of cottages, pubs, and small shops serving local farming communities. The arrival of coal mining and pottery industries in the mid to late-nineteenth century rapidly transformed the settlement, creating demand for a more structured commercial core.

By the mid to late nineteenth century, High Street and West Street had become the town's retail spine, lined with shops, banks, chapels, and public houses. This established Swadlincote's role as a local service centre. The core of the town centre was immediately adjoined by industrial uses, such as Sharpe's Pottery.

Rows of terraced housing close to the centre provided accommodation for industrial workers, knitting the urban fabric tightly around the commercial streets. A tramway system (Burton and Ashby Light Railway) was constructed through the town centre, linking Swadlincote with the nearby towns of Burton upon Trent and Ashby-de-la-Zouch.

In the twentieth century, the decline of local industries weakened the town centre, and like many towns it experienced economic challenges. Post-war redevelopment introduced larger retail premises, car parks, and leisure facilities, altering the fine grain of the historic streetscape.



17. The Delph (date unknown) - (Source: The Magic Attic)



16. The Delph with the Town Hall in the background - date unknown (Source: The Magic Attic)

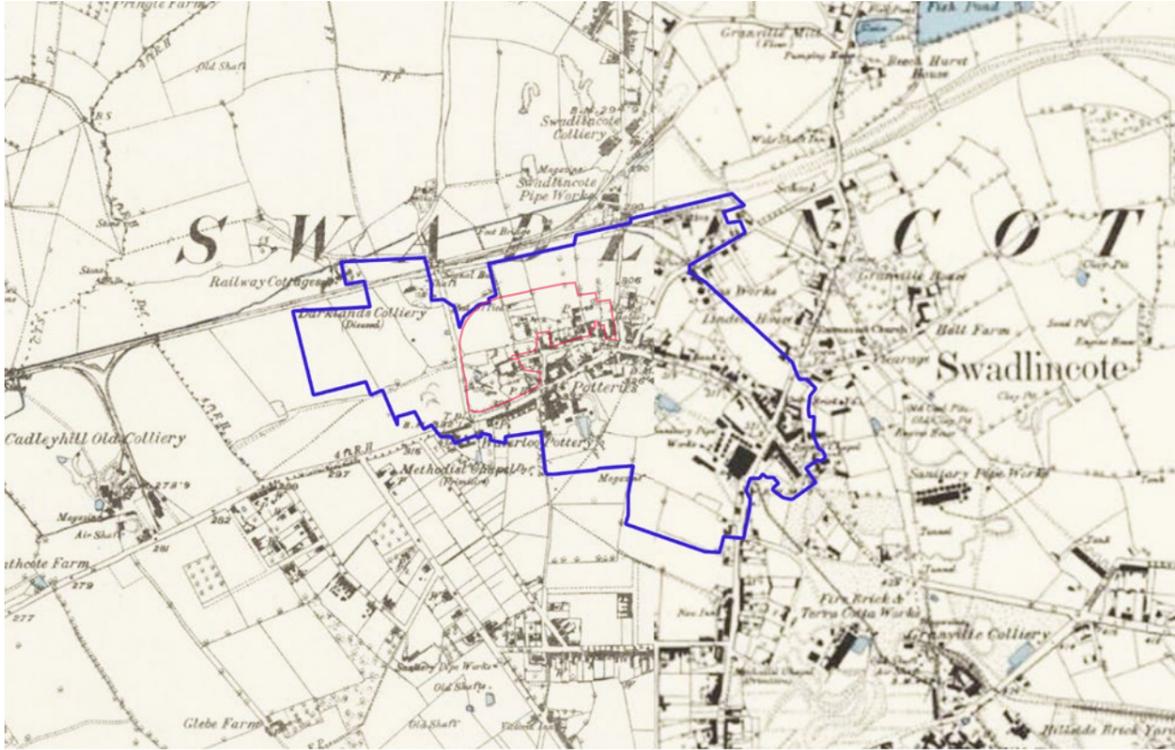


18. West Street, 1920s (Source: The Magic Attic)

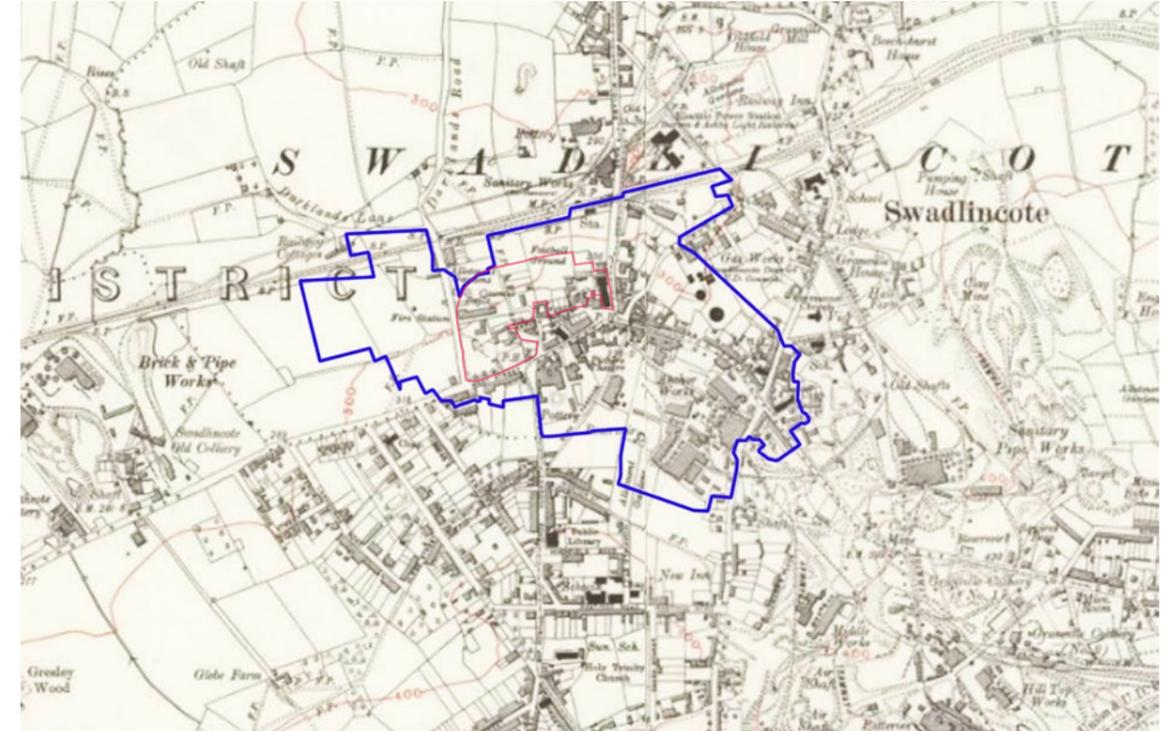
3.2.1 Historic Development

Historic Mapping

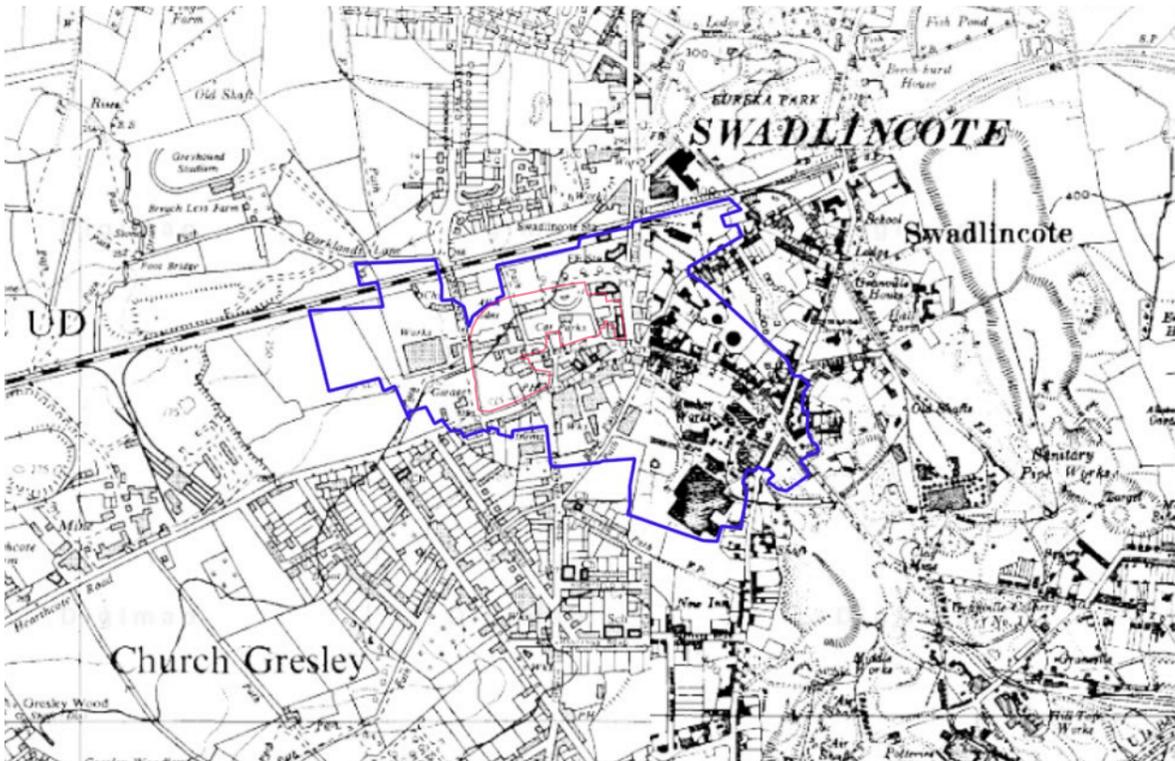
19. 1881-82



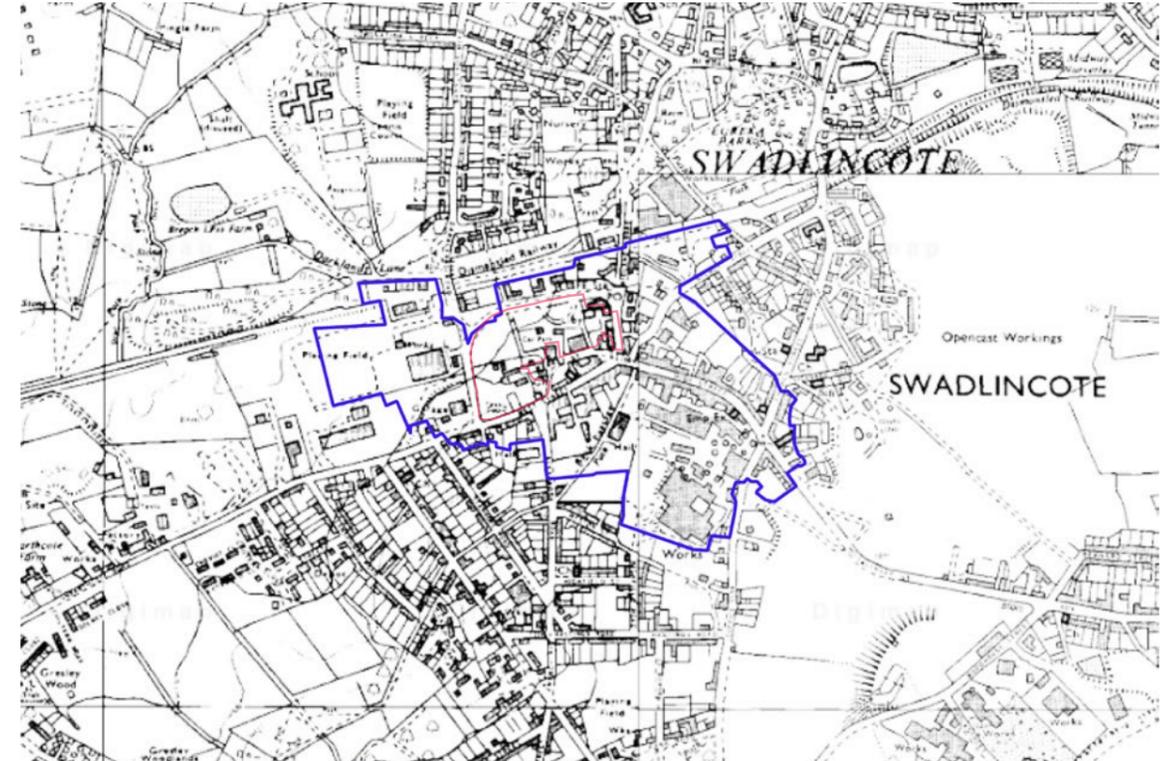
20. 1920-21



21. 1950s



22. 1970s

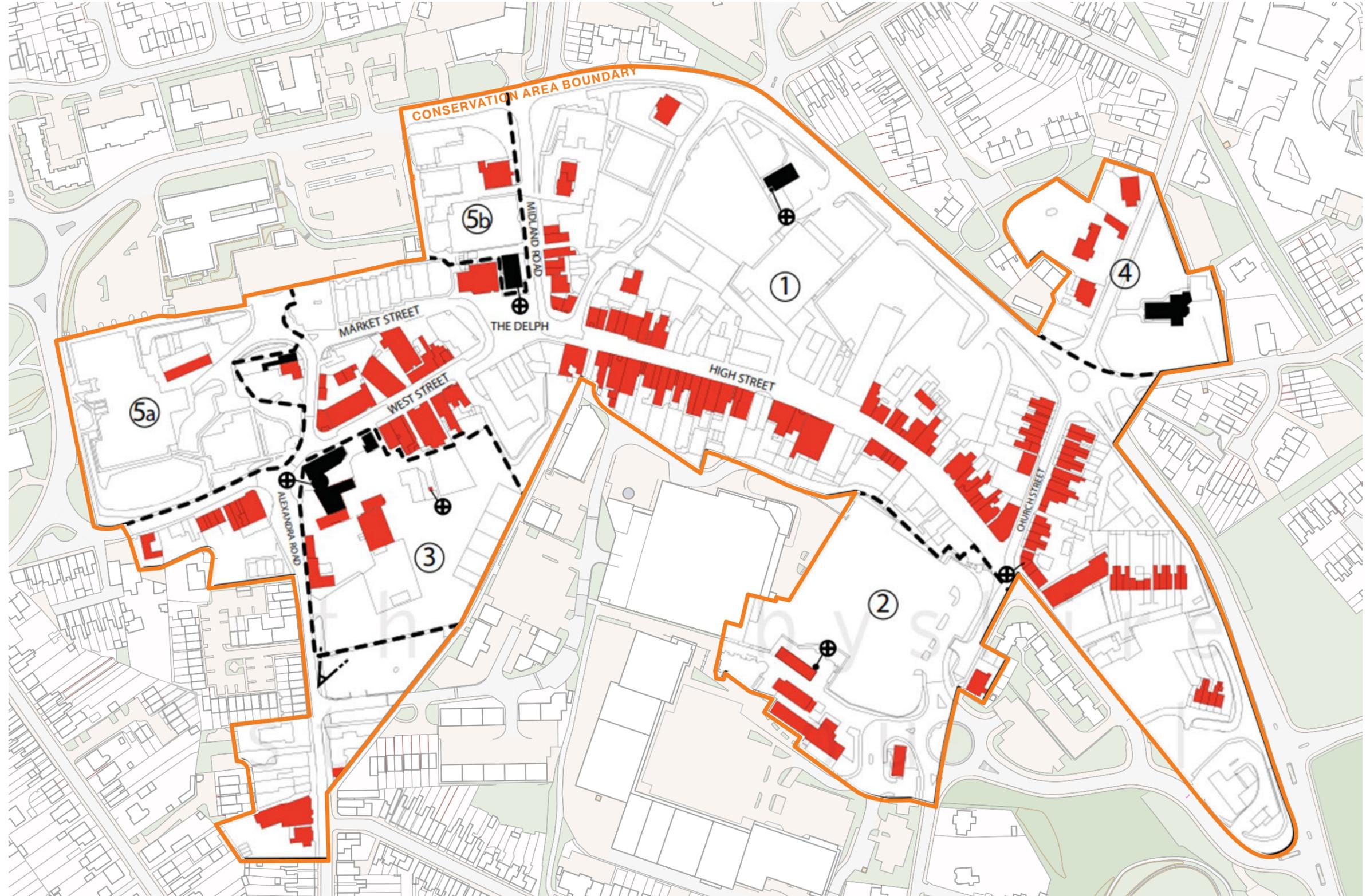


3.2.2 Historic Development

Heritage Diagram (reproduced from SDDC Conservation Area Appraisal)

KEY

- ① Character Areas
- Conservation Area boundary
- - - Character Area boundaries
- 👁️ Principal Views
- ⊕ Architectural Landmarks
- Listed Buildings
- Buildings which contribute positively to the historical character



3.3 Transport and Movement

Town Centre: Access

As noted in the previous Transport section, Swadlincote has high levels of car ownership and vehicle commuting. Data extracted from the Swadlincote Town Centre benchmarking reports (2019-2024) demonstrates that car use is consistently the main mode for accessing the town centre, with 75% of visitors using a car. This is substantially (20%) higher than the National Small Towns average.

- **The widespread provision of public car parking is demonstrated in the Townscape and Landscape plan, with the main areas being:**
- **Pipeworks development**
- **Sites between Civic Way and the High Street**
- **Civic Site**
- **Larger supermarket car parks**

All of this public car parking is free, with time restrictions varying (typically 90-180 mins for short stay). Survey results from 2024 embedded in the report emphasised the importance of parking to people using Swadlincote town centre, with 61% of Town Centre Users rating 'Car Parking' as a positive aspect, 34% higher than the National Small Towns average. Furthermore, 44% of Town Centre Users stated that 'Free Parking' was the key reason they chose to go into Swadlincote. Although lower than the National Small Towns average, a significant minority of visitors access the town on foot.

This reflects the proximity of residential areas and likely proportion of non-drivers (including younger and older people). The reported distances that visitors travel into Swadlincote is relatively small (78% of people travel < 2 miles), suggesting potential for a modal shift from driving to walking/ cycling is possible.

The town is well served by bus services and a centrally located bus station. These services appear to be well used compared to the National Small Towns average despite reports from some respondents that bus services are 'inadequate'.

Town Centre: Footfall

Using the Swadlincote Town Benchmarking Reports (2019-2024), it has been possible to assess the changing footfall at certain pre-designated locations in the town centre. Our assessment of previous years, and the latest data demonstrates that footfall is at its highest, on non-market days, market days and Saturdays, along High Street from number 53, High Street to The Delph market square.

The lowest footfalls in the town centre were recorded on West Street and Belmont Street towards the western end of the town centre. Low footfalls were also recorded at the east end of High Street and at Morrisons to the south of the town centre.

Footfall is consistently higher on market days when compared to non-market days, with footfall numbers being on average 35% higher on market days. On Saturdays, average footfall recorded throughout the town has been found to be 40% higher than on non-market days.

Town Centre: Car Parking

Car parking occupancy surveys in 2024 have demonstrated that the highest short stay parking vacancy rates have been recorded at Sainsburys and Morrisons and high parking vacancy levels have also been detected at the B+M, Poundstretcher and The Pipeworks parking sites.

Parking occupancy levels are consistently higher on market days when compared to non-market days, with parking vacancy numbers being on average 50% higher on non-market days. On Saturdays, average vacancy levels recorded throughout the town have been found to be 30% higher than on non-market days, highlighting the absence of town centre office workers at the weekend.

Existing Traffic Conditions

Existing traffic levels on the highway network directly adjacent to the site have been assessed in terms of average daily levels of traffic. The A514 Civic Way and West Street/ Alexandra Road serve as key town-centre links, accommodating both through and local traffic. The A514 Civic Way currently accommodates approximately 20,000 daily vehicle movements and West Street approximately 5,500 daily movements. Using data derived from the TRICS database we have been able to establish that the existing Civic site generates approximately 2,750 vehicle trips per day,

A review of existing traffic conditions at the Civic Way / William Nadin Way / Darklands Rd Roundabout, the Civic Way / Derby Rd / Church St / Vicarage Rd roundabout and West Street / Civic Way junction has identified some evidence of congestion during AM and PM peak times. Overall, the existing traffic profile follows a typical urban daily pattern and provides the baseline against which the proposed development has been assessed.

Note: based on DfT Road Traffic Statistics (AADT).

Cycling

Cycling around the immediate area surrounding the site is primarily on-road, with local streets providing access to the town centre and nearby destinations. The on-road nature of these routes could dissuade less confident or recreational cyclists from using this mode, particularly during periods of higher traffic with these types of users generally preferring segregated infrastructure.

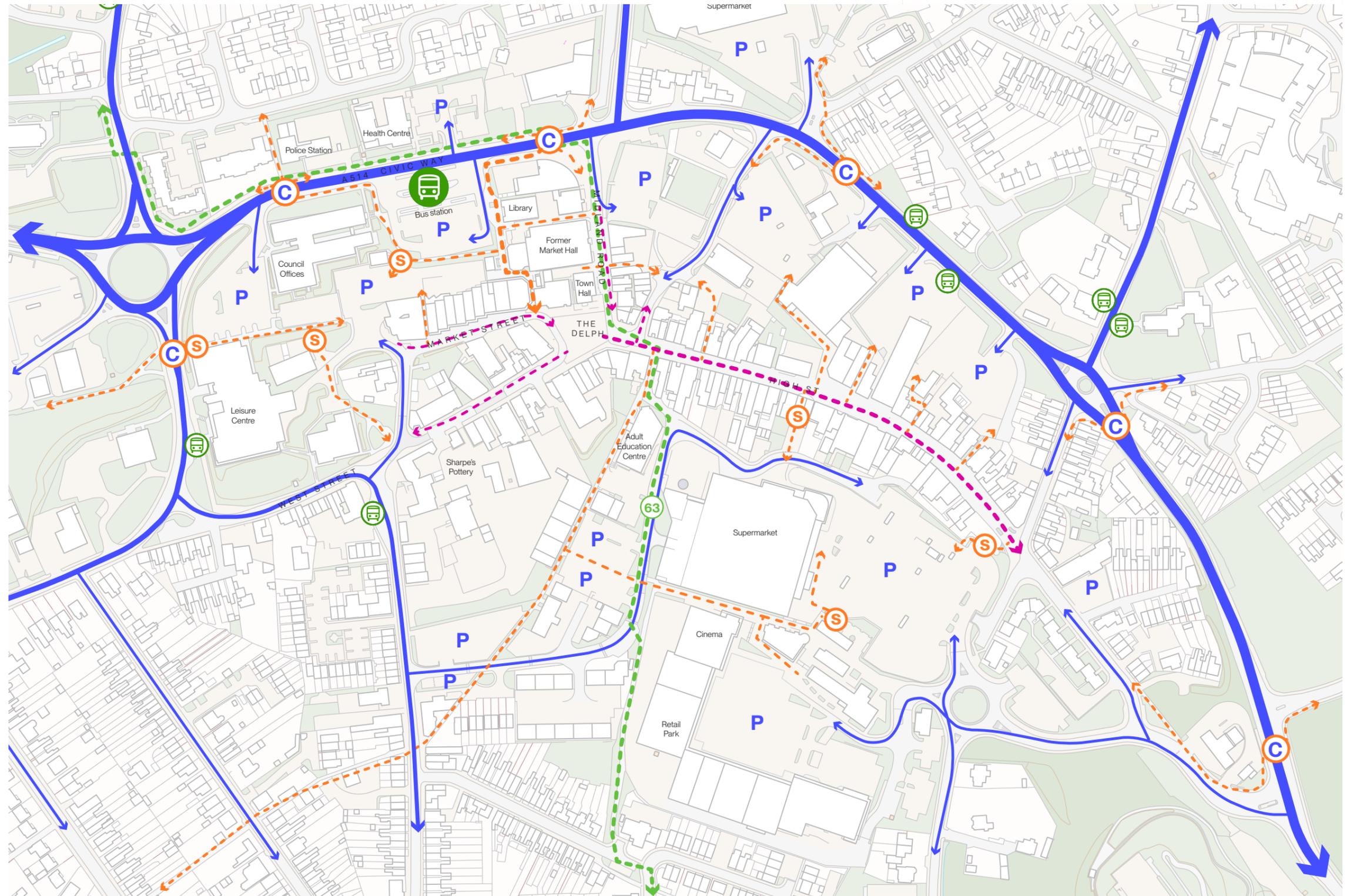
The Civic site is located close to the National Cycle Route (NCR) 63, which provides connections to neighbouring towns and the wider area accessible via Midland Road. While current infrastructure adjacent to the Civic site is predominantly on-road, the site's compact location and its short trip distances to local amenities make cycling feasible for local trips and provide a foundation for potential future improvements to accessibility and route safety. For example, improved 'wayfinding' opportunities on the local cycle routes could help to improve route legibility, in particular to the existing crossing points that provide connectivity over Civic Way between the town centre and the neighbourhoods to the east and north of the town centre.

3.3.1 Transport and Movement

Existing Movement and Transport Diagram

MOVEMENT - KEY

-  Vehicular route
-  Pedestrian route
-  Restricted vehicular route (pedestrian priority)
-  Cycle route (National Route 63)
-  Pedestrian crossing (signalised)
-  Pedestrian steps
-  Car park
-  Bus stop
-  Bus station



3.4 Summary of Strengths, Weaknesses and Opportunities

Key Strengths

- A range of services and facilities, including a post office, library, adult education centre, health centre, and a strong retail/leisure offer at The Pipeworks.
- Cultural and heritage offer including the Sharpe's Pottery Museum attraction.
- Town centre leisure (cinema, snowsports centre) as well as nearby parks and National Forest woodlands.
- An improving townscape, with recent investment in public realm, pocket parks, and pedestrian-friendly tree-lined streets.
- A regular markets and events programme alongside independent shopping and an emerging vintage/retro retail offer.
- A highly accessible centre, with extensive free parking, residential areas within walking distance, and central bus station.

Key Weaknesses

- Pedestrian permeability (via passageways and cut-throughs) is part of the character of the townscape but tends to funnel pedestrian footfall away from the High Street to adjacent 'large retail' areas.
- The town centre suffers from several key 'detractor' buildings, particularly around the Delph. The quality of public realm is also inconsistent, with some areas requiring improvement.
- Linear town centre arrangement - lacking attractors at each end.
- Higher footfall tends to be focussed on specific times of the day/ week (e.g. market days), with significant drop-off in the evenings.
- Civic Way and the crossing points act as a physical barrier to pedestrians reaching the town centre.

Key Opportunities

- Areas of improved public realm in the town centre have been delivered using a cohesive approach to design and material palette. The overall effect is a positive contribution to the townscape, but there is potential to extend these areas (subject to future funding availability).
- Opportunities for improvement (strategic infill/ public realm improvements/ public art) to improve footfall to the west of the Delph and to mark each end of the town centre.
- Redevelopment of the Civic Site is key in adding new uses to the town centre (Food and Beverage, workspace, town centre residential) and providing a new destination at the western end of the town centre.
- An opportunity to further build on the heritage assets to attract new types of enterprise (co-working, start-ups, digital and creative industries, small and medium sized enterprises) to the town centre.



23. Swadlincote High Street



24. Diana Memorial Garden



25. High Street



26. Existing Swadlincote Retail and Food and Beverage



27. Swadlincotes Bus Station Car Park



28. Sharpe's Pottery Museum

The Civic Site.



4.1 Purpose of this Study

As noted above, having reviewed the condition of the buildings on the site that contains the Civic Offices and Green Bank Leisure Centre, SDDC took the decision some time ago to relocate these functions to new buildings on a site at Cadley Park, approximately one mile to the west.

Previous studies undertaken by SDDC looked at the feasibility of retaining the existing buildings for continued use, but it is understood that some of the defects that would need addressing and the costs associated with the work rendered this approach unviable. Similarly, the Council explored the redevelopment of these functions on the same site but this had the added drawback of an extended period when there would be no service during the construction works. Despite the relocation of these buildings, the council will retain a presence in the town centre so that the public still have easy access to Council services.

As a consequence, the Civic Site will now become available for redevelopment in the coming years. With this in mind, plans need to be developed now to ensure new uses can be brought about as soon as possible, once the existing buildings have been vacated.

This section of the report sets out the work undertaken to analyse the Civic Site, its key characteristics and the opportunities that redevelopment could present. Later sections will then describe the design and engagement process that was followed in determining the Development Framework for the site, along with the 'Illustrative Proposal', which represents one way in which this framework could be realised.

It should be noted that the vision for the Civic Site has been developed so as to support and reinforce the wider vision for the Town Centre, including supporting the delivery of all the aspirations set out within section 1.



29. Swadlincote Aerial Drone Photography - Looking South East

4.2 History of the Site

The Civic Site has changed significantly over the course of the 20th Century, with the developments in the 1960s and 1970s of Civic Way, the Civic Offices, Bus Station, Library, and Green Bank Leisure Centre extending the town centre over the site of former allotments, cottages, and a football ground.

As noted in the Conservation Area Character Statement (2014), the area around Market Street was at the heart of Swadlincote in the late 1800s and early 1900s. An assortment of cottages, shops and pubs were located in this part of the site, however many of these were demolished during the 20th century. Most notably was Grove House, part of the farm of the Sharpe family who founded Sharpe's Pottery. Known as "The Grove", the farm was demolished in 1972.

Of the surviving buildings, 46-48 Grove Street (outside of the site boundary) is part-Listed and now re-purposed as medical offices. Potters Snooker Club (also known as the former barn for the Grove) is an historical building which is most notable as contributing positively to the Conservation Area. The appraisal states that the building has architectural features which are typical of the 18th century. The barn has been extended with a mid to late 20th century extension that does not respect the character and appearance of the former barn and is outdated and appears to be in poor condition.

To the west of the Civic Site there are a number of buildings of considerable architectural merit located around the Delph and West Street. These include 'The Sir Nigel Gresley' pub and the former Market Hall, now known as the Town Hall (1861). The adjacent Swadlincote Constitutional Club is also noted as being well-maintained and contributing positively to the Conservation Area.



30. Potters Snooker Club (incorporating former Grove Barn)



31. Town Hall (Former Market Hall), The Delph



32. 1920-21 Map with Civic Site boundary overlaid (Source: The Magic Attic)



33. Sir Nigel Gresley Pub, The Delph (outside of the Civic Site boundary)

4.3 Current Site Condition

The 'Civic Site' is an area of approximately 3.3 hectares of SDDC-owned land at the western end of Swadlincote Town Centre. The site is bounded by Civic Way to the north and west, West Street / Market Street to the south, and Midland Road to the east. Pedestrian crossings link the site across Civic Way to the north and west (to Sainsburys supermarket).

The site includes a number of public buildings, car parks, and the town's bus station. In addition there are a number of established leasehold businesses operating from premises within the site boundary.

Part of the site lies within the Town Centre Conservation Area, and several important heritage assets lie within or adjacent to the site, including the Town Hall (see Site History section for further details).

Of particular significance are Green Bank Leisure Centre and the Civic Offices. Both buildings date from the 1970s and are now reaching the end of their useful lifespan. An SDDC-led project to relocate both of these facilities to a new development at the nearby Cadley Park site is underway.

A separate project led by Derbyshire County Council has looked at improvements that could be made to the existing bus station in 2026 with a focus on improving accessibility and renewing existing infrastructure. Plans have also been put forward by SDDC to retain and upgrade the former Indoor Market building to serve as a car park and covered events space.

Another civic facility on the site is Swadlincote Library, operated by Derbyshire County Council. This building is reported to be in poor condition, and the masterplan process has therefore explored the potential for future improvement or relocation.

There is an important, albeit poor quality, pedestrian route from the library and bus station to Market Street and the Delph via a pedestrian passageway. This pedestrian route also provides access to the public WCs, which have recently been refurbished by SDDC.

Within the site boundary there are a range of other buildings that are fully tenanted and in relatively good condition, so it is likely these would be retained as part of any future masterplan proposals. Further details are provided on the Existing Building Condition Plan.

There are significant level changes, banks, and retaining structures across the site. From south (West Street) to north (Civic Way) the difference in level is almost 14 metres. From the east (Midland Road) to west (Civic Way) the difference in level is approximately 9 metres. There are a significant number of mature trees and other planted areas across the site, many of which are protected via TPO or their location within the Conservation Area boundary.

The majority of the existing landscaping across the site is peripheral to the buildings, with limited amenity value. However, the Diana Memorial Garden provides higher-quality amenity and public space at the prominent southern corner of the site, at the junction of Grove Street and West Street. The garden was originally created in 1981, but was significantly upgraded in 2018 as part of a Heritage Lottery-funded project.

The majority of other open areas of the site are dedicated to car parking and service yards. This includes approximately 190 public car parking spaces across three car parks. The Bus Station car park is short stay (3 hours), the Civic Offices and Leisure Centre car park is mixed short (3 hours) and long stay, and the Grove Street car park (behind Richardsons) is long stay.



34. View from Market Street looking towards the Civic Offices



35. View from Potters looking towards the Bus Park community café



36. View outside the Dance and Music Centre / WCs looking towards the Bus Station



37. View from Market Street looking towards Potters Snooker Club

4.4 Current Site Condition

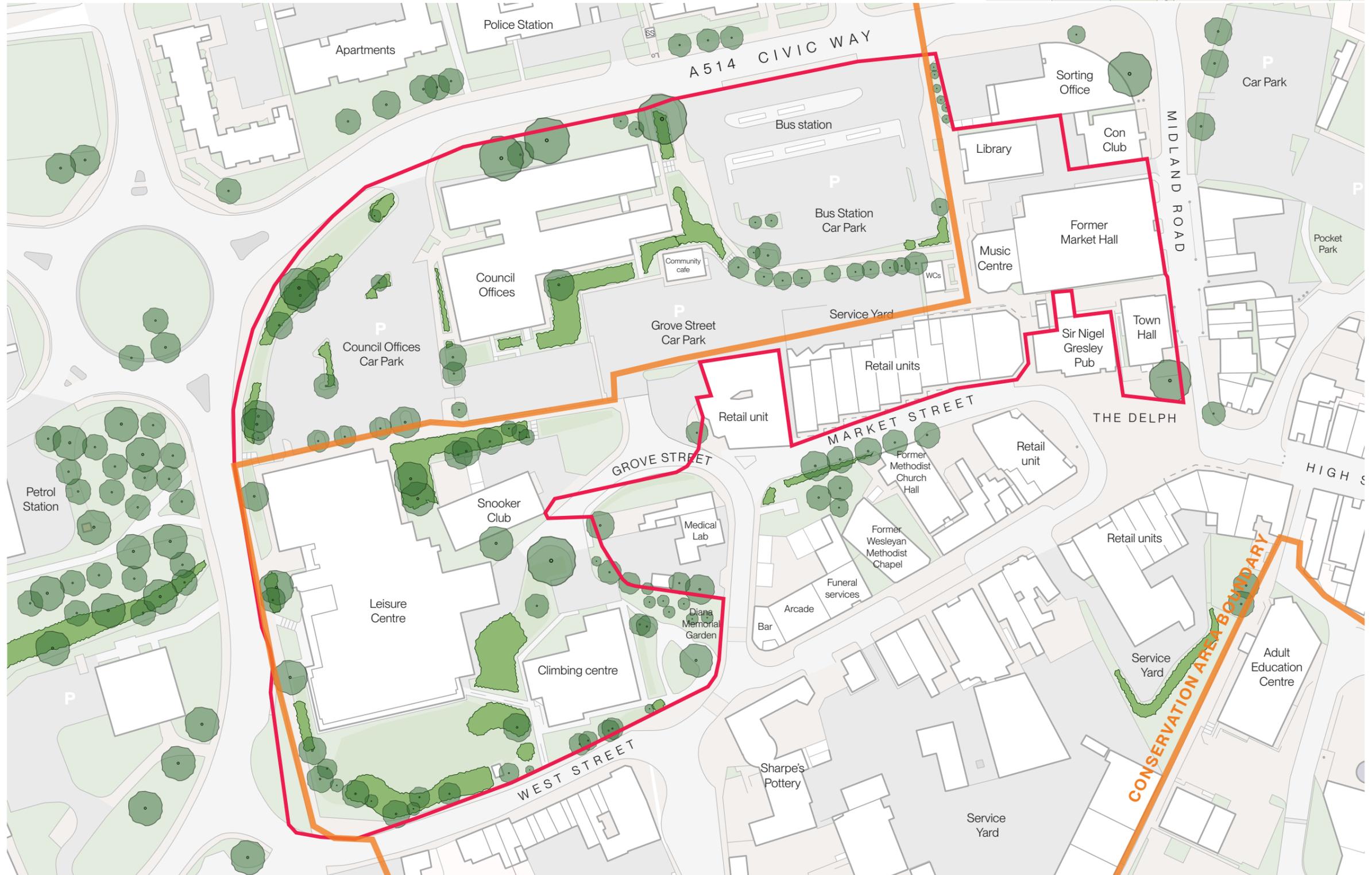
Civic Site - Existing Plan

Scale: 1:1000 @ A3



KEY

- Civic Site boundary
- Conservation Area Boundary



4.5 Current Site Condition

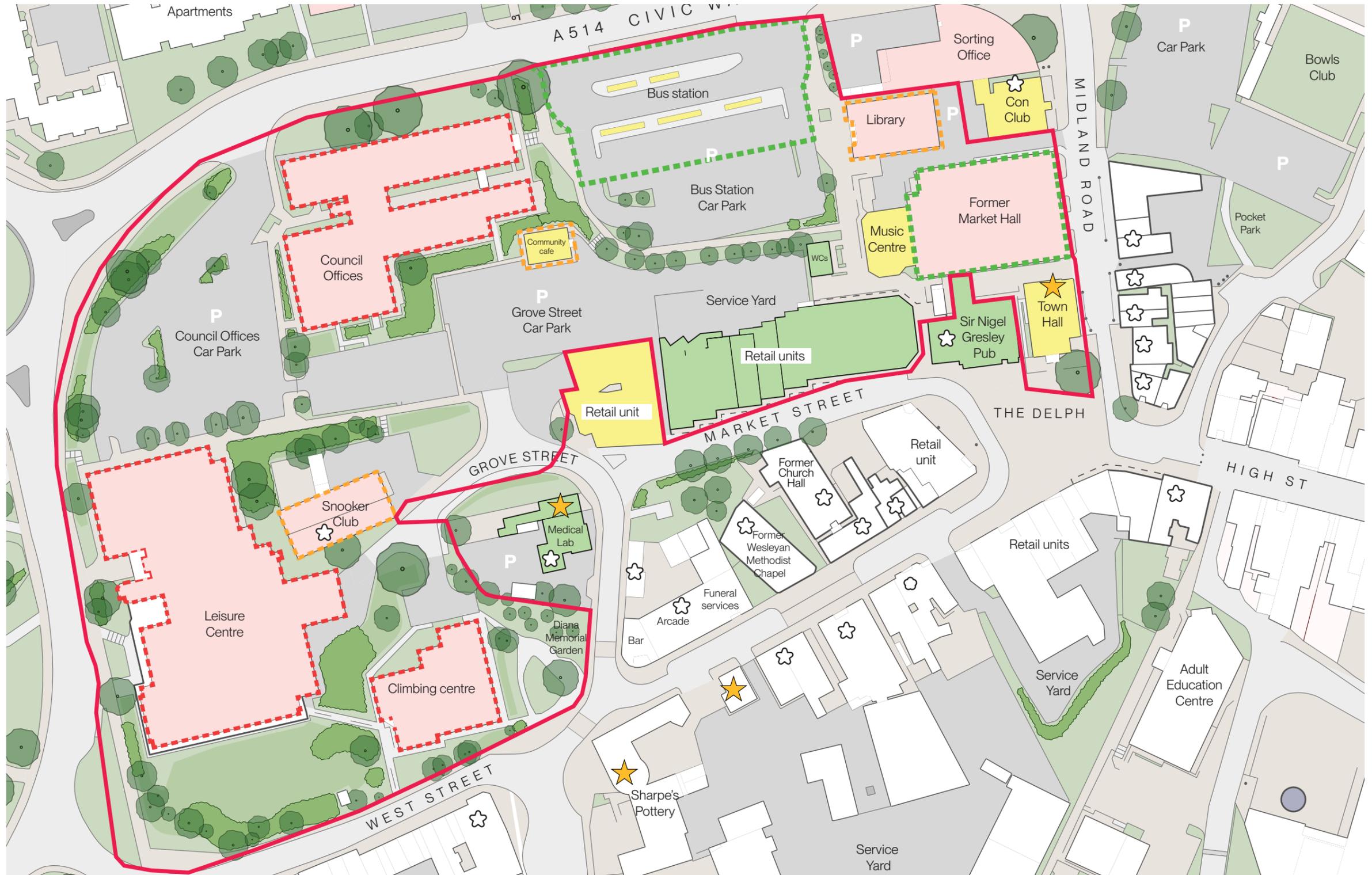
Civic Site - Existing Building Condition

Scale: 1:1000 @ A3



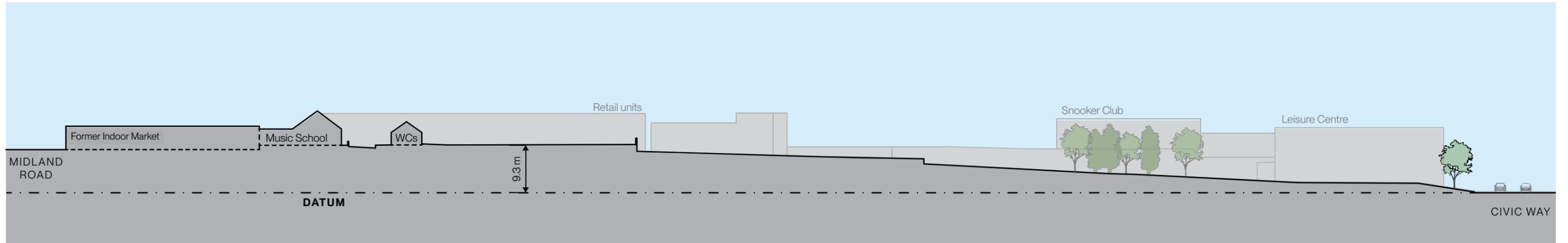
KEY

- Expected demolition
- Potential relocation or improvement
- Planned refurbishment / upgrade
- Poor condition
- Average condition
- Good condition
- ★ Listed Building
- ☆ Other buildings which contribute positively to the historic character
- Civic Site SDDC ownership

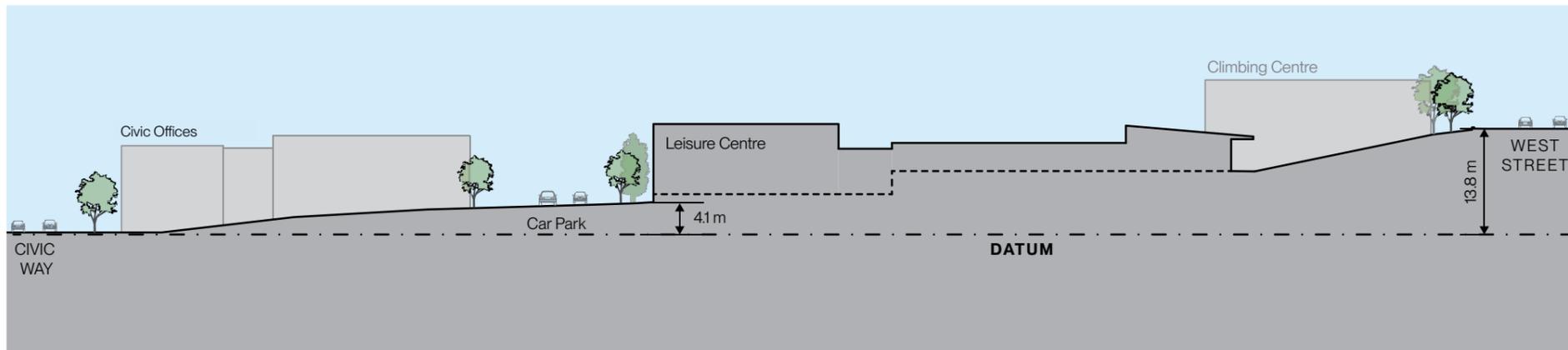


4.6 Current Site Condition

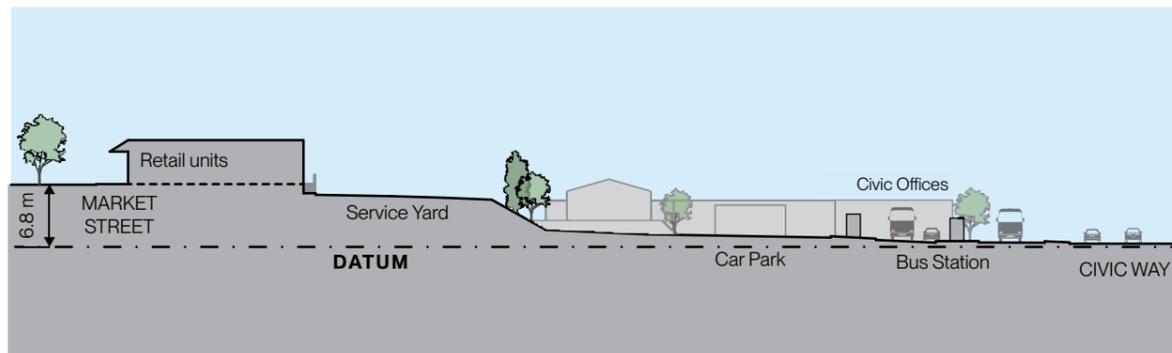
Civic Site - Existing Sections



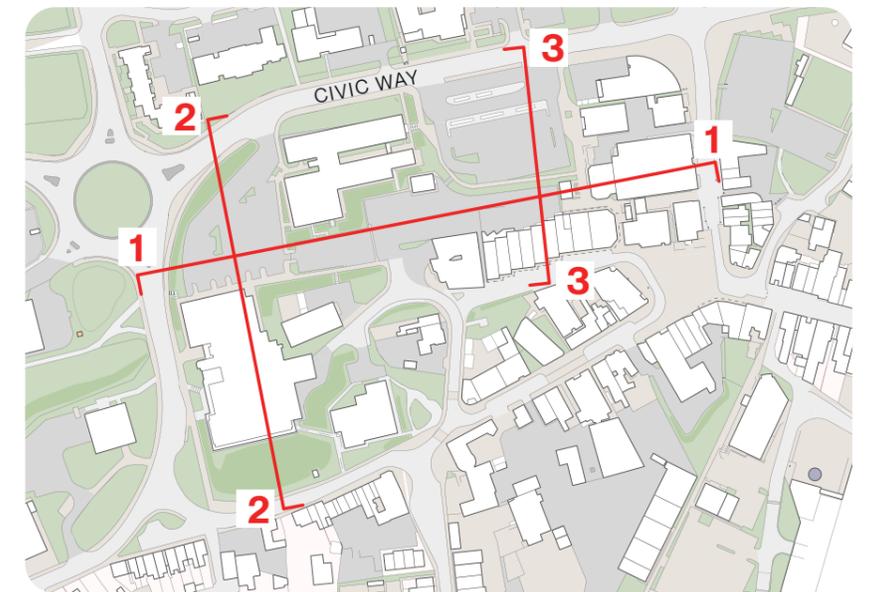
38. Section 1



39. Section 2



40. Section 3



41. Key Plan (NTS)

4.7 Current Site Condition

Civic Site - Existing Landscape

Scale: 1:1000 @ A3



KEY

- Existing tree
- Existing tree with TPO / CA protection
- Shrub planting
- Grass / lawn
- Higher-quality landscape area
- Leftover/ unused greenspace
- Steep bank
- Retaining wall / structure
- Steps
- Pedestrian crossing



4.8 Current Site Condition

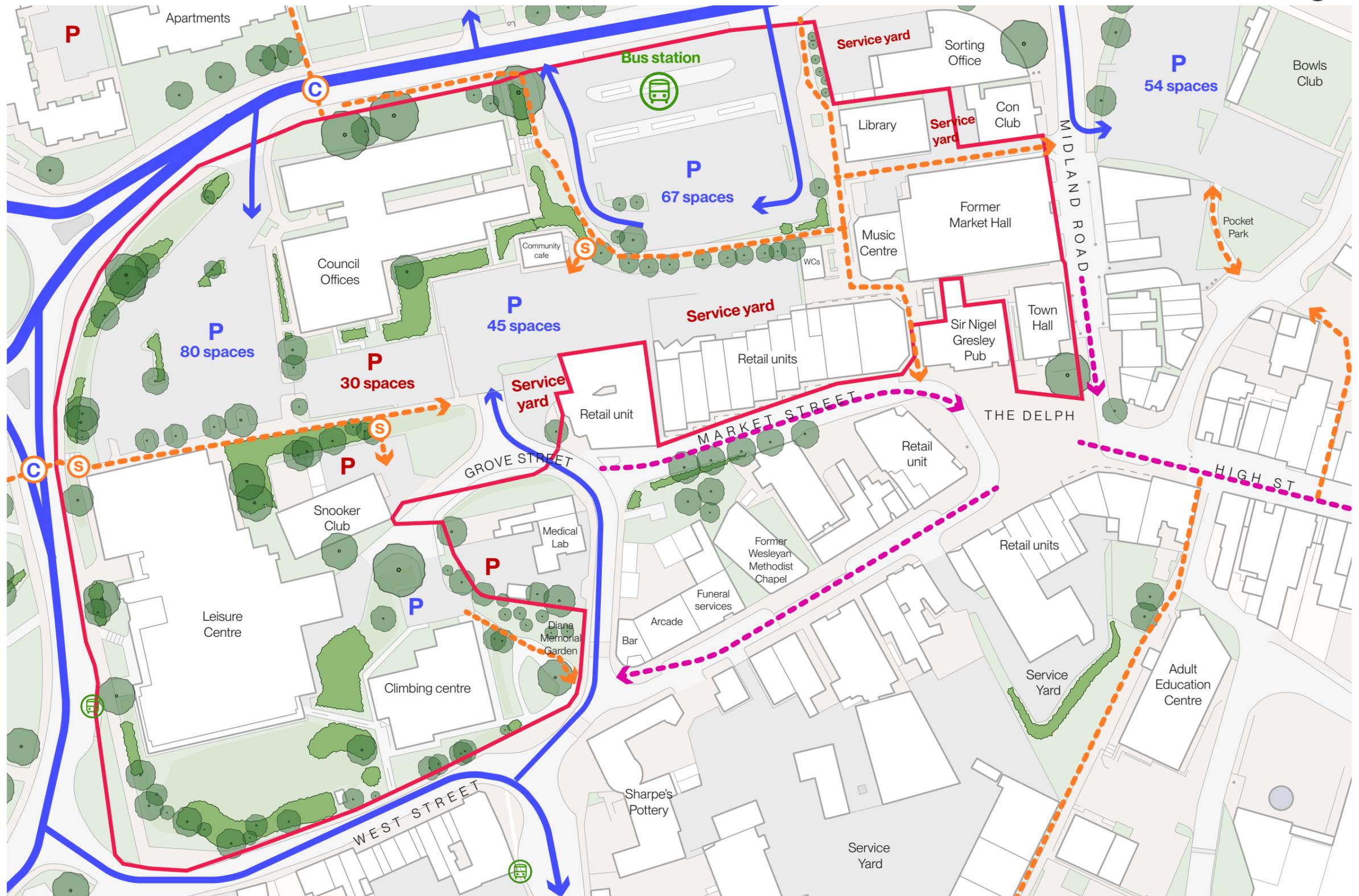
Civic Site - Existing Transport and Movement

Scale: 1:1000 @ A3



KEY

- Civic Site boundary
- P Public car parking
- P Private car parking
- Vehicular route
- - - Pedestrian route
- - - Restricted vehicular route (pedestrian priority)
- S Pedestrian steps
- C Pedestrian crossing
- Bus stop



4.9 Current Site Condition

Civic Site - Existing Utilities

- Gas (Cadent)**
 - Low Pressure Gas Main

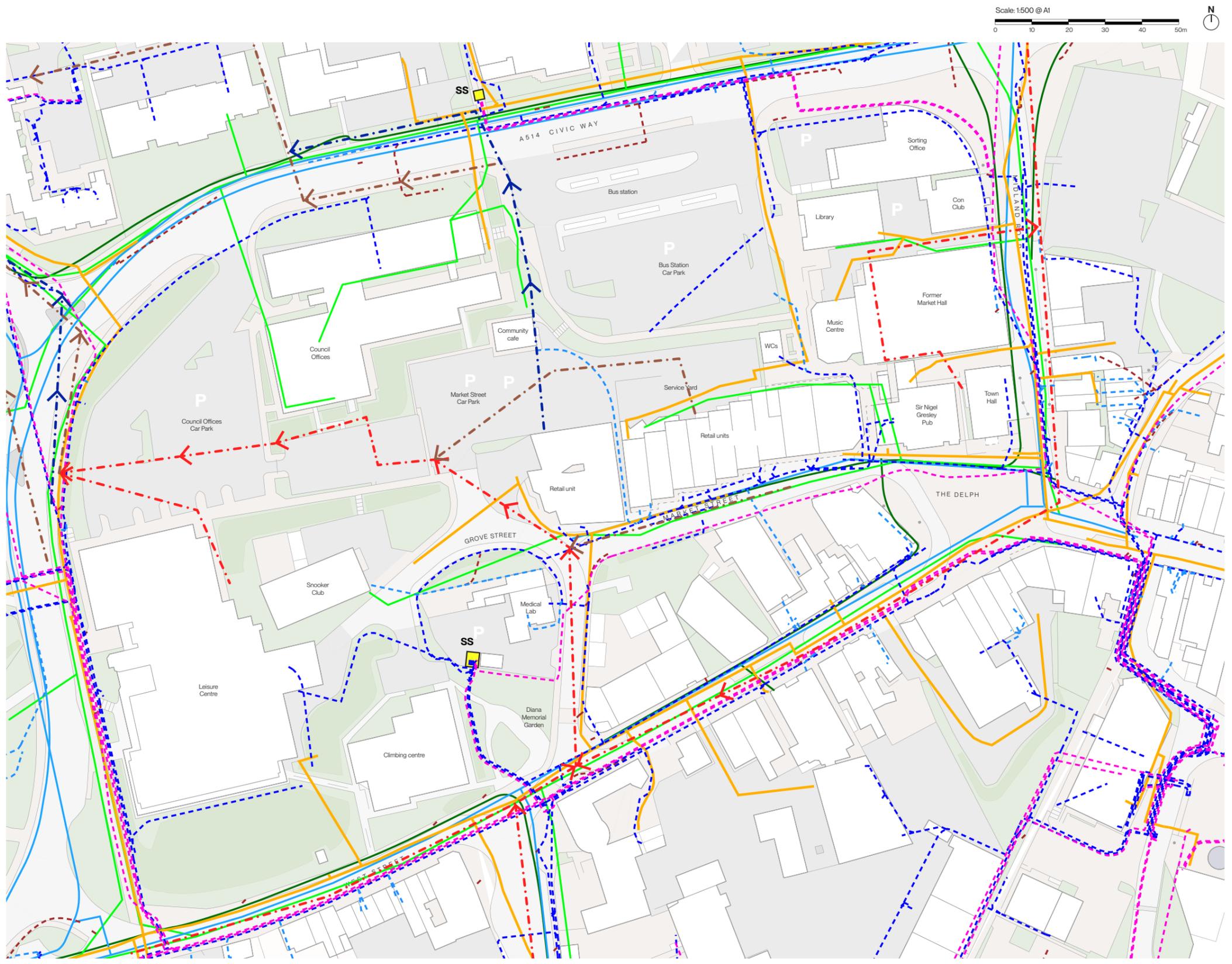
- Electricity (National Grid)**
 - - - Low Voltage underground cable
 - - - High Voltage (11kV) underground cable
- SS Substation

- Drainage (Severn Trent)**
 - - - Foul Sewer
 - - - Combined Sewer
 - - - Surface Water Sewer

- Water (Severn Trent)**
 - Water Main

- Telecomms**
 - BT Openreach
 - Fibre

NOTES
 For information only
 All utilities locations indicative only based on supplied record information.
 GPR survey required to confirm extents / locations of buried services prior to excavation.



4.10 Current Site Condition

Civic Site - Summary of Opportunities & Constraints

- Large, high-profile 'gateway' site with good visibility from Civic Way and significant development potential for a range of uses to respond to the Town Centre Vision.
- Potential to reorganise car parking and vehicle access to enhance connectivity across the site.
- Potential to improve links and accessibility of existing pedestrian crossings.
- Potential to enhance public realm around WCs/ former indoor market/ library.
- Potential to respond more positively to Diana Memorial Garden, a successful and attractive piece of public realm.
- Impacts of traffic noise and pollution from Civic Way.
- Existing buildings (Civic Offices, Green Bank Leisure Centre) due to become vacant and nearing the end of their lifespan. Demolition and redevelopment likely to be the preferred option due to complexity/ cost of re-purposing (subject to further assessment).
- Level changes and retaining structures across the site - future proposals need to respond to sloping topography and design out steps where possible.
- Future development to respond to / retain protected trees wherever possible, whilst designing out 'leftover' landscaped areas that are at risk of misuse.
- Need to respond to (or divert) existing utilities across the site that might impact development potential, including a combined sewer running between the Leisure Centre and Civic Offices.
- Successful local businesses on or adjacent to the site (e.g. Richardsons, Potters Snooker Club) with potential to improve these premises architecturally.
- Requirement to maintain service yard provision and access for existing businesses.



42. Aerial view of the Civic Site looking South East

4.11 Current Site Condition

Civil Engineering Risks and Next Steps:

A full Civil Engineering Report can be found within the appendix at the end of this document

Coal Mining Risk

The site area is likely underlain by shallow coal seams, with a highly probable occurrence of unrecorded localised bellpit mining in the past. This represents a significant site risk. Seven mine entries have been identified within 100m of the site boundary and one coal mining subsidence claim has been recorded to the South of the site. Additionally, two faults have been reported to cross the site, with several more in the vicinity that may act as a conduit for ground gases.

An extensive intrusive site investigation is to be undertaken, requiring a Coal Authority Permit prior to site works and the following exploratory holes:

1. Window sample boreholes to 6.0m below ground level into solid ground
2. Rotary Drilling and Probing to 60m below ground level

Site-specific Ground Conditions

Generally, there is limited information regarding the ground conditions. Based on publicly available borehole data for the site, it is likely that the predominant underlying shallow strata will be silty clay. This may be suitable founding material for low-rise buildings, depending on geotechnical properties. For medium to high-rise developments, piled solutions would likely be required.

The site is Brownfield in nature and, as such, risks that are likely to be encountered include:

1. Ground gas
2. Made ground
3. Contamination

A detailed Site-Specific Intrusive Investigation is to be carried out at a suitable stage. This can be included within the targeted assessment of coal mining risk.

Condition of Existing Buildings and Asbestos Risk

Green Bank Leisure Centre (South of site) indicates poor and occasionally non-operational building services. The plant and equipment at Grove Hall Leisure Centre (East of Green Bank Leisure Centre) requires continued maintenance, with necessary remedial action detailed in the pertinent dilapidation survey. No information has been provided regarding the current condition of the Civic offices (North of site) so a detailed condition survey should be carried out for this building.

The construction of Green Bank Leisure Centre predates 2000 so the presence of Asbestos Containing Materials (ACMs) is likely. Thus, as a minimum, a Refurbishment and Demolition Asbestos Survey is required for this building as well as the Civic Offices prior to development works.

UXO Risk

The site is listed as an area in which it is likely to encounter UXO contamination. Thus, a detailed UXO Threat and Risk Assessment is required.

Existing Retaining Structures

The presence of retaining structures is confirmed, located across the North (Civic Way) and to the South (West Street) of the site to support level changes up to 14m from the East. A comprehensive geotechnical and structural condition survey is recommended to evaluate the stability of retaining walls. This is to be detailed further in a site-wide Site Investigation report, which must also assess the likelihood of deep made ground behind retaining walls, should retaining structures be removed.

A preliminary tree assessment is required to determine the impacts the presence of trees may have on new and existing foundations in clay-based soils.

Existing Drainage and Utilities

The site is heavily congested with a number of services, which are located throughout. Where possible, the proposed developments should be located away from existing services. Where this is not practicable, consideration should be given to diverting affected services. Consultation with the appropriate statutory authorities will be necessary to confirm easement widths, diversion requirements, cost and timescales.

It is advised that the combined sewer route running across the site is partially diverted while other utilities, serving existing buildings only, should be removed as part of the works. Further survey work including GPR and CCTV surveys are required.

Flood Risk

The site lies within Flood Zone 1, confirming very low annual risk (0.1%) of flooding. However, the site area is greater than 1 hectare, necessitating a site-specific Flood Risk Assessment (FRA) as a component of the planning application.

Opportunities and Vision.

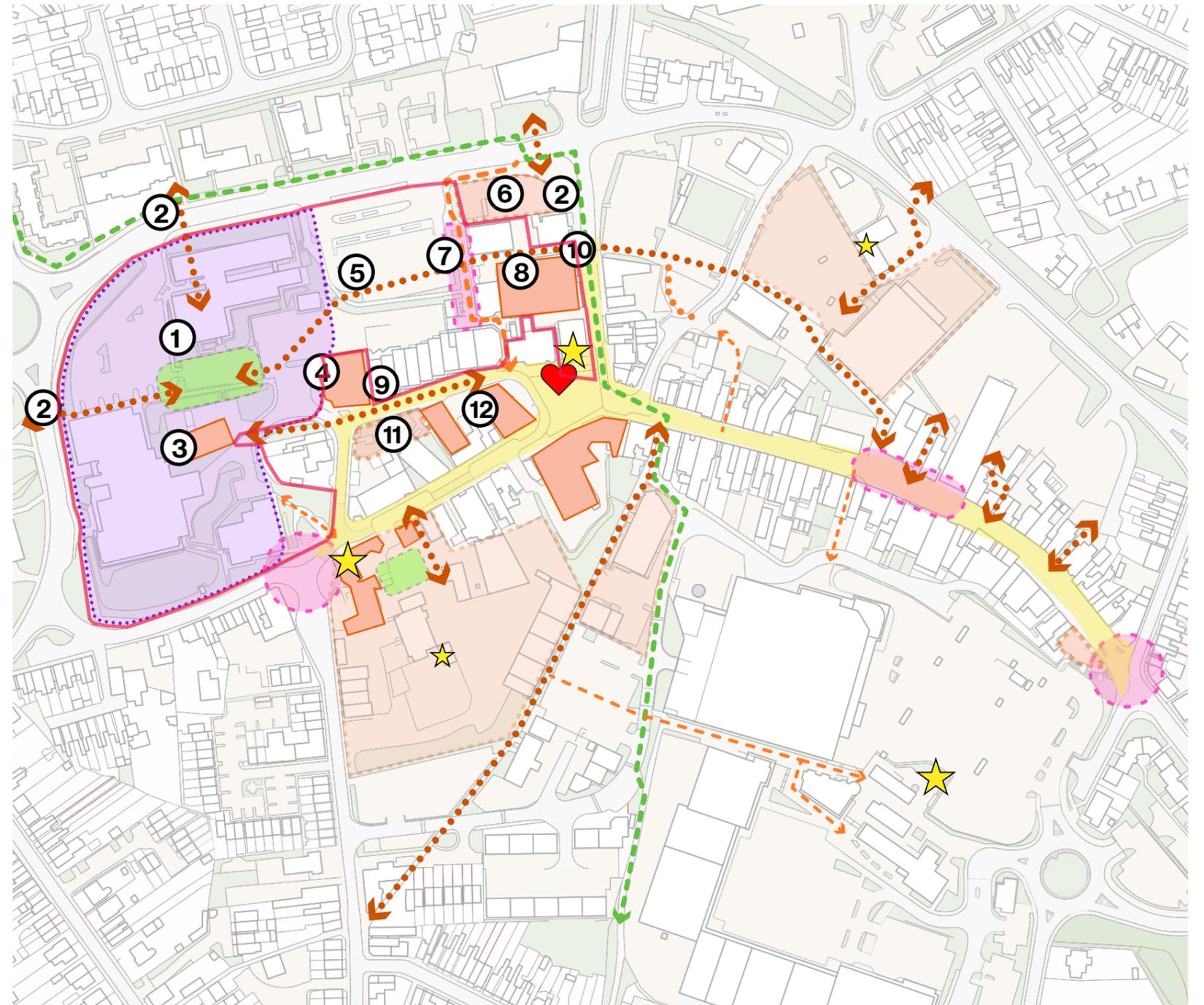


5.1 Town Centre Opportunities

Civic Site and Wider Town Centre

When initially considering what opportunities for investment and intervention might exist for the Civic Site, we looked at these within the context of the wider town centre opportunities. As with all work undertaken within this study, the starting point for any review of the Civic Site has been based on the assumption that the Civic Offices and the buildings associated with Green Bank Leisure Centre will all have been demolished. Key opportunities for the comprehensive redevelopment of the Civic Site were agreed as follows:

1. Civic site becomes a new 'anchor' at the west end of the town centre, with potential for a mix of new uses including residential, Food and Beverage, entertainment, workspace, public services, and a 'green heart' with play space, etc.
2. Redevelopment could help to improve connectivity between Civic Way pedestrian crossings and the town centre.
3. Investigate possibilities to improve the appearance of 'Potters Snooker Club', including retaining and opening up the historic part of the historic building (former Grove Barn).
4. Consider prominence of existing Richardson's building – can this be improved and the adjacent service yard access be rationalised?
5. Create a new east-west pedestrian route connecting the former indoor market hall with the Civic Site. Explore the potential to reduce the Bus Station car parking area or rear service yard in order to improve the pedestrian links, creating a new linear green space.
6. Development to allow potential future improvement of the Royal Mail Sorting Office.
7. Explore possibilities for the improvement or relocation of the library. Create an improved public space and seating where key pedestrian routes meet, for example, the space in front of the existing library.
8. Develop aspirations for the future of the Former Indoor Market Building, looking at where this has been achieved elsewhere (e.g. Peddler Market in Sheffield).
9. Improve the visibility and approach along Market Street, including resurfacing and the selective removal, replacement or crown-raising of the mature trees.
10. Extend high-quality public realm to the Town Hall down Midland Road to the junction with Civic Way.
11. Explore potential for improvements to the green space at corner of Grove Street and Market Street, helping to create a new focal point. SDDC Planning and Conservation feedback indicated that this open space provides a positive contribution to the Conservation Area and should therefore be retained and improved. The ideas for improvement should be brought forward as part of a scheme to improve the public realm generally along this part of Market Street, with soft landscaping perhaps mirroring that of the Diana Memorial Garden, with opportunities for seating in the shade of the trees.
12. Promote the refurbishment of the Former Methodist Church Hall on Market Street and replacement of the 'Nisa' building on the Delph. The Methodist Church Hall is an important historic building and it would appear that bringing this back into use could be viable. This could help to add activity to Market Street. The 'Nisa' building is a poor quality structure which has a significantly negative impact on the space around the Delph, which is the town's principal public space. The building is not in public ownership, so replacement would rely on private sector investment.



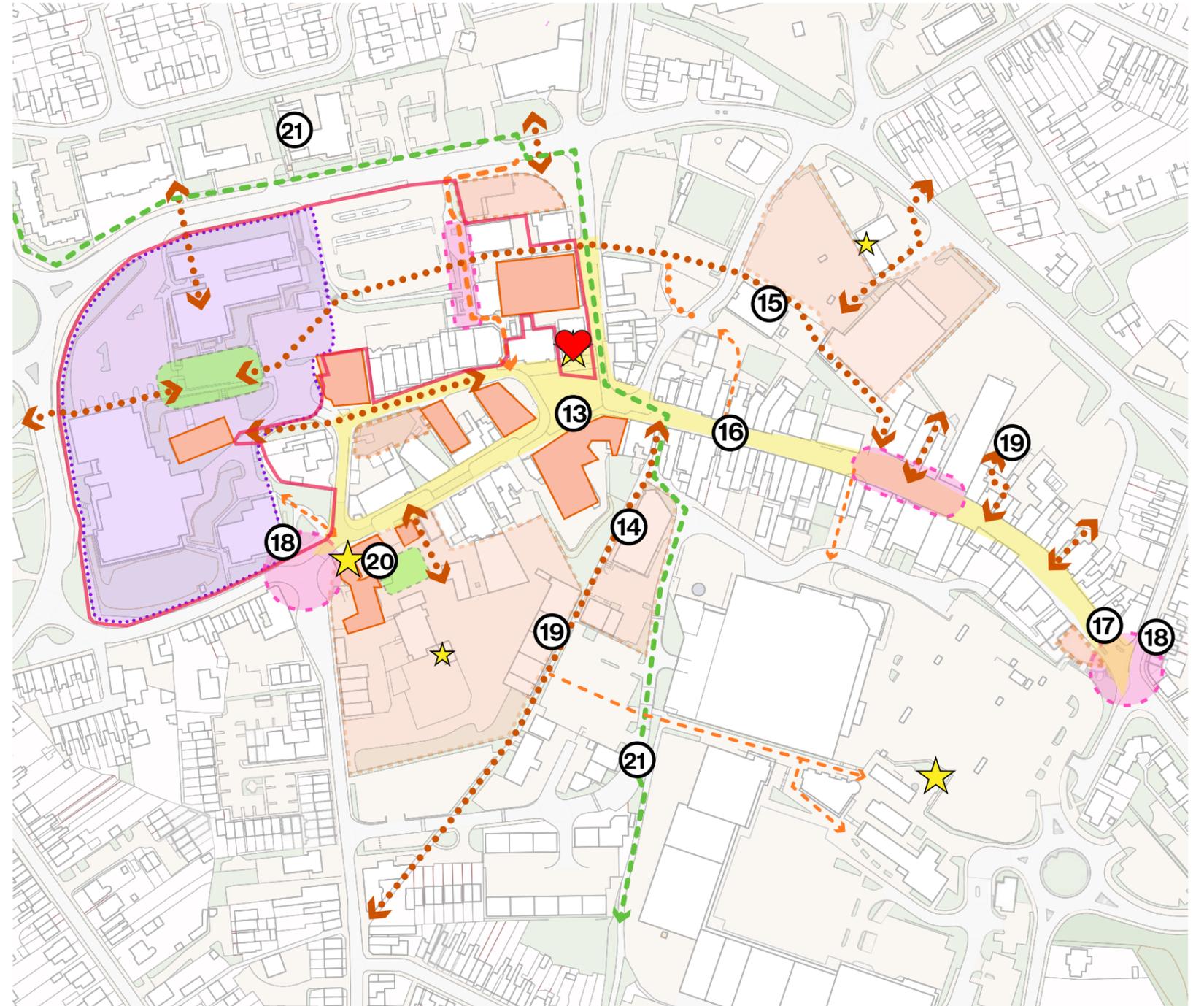
5.2 Town Centre Opportunities

Civic Site and Wider Town Centre

Having completed the analysis of the town centre and its historic growth and current state, opportunities for investment were then identified on a plan so that these could subsequently be assessed in terms of impact and value. These opportunities would also be reviewed against the 'Vision' for the town centre, in order to assist with the process of prioritisation.

The plan opposite indicates the location of potential 'interventions' across the town centre. Each of these interventions is a suggestion as to how an area of land, a building, or a connecting route could be a target for improvement, with the improvement being of wider benefit. It should be noted at this stage that appropriate funding sources would need to be identified, whether private or public, before any of these interventions could be implemented. Taking the annotation within the plan, the details for each of the opportunities are as follows:

- 13.** Some facade improvements have been made to the retail buildings on the south of the Delph, but there is a need to extend this further.
- 14.** Derbyshire County Council were consulted on their future plans regarding the buildings which currently contain the Adult Education Centre and DCC offices on Rink Drive. While there were no plans currently in place, these might be explored as part of a co-location of services alongside the Registrar Services, which are currently in the Civic Offices.
- 15.** The B&M store and the associated car parking are regarded as assets to the town centre. The site provides a useful connection to the High Street, but its appearance from Civic Way and the quality of the pedestrian connections could all be improved.
- 16.** The improvements to the public realm around the Delph and along part of West Street have been implemented to a high standard and many believe this treatment should be extended to the east along the whole of the High Street. It was also felt that the largest trees, which are not an appropriate species for this location, should be replaced. It was also noted that there is potential for new seating, with kiosks and planting where High Street widens (at Superdrug).
- 17.** As with item 11, there is potential to improve the small area of land at the eastern end of High Street. SDDC Planning and Conservation feedback indicated a building, or structure in this location could obstruct views of the chimney, so improvements to landscaping were regarded as more appropriate. The land also falls outside public ownership, inevitably adding further complication to its improvement.
- 18.** There is the potential to 'bookend' the east and west ends of the town centre (High Street / West Street) with high quality public realm and feature public art / lighting. This would help to enhance the identity and distinctiveness of Swadlincote town centre.
- 19.** There is a need to continue to improve the surfacing and boundary treatments of secondary passageways and access routes, particularly at key nodes. Many of these are very well used and should therefore be made as safe and attractive as possible.
- 20.** While all being outside the council's ownership, the masterplan highlights the desire and aspiration to develop a 'creative business district', or 'cultural quarter' in and around the Sharpe's buildings.
- 21.** Wherever possible, opportunities should be taken to improve the National Cycle Route where it passes through the town centre. Improvements might include resurfacing and signage, including potential to enhance strategic connections to the Cadley Park leisure centre site.



5.3 Town Centre Vision

Town Centre Vision

In order to help future decision making and prioritise investment, we have distilled the 'vision' for the future of Swadlincote town centre into six key headings. Each of these elements is intended to support the delivery of the overarching vision, which is underpinned by the need to increase footfall in and around the town centre. We have then captured the ambitions for the town centre in a simple statement:

"Swadlincote Town Centre will be a destination of choice. Full of historic character, it will offer a host of attractions for all ages. The vibrant High Street, lined with independent businesses, will be enhanced with beautiful new landscaping alongside places to eat, drink and play. Residents, old and new, along with visitors from near and far, will fill the Town Centre with life and activity."

Civic Site Vision

The comprehensive redevelopment of the Civic Site offers an opportunity to deliver on several of the 'pillars' which underpin the vision for the town centre. The site covers a large area of land (approximately 3.3 hectares), and while the topography is challenging, there is potential to construct a number of buildings, with a range of uses, alongside a significant amount of public open space which combined will make a significant contribution to revitalising Swadlincote town centre. In the context of the wider town centre, development on the Civic Site should seek to provide a western 'anchor', as a counterbalance to The Pipeworks development to the east.

1) Build on success of the market, independent retail and vintage/ antique specialisation

- Expand range of events to increase visitor numbers / footfall and build local/ regional reputation.
- Complete covered events space project (former market hall) to host special events as well as the regular market during inclement weather.
- Continue to improve pedestrian accessibility to encourage a diverse range of visitors; maintain access to (free) car parking whilst prioritising accessibility of Blue Badge parking.



43. Swadlincote High Street



44. Vintage Market

2) A new offer of higher-density/ high quality town centre living to increase presence and footfall

- Explore mixed-use development including town centre living on the Civic Site - potentially targeting younger people and/or 'downsizers'.
- Residential element could be a mix of higher-density townhouses and apartments to provide a housing offer not currently available in the town/ locality.
- Development could include a proportion of workspace/ Food and Beverage / leisure/ retail to provide active ground floors.



45. Salford Residential Precedent



46. Canalside Residential Development

3) Improved public realm along the High Street and Market Street to support existing businesses

- Building upon existing public realm palette (e.g. West Street) to improve High Street, Market Street and Midland Road.
- Selective removal of over-sized trees, introduction of new planters and seating, and encouraging businesses to 'spill out' onto the street (where appropriate).
- A mix of building and landscaping improvements along Market Street to bring this to life (including bringing the former Methodist Hall back into use).



47. Eastcote Public Realm



48. Altrincham Public Realm

4) An improved Food and Beverage and evening offer, including pop-up events

- Expanding the town's Food and Beverage offer through mixed-use development including outdoor drinking/ dining, leisure, and 'competitive' socialising.
- Potential use of the former market hall for pop-up Food and Beverage and public events (e.g. Peddler Market, Sheffield & Chesterfield).



49. Food Market



50. Altrincham Public Realm

5) A new green heart to the town to create a destination at the western end

- Improving the public realm to improve the accessibility between the town centre and bus station, connecting through to the Civic Site.
- Creating a family-friendly destination greenspace on the Civic Site enclosed by active frontage and potential for play, diverse planting and lawns.



51. Green Corridor Kings London



52. Pounds Park, Sheffield

6) Create new employment opportunities, building upon the town's heritage to develop a 'cultural business quarter'

- Building upon the heritage of the Sharpe's Pottery Museum and estate to open up the area to attract creative businesses.
- High-quality infill development to complement heritage buildings (e.g. Vulcan Works in Northampton, below).
- Consider creating space for skills and training.



53. Sharpe's Pottery



54. Vulcan Works Development

5.4 Public Realm - Key Areas for Improvement

1 'Urban Pause Points'



'Urban Pause Points' are spaces in the public realm carefully designed with clusters of seating, planting, shelter, and shade. Two potential new 'pause points' have been identified on the map below:

- The space next to the library and bus station
- Halfway along the High Street (opposite Superdrug)

These spaces can introduce greenery into the town centre, make space more accessible and sociable by providing additional resting points, and provide opportunities for outdoor dining and small kiosks.

2 Pedestrian passageway improvements



The map highlights a number of pedestrian passageways, which are an important feature of Swadlincote's town centre. However, many of these passageways currently feel unappealing to use.

Potential improvements include lighting, planting and resurfacing to make these passageways safer and more inviting.

3 Public realm improvements



The map highlights the priority areas for future public realm improvements, including High Street, Market Street and Midland Road.

General improvements would include reducing the size or replacing over-sized trees, and introducing new paving, signage and street furniture to match the works already completed to The Delph and West Street.

There are also opportunities for additional tree planting, seating, and to use areas of paving to highlight key heritage features of the town.

4 Street art and sculptural installations

Street art and sculpture is a way of telling the story of a local area's culture and heritage. This could be Swadlincote's history of ceramics, coal mining, or links to the National Forest. The sculpture of the two colliers at The Pipeworks is one example of this.



Sculpture trails can also be used to draw visitors into the town, as was seen during the temporary The Snowman and The Snowdog trail in 2021.

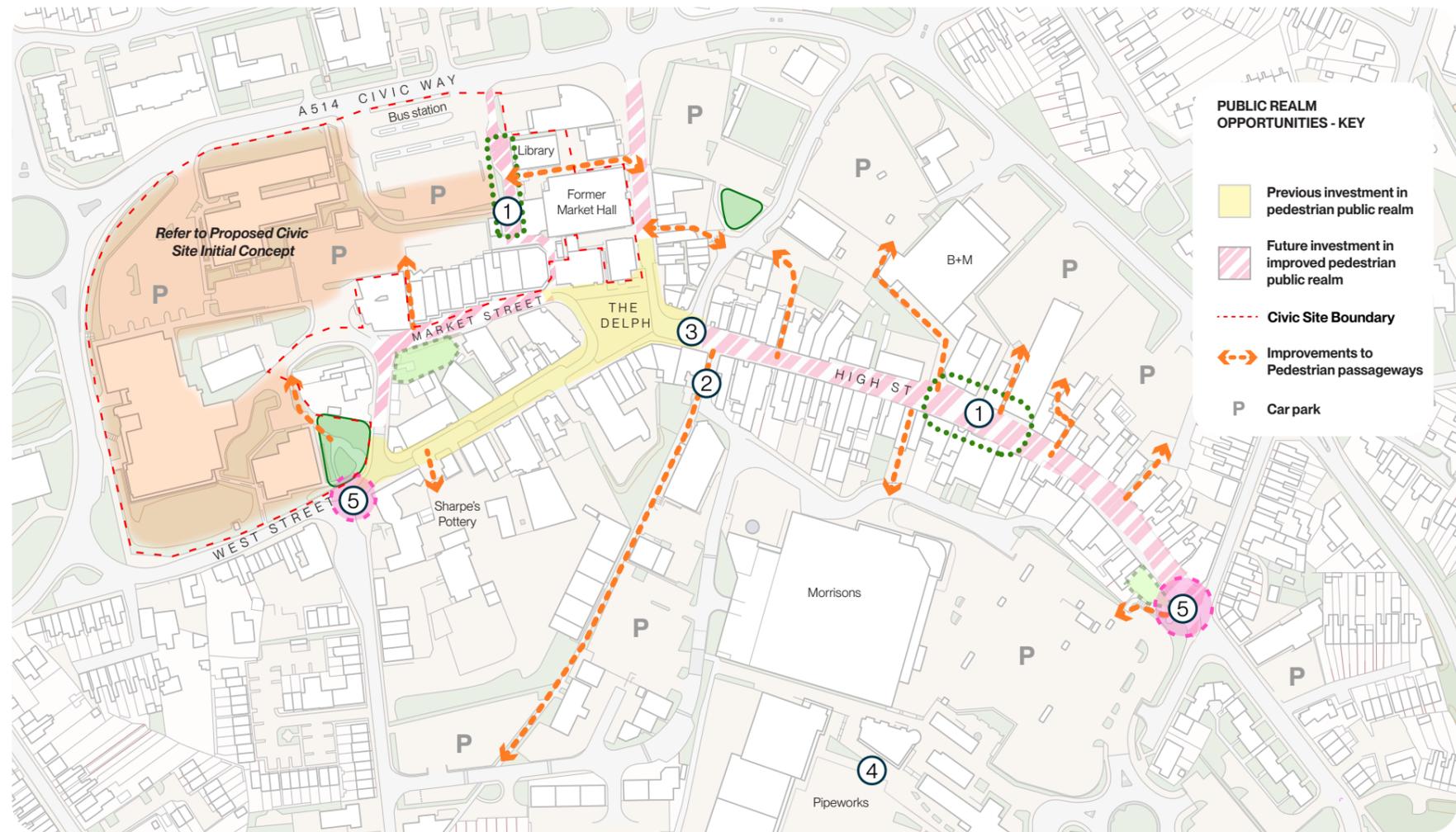
5 Town Centre 'Welcome Markers'

Swadlincote has a long, linear town centre, and it can feel as though the activity 'peters out' at each end.

One way to welcome visitors and 'bookend' the two ends of the Town Centre (High Street / West Street) could be to introduce a piece of feature public art, signage or lighting.



This is something that could be commissioned via local artists, with involvement from the community alongside heritage experts to select an appropriate design.



5.5 Key Investment Opportunities

1 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 some of the 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.

2 Improvements along Civic Way



Many visitors' first impressions of Swadlincote town centre are along Civic Way, arriving by bus or car.

The larger retail stores and car parks provide a poor appearance to the 'back' of the town centre. 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.

3 Former Indoor Market



A Council-led project is planned 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 events throughout the year, such as 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.

4 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.

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



Engagement.



6.1 Engagement Summary

During the Baseline Stage of the masterplanning process, SDDC's project team and the consultants agreed an Engagement Strategy, which included the list of individuals or organisations to be engaged with, along with when and how each group was to be contacted. This strategy was then implemented over the following months. The table opposite sets out the agreed Engagement Strategy, along with the dates when each element of the strategy was carried out.

In addition to the groups listed in the agreed Engagement Strategy, the following were also consulted and contributed to the overall engagement process with specific feedback:

- Burton and South Derbyshire College
- Member of Parliament for South Derbyshire
- The National Forest Company

The feedback received from each individual and group is summarised in Appendix B.

Consultees / Stakeholders	Masterplan Work Stage	Purpose	Consultation Material	Format	Lead	Masterplan Team Attendees	Dates Completed
SDDC / DCC officers (Planning, Highways, Ecology, Heritage, Economic Development)	Task 2	Input into the parameters for developing Options	Strategic Town Centre Framework; Civic Site Options	MS Teams presentation/ workshop - attached to monthly meeting	BDP	BDP, SDDC officers	04.09.25, 08.09.25, 12.09.25
Civic Site: selected landowners and tenants:	Task 2	Awareness of masterplan process; understanding of future intentions and potential redevelopment	Outline Site Information (if required)	MS Teams / phone calls	AV	AV, BDP, SDDC officers	October and November '25
Derbyshire County Council	Task 2	Awareness of masterplan process / timeline; understanding of future intentions; understanding of potential future functions on the Civic Site.	Outline Site Information (if required)	MS Teams meeting	AV	AV, BDP, SDDC officers	12.09.25
Sharpe's Industrial Estate Owners	Task 2	Awareness of masterplan process/ timeline; understanding of future intentions for Industrial Estate site	None required	1:1 MS Teams / phone call	AV		02.09.25
Local businesses and organisations with a Town Centre presence	Task 2	Awareness of masterplan process/ timeline; aspirations for future retail/ leisure facilities	Outline Site Information (if required)	Survey	AV		Throughout October / November '25
Local School Children	Task 4	Generate ideas; engage with younger people's views on the town centre; part of Social Value offer		Creative 1-day workshop at a local primary school and a college	BDP	BDP	28.11.25, 08.12.25
SDDC Elected Members	Task 4	Feedback on options	Strategic Town Centre Framework; Civic Site Options	In person presentation followed by site walk	BDP	BDP, SDDC officers	15.09.25, 11.11.25
General Public	Task 5 (Preferred Option)	Awareness of masterplan process; feedback on preferred options	Strategic Town Centre Framework; Civic Site Preferred Option – Series of visual sheets with plans/ sketches / diagrams	Exhibition – Market stall Town Hall, then Visitor Information Centre. Digital information boards hosted on SDDC website	BDP	BDP	18.10.25 until 08.11.25

Civic Site Proposals.



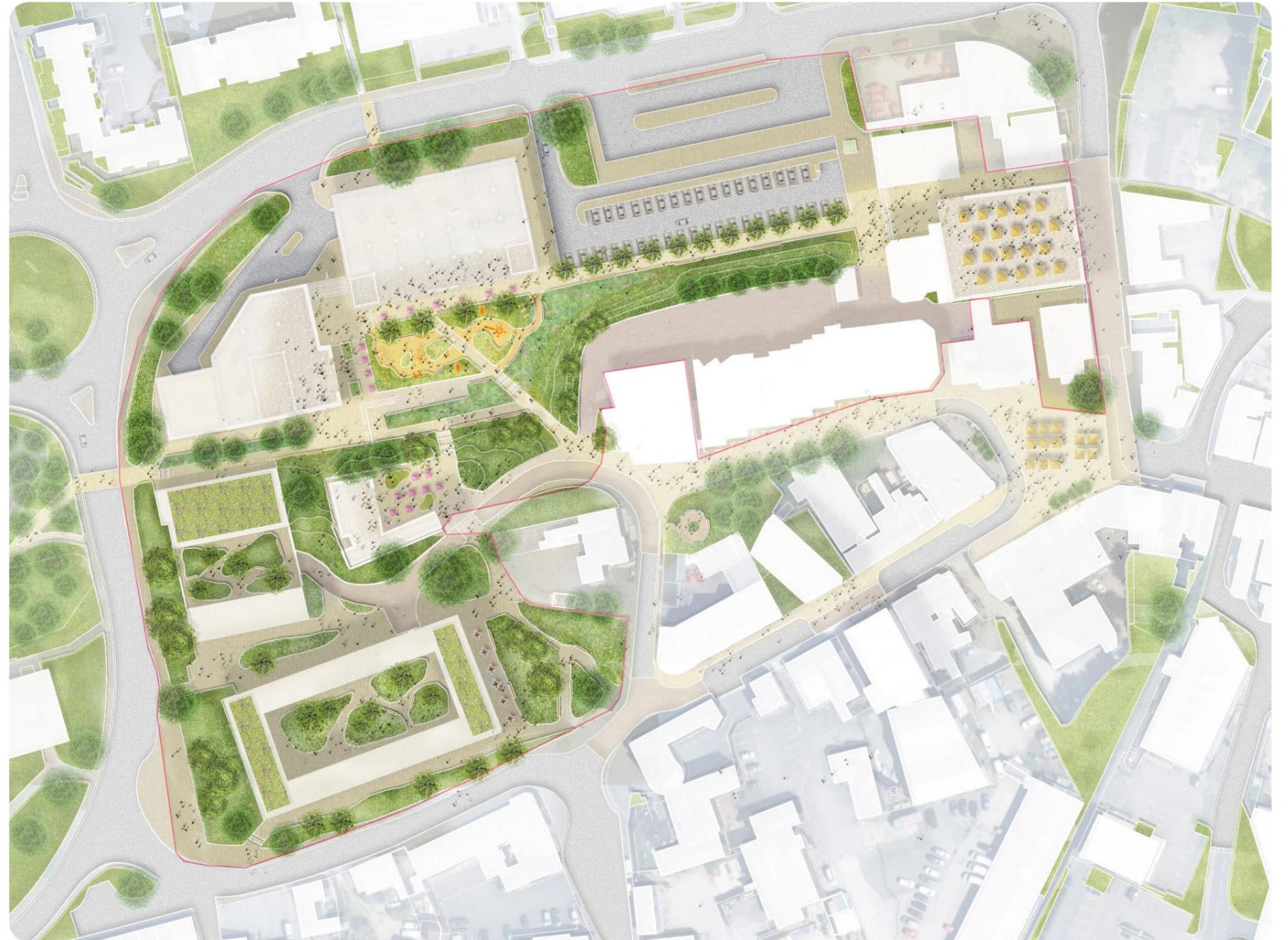
7.1 Illustrative Civic Site Masterplan

A New Destination...

The planned relocation of the Civic Offices and Green Bank Leisure Centre to Cadley Park will create an opportunity for substantial development at the west end of the town centre.

The masterplan team have reviewed recent economic trends, looked at good examples from other towns, and tested a range of different options for the Civic Site. This process has indicated that the following mix of uses could work well on the site:

- **A 'mixed-use' development, with town centre living alongside commercial uses.**
- **A mix of townhouses and apartments to provide housing not currently available in the town - potentially targeting younger people as well as older 'downsizers'.**
- **Expanding the town's range of cafés, restaurants, and bars including outdoor spaces, and new leisure uses such as ten pin bowling.**
- **Exploring the potential relocation of the library and adult education centre onto the Civic Site, alongside other commercial uses, public services and flexible office space.**
- **Designing the public space to improve the accessibility between the town centre and bus station, connecting through to the Civic Site.**
- **Creating a family-friendly destination with space for play equipment, greenery and lawns.**



7.2 Illustrative Civic Site Masterplan

Proposed Sketch Schemes

As part of the masterplanning process, a number of Options were prepared for the Civic Site. These Options considered a range of building forms with different combinations of uses within them. These Options were reviewed during the regular project meetings, with feedback collected from all members of the client and consultant team. The feedback helped to establish the content of the 'preferred masterplan' for the Civic Site and this was further developed to form the basis of the 'illustrative layout' contained in the final report.

All of the initial layouts developed for the Civic Site were based on an analysis of key constraints, such as level changes, existing mature trees and service vehicle access to existing buildings. These constraints were then overlaid with 'opportunities' or desired outcomes, such as improved frontages onto Civic Way and the creation of accessible pedestrian routes. This process led to the creation of a Development Concept Diagram, which sets out the basis of a 'development structure' that could be refined and then implemented in a number of ways, subject to further and more detailed analysis. The Initial Development Options for the Civic Site, referred to as 'Versions', have been included here and can broadly be described as follows:

Version A:

This suggested a residential led development, with a small amount of other commercial use at ground floor level adjacent to the more public areas of the site. Buildings were generally 3-4 storeys tall, with parking contained in undercroft areas. The plan would deliver around 137 residential units overall, with the majority of these being apartments. The bus station would remain in its current configuration, but the entrance to the car park adjacent to it would be relocated to avoid any potential conflicts between bus and car movements. The main area of public open space would be created in the southern corner of the site, effectively doubling the size of the Diana Memorial Garden. The Potters building is retained, with the potential for this to overlook the extended gardens to the south.

Feedback:

The general consensus was that this option placed too much emphasis on residential development. It was also felt that expansion of the Diana Memorial Garden wasn't necessary and didn't place the main green space in the best part of the site when compared with other layouts.

Version B:

While also being residential led, this layout looked at shifting the location of the main public open space to the lower part of the site, closer to Civic Way. The layout gave a slightly higher number of residential units at around 150 new homes, with more individual houses than Version A, albeit the majority would still be apartments. While the main open space is towards the north, the new buildings would still be arranged so that

the Diana Memorial Garden was given a little more room. This layout made fewer changes to the layout of the bus station and adjacent car park, and reduced the number of parking spaces by more than Version A. The Potters building is also retained in this layout, this time overlooking the new green space to the north.

Feedback:

As with Version A, it was felt that this layout delivered too much residential development, when a mixed use approach would be more beneficial to the vitality of the town centre. The increase in the number of townhouses as opposed to apartments was a positive, albeit there were still more apartments than desirable.

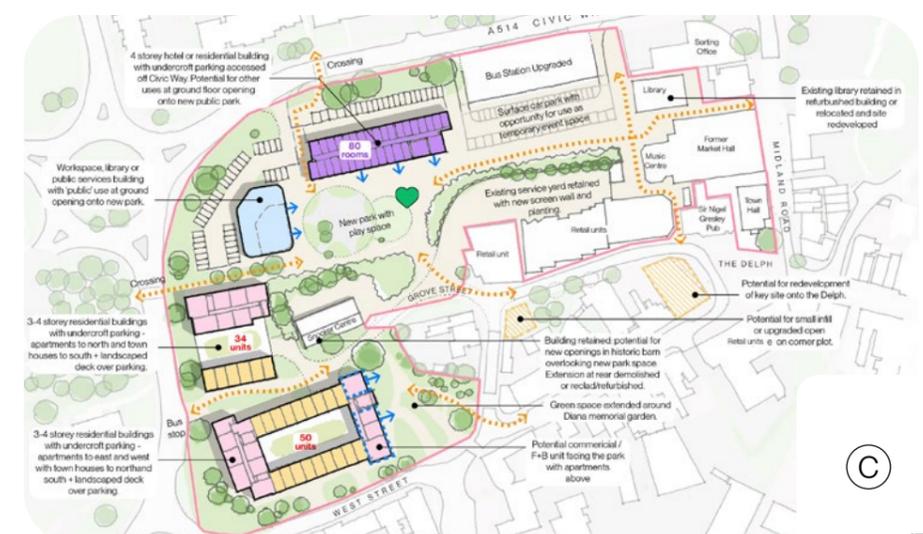
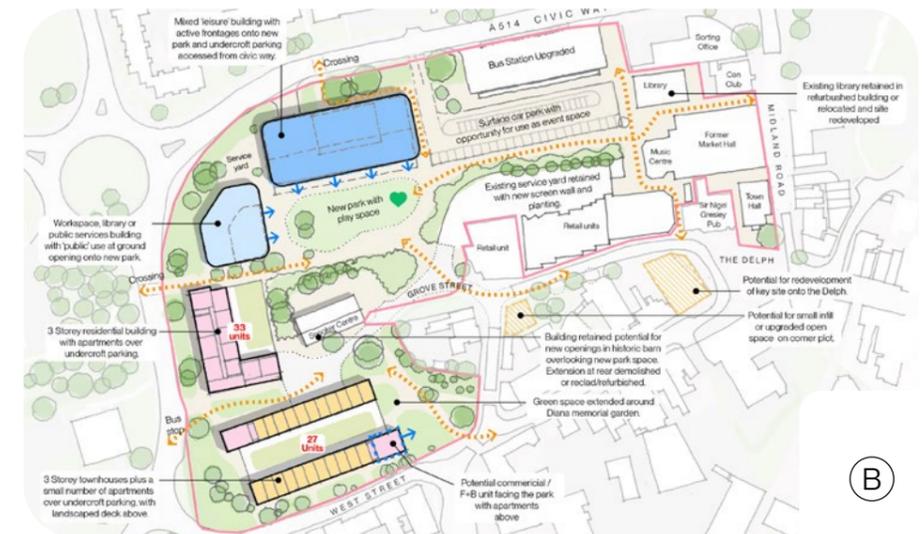
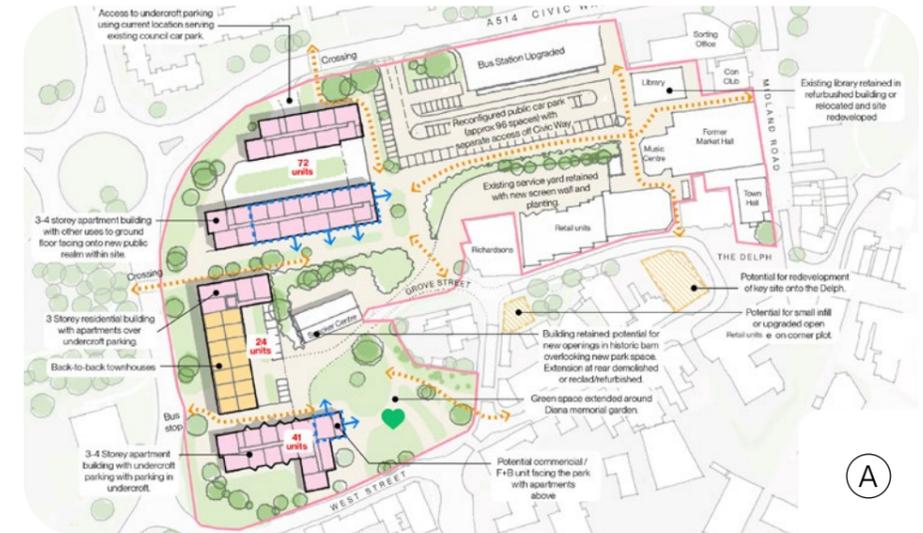
Version C:

This layout suggests the introduction of non-residential uses in the lower plateau, i.e. around the edges of the site that front onto Civic Way. These buildings would wrap around a new 'green heart', i.e. a landscaped, public open space which could serve as the focus of activity. The number of residential units is much reduced when compared to the other layouts, delivering around 60 homes, with the split being more or less equal between apartments and individual homes. Parking is located in undercroft areas, making use of the significant changes in level across the site. This layout tested the idea of removing the surface car park adjacent to the bus station, with the idea being that public parking would be provided beneath the large building fronting onto Civic Way, again utilizing the changes in level, as opposed to creating full basement parking. As with all three layouts, Version C retained the Potters building, with the potential for this to be fully refurbished in a more prominent position, overlooking the new green space.

Feedback:

It was felt that this layout offered a good balance between residential and other uses, with these uses located in appropriate parts of the site, i.e. residential development to the south, closer to existing residential areas and commercial / public uses located closer to the bus station and Civic Way. It was also noted that there could still be flexibility as to the non-residential uses that could be accommodated on the site. For example, the potential for a hotel development on part of the site fronting onto Civic Way could be shown as a 'sub-option'.

Following the Development Options review stage, it was concluded that Version C should be used as the basis of the public engagement, with the inclusion of the sub-option which introduced a Hotel on the larger non-residential development plot, adjacent to Civic Way. Feedback from the Public Engagement as well as further design refinement was then incorporated into the Final versions of the Development Framework and Illustrative Masterplan.



7.4 Illustrative Civic Site Masterplan

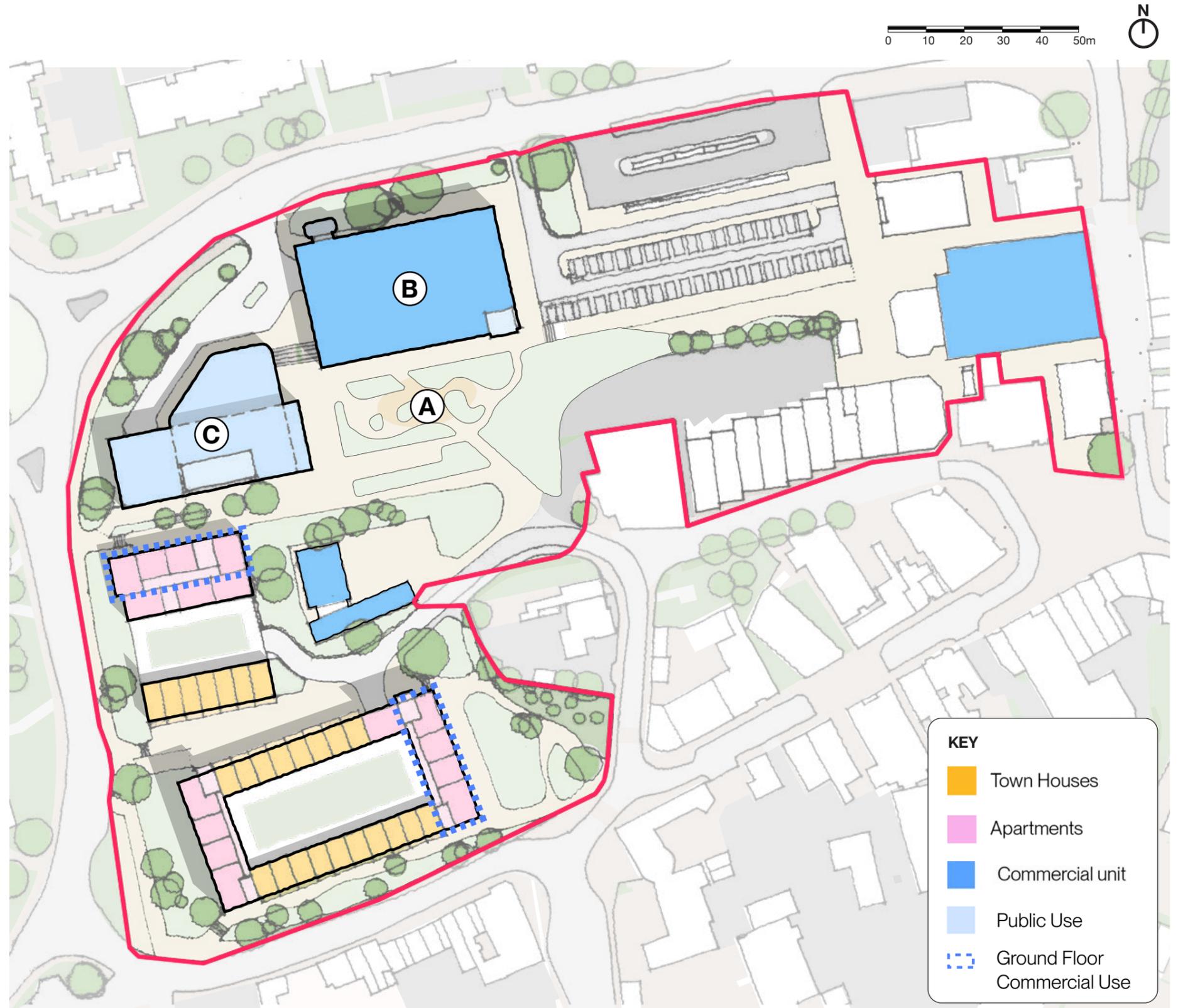
Illustrative Masterplan

The purpose of the Illustrative Masterplan is to demonstrate one way in which the Development Framework could be delivered. This is not intended to be a definitive proposal, but is hopefully a compelling visualisation of how the design principles set out within the overall framework and the individual Plot Parameters could be implemented so as to deliver a comprehensive, mixed use development which will act as an anchor and destination for the west end of the town centre. It should not be assumed that the suggestions within the Illustrative Masterplan are commercially viable. The key components of the Illustrative Masterplan are as follows:

A. The creation of a new, beautifully landscaped green space, which will become a new destination for anyone visiting and wanting to spend more time in the town centre. Accessible walking routes connect this space with the town centre, via Grove Street and Market Street, or further to the east directly into the Delph. Other routes are aligned with existing pedestrian crossings and bus stops in order to reinforce existing desire lines. The landscaping is designed to incorporate existing trees and exploit the changes in level to create a distinctive character. At the heart of the space, a small play area for younger children can be accommodated to encourage families to spend more time in the town centre. Seating is incorporated throughout the space, with level areas around the perimeter providing space for customers of the new cafés and bars to enjoy the landscape when the weather permits.

B. A large structure provides flexible space for a range of family entertainment, or 'competitive socialising', like ten pin bowling. Other potential uses for the space within the building could include live entertainment, mini golf and escape rooms. The ground floor could include café space, with external seating and on the upper floor there is a south facing roof terrace. The building exploits the significant change in level across this part of the site by locating visitor parking spaces at the lower level, accessed directly off Civic Way. The floor above this is level with the central green space.

C. This plot is occupied by a new 'Public Service Hub', a building which combines public services alongside flexible commercial space. Among the principle functions is the provision of a new home for the library. This is subject to an appropriate source of funding being identified, but it is understood that the current library building is not fit for purpose and the County Council are very keen for it to stay within the town centre. There would be the potential for other public services to be located alongside the new library, perhaps relating to Careers, Skills and Education. Some space will also be retained within the town centre for public access to SDDC services following the relocation of its offices to Cadley Park. In addition to these public sector uses, the building could also accommodate a small café at ground floor, with space for external seating alongside the new green space. Upper floors could provide flexible office space, made available for smaller businesses, or perhaps business start-ups. This building occupies a prominent location on the site and could be a new 'flagship' for the town centre.



7.5 Illustrative Civic Site Masterplan

Illustrative Masterplan

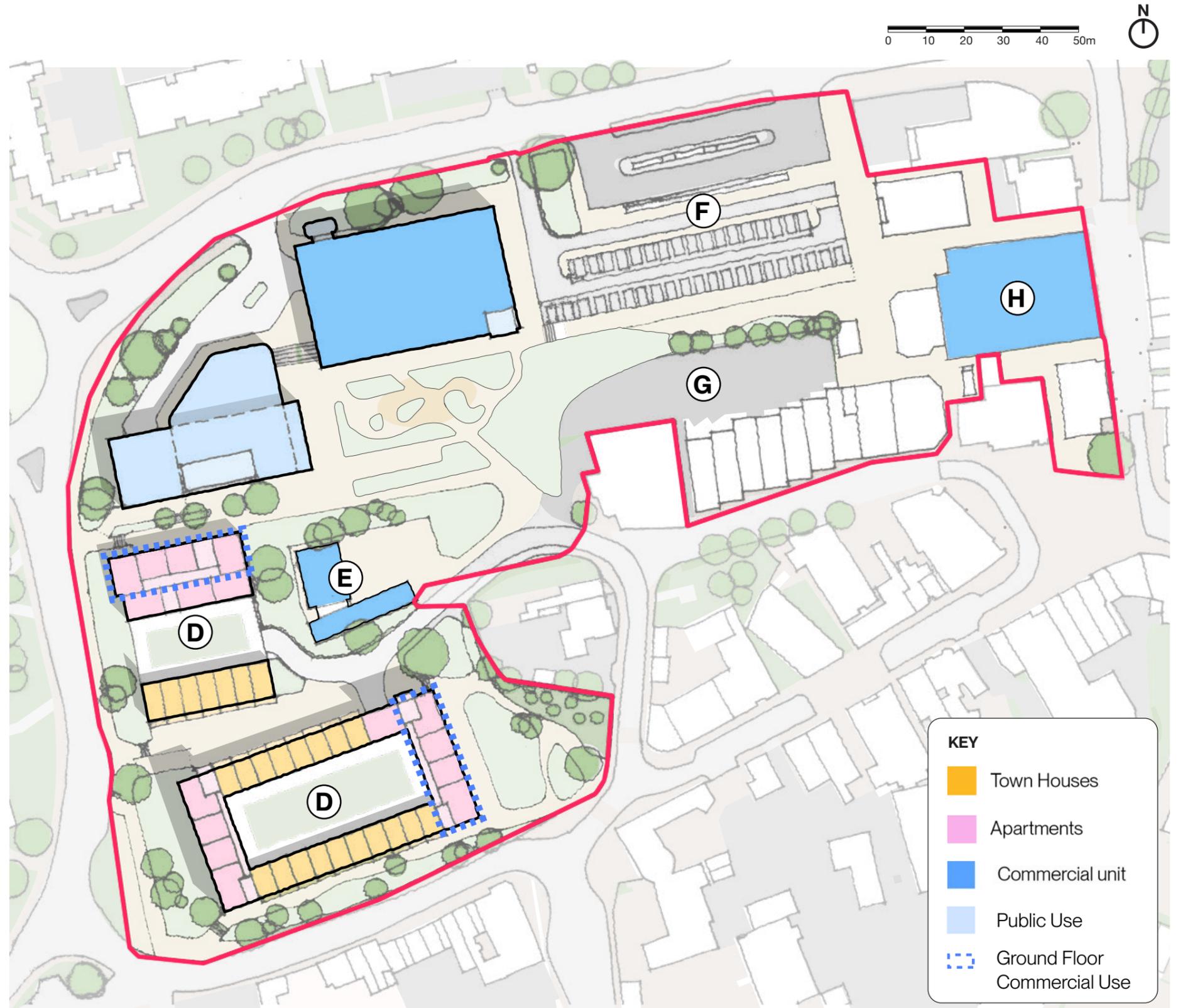
D. The development plots which wrap around the south west perimeter of the site, are both shown as residential developments, combining to create a small community of around 60 households. The new homes are a mix of town houses with front doors opening onto the pedestrianised route between the two Plots and apartments, which face onto the more public spaces. The small blocks of apartments include non-residential use at ground floor, where these spaces open onto public areas. To the north of Plot D the ground floor could be occupied by a small café or retail unit. Similarly to the east of the unit along West Street, the ground floor space could be occupied by a small café, with space for external seating adjacent to the extended Diana Memorial Garden. Parking for both Residential units is contained within undercroft areas, utilising the changes in level to minimise the visual impact of the parked cars.

E. The Illustrative Masterplan suggests the existing building occupied by Potters and the land around it, the former barn relating to the farm that once stood on the site, is retained and refurbished. The later extension to the north, which is understood to be in poor condition, would be replaced by a higher quality structure, more sympathetic to the form and character of the historic barn. Space could be created for a small outdoor seating area, making the most of the elevated position of this plot, which will now overlook the new central green space, immediately to the north.

F. The existing bus station will be refurbished in line with current plans, although there may be the potential to further improve the shelters and other surface treatments over time, subject to funding being available. The area of surface parking next to the bus station could be reconfigured, with the entrance being located further to the west, to reduce conflicts between bus and car movements. The circulation within the car park has been arranged to allow a loop for dropping off / collection and the number of spaces has been reduced, greater priority is being given to blue badge holders and parents with children.

G. The existing service yard has been retained, but the access into this off Grove Street has been reconfigured, so that more space is given over to the new landscaped area at the heart of the development. New screen planting and retaining walls wrap around the northern edge of the service yard, providing a more attractive setting to the green space and public car park to the north.

H. The Former Market Hall is to be refurbished in a way which will enable the building to accommodate a range of events throughout the year. The Illustrative Masterplan accounts for the need to integrate this site within the overall Vision. The improvements to the public realm and the direct route connecting the redeveloped Civic Site and the Former Market Building will help to link the two as complementary elements.



7.6 Illustrative Civic Site Masterplan

Illustrative Masterplan Section



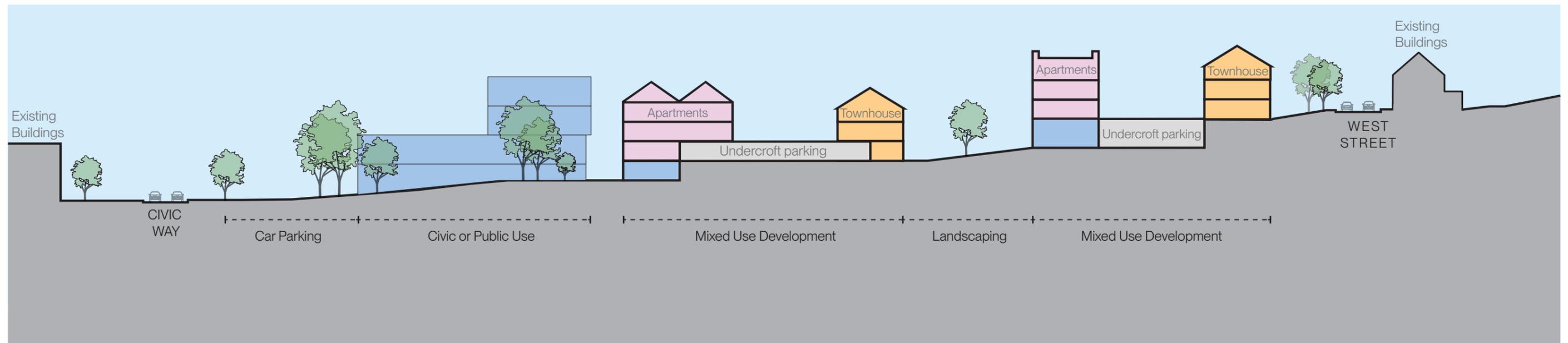
55. Altrincham Stamford Quarter

Illustrative 'Cross Section' showing changes in level

The Civic Site has a series of changes in level and features a number of existing sets of steps. The overall level change is almost 14 metres between Civic Way and West Street. A key aim of the redevelopment is to make the site and town centre more accessible to everyone by reducing or designing out steps where possible.

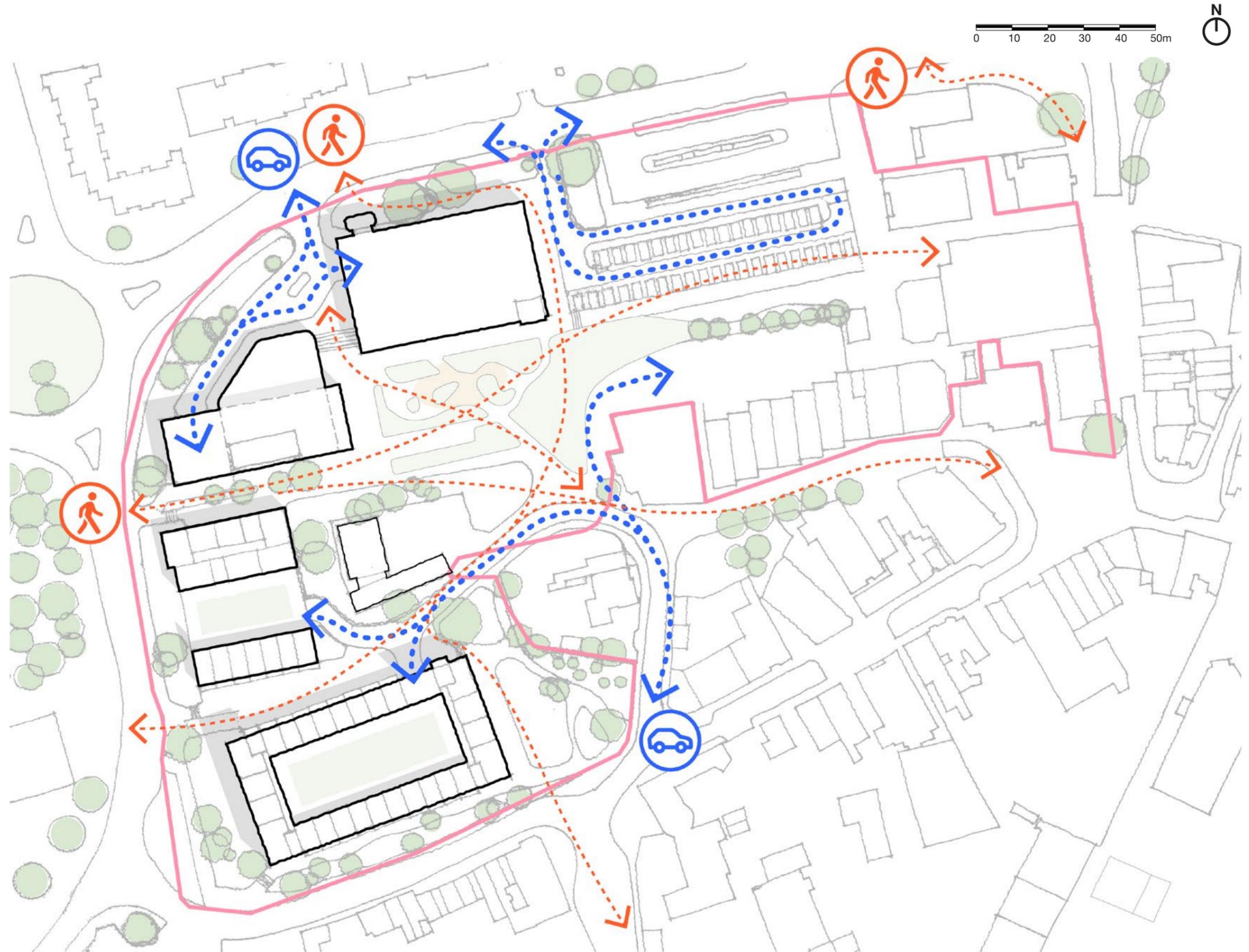
Where steps are required, alternative routes that are ramped or sloping will be introduced to help people with wheelchairs, pushchairs, or mobility scooters. We have also looked at the existing pedestrian crossings and routes and tried to link these into the proposed development where possible. The cross section below demonstrates how the changes in level on the site can also become an opportunity to hide or disguise car parking within 'undercrofts'.

By locating car parking beneath buildings or gardens, it frees up surface space for public areas, landscaping, and active street-level uses like shops, cafés, and community spaces. This approach improves the street-scape by reducing the visual impact of cars, and also makes more efficient and sustainable use of the land for development. Platforms can also be introduced to improve accessibility to commercial units, as demonstrated in Altrincham (See left).



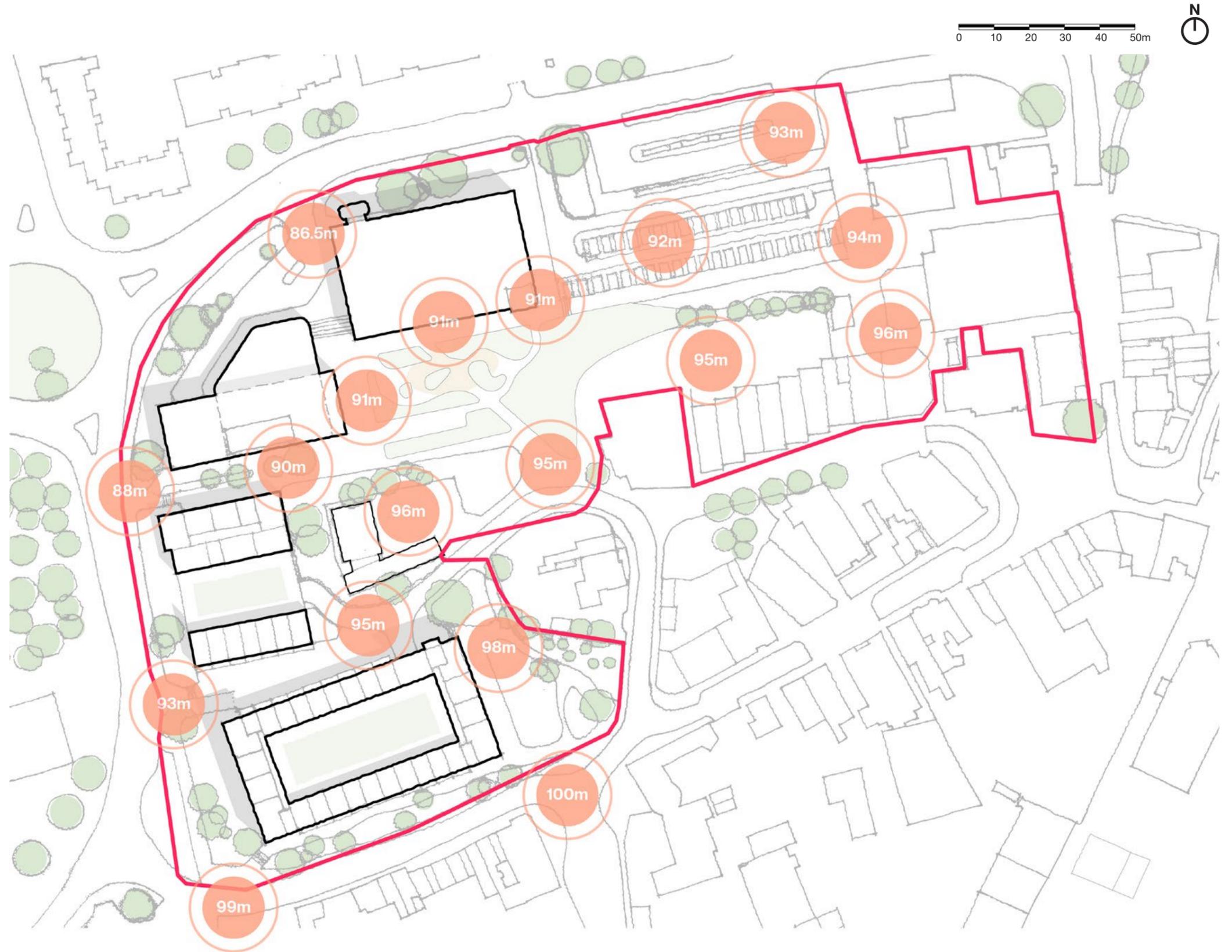
7.7 Illustrative Civic Site Masterplan

Pedestrian and Vehicular connections



7.8 Illustrative Civic Site Masterplan

Proposed Levels



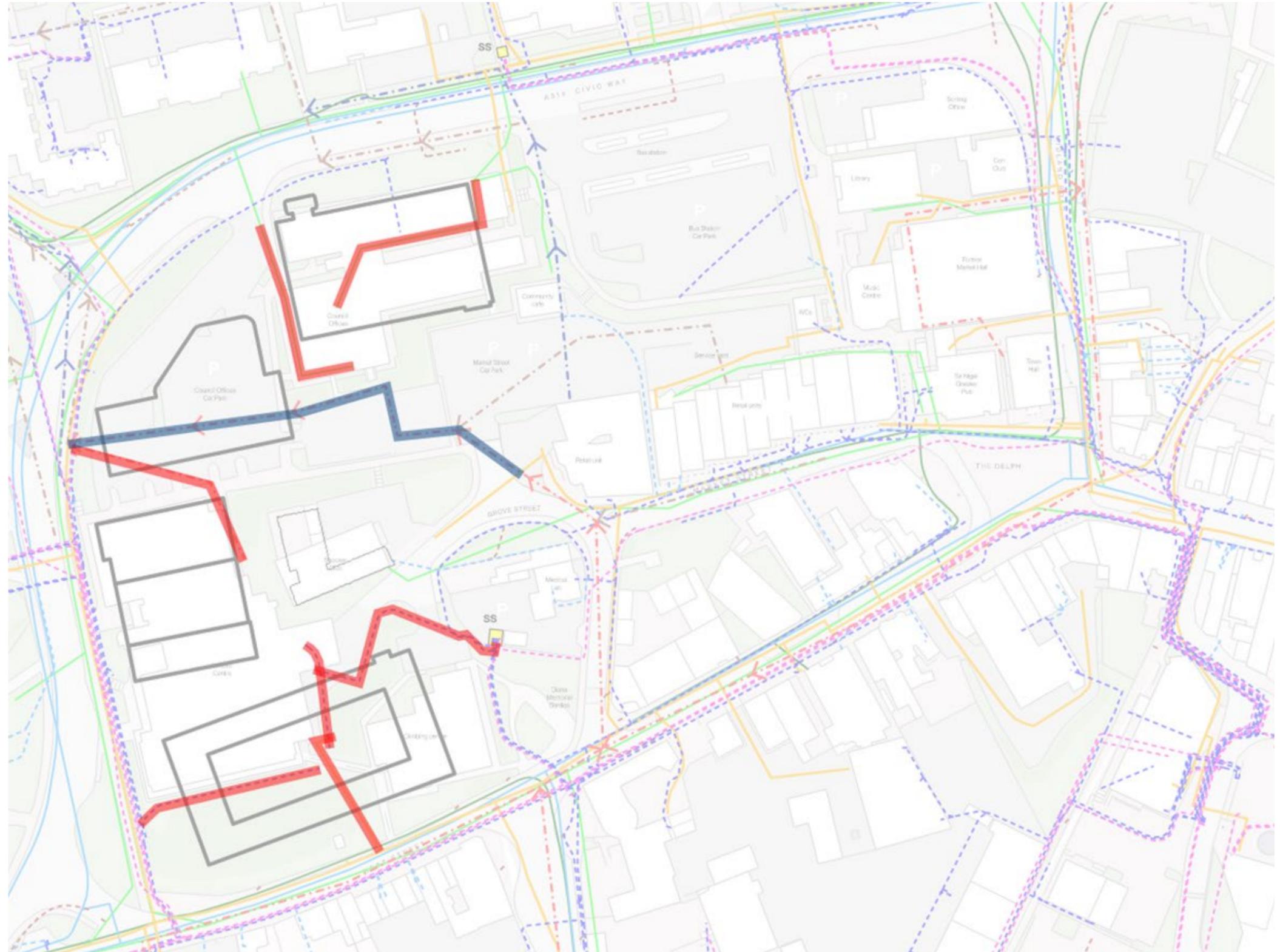
7.9 Illustrative Civic Site Masterplan

Civic Site - Existing Utilities

-  Utilities proposed for diversion
-  Utilities proposed for removal

Review of existing site utilities in relation to the proposed developments confirms that the combined sewer route running West of the site requires partial diversion. This is to remain functional and serve the upstream network.

Utility routes marked in red are recommended for removal as they currently serve buildings proposed for demolition.



7.10 Illustrative Civic Site Masterplan

Civic Site - Parameter Plan

The plan to the right shows the scheme parameters as described in this report. This shows the fixes that would be included in an outline planning consent for the site on which briefs would be created for each of the blocks.

Building Line:

This is shown as the black line on the plan and sets a fixed face of the building. Balconies and set backs can step forward and back from the building line but the main wall of the building on the building line creates the 'street wall' to enclose public spaces. The building line can be coded to include:

- Compliance: This refers to the percentage of the building line that is filled with building which regulates whether buildings must join to each other.
- Variance: This refers to the extent to which a building can step forward to go beyond the building line.

Building heights:

The plan also shows the proposed storey heights of the buildings. The heights are coded as heights based on either residential floor to floor heights of 3.2m, offices of 4.2m and ground floor non residential uses of 5m. The different heights of blocks will be the same but the storey factor is explained by the uses within each block.

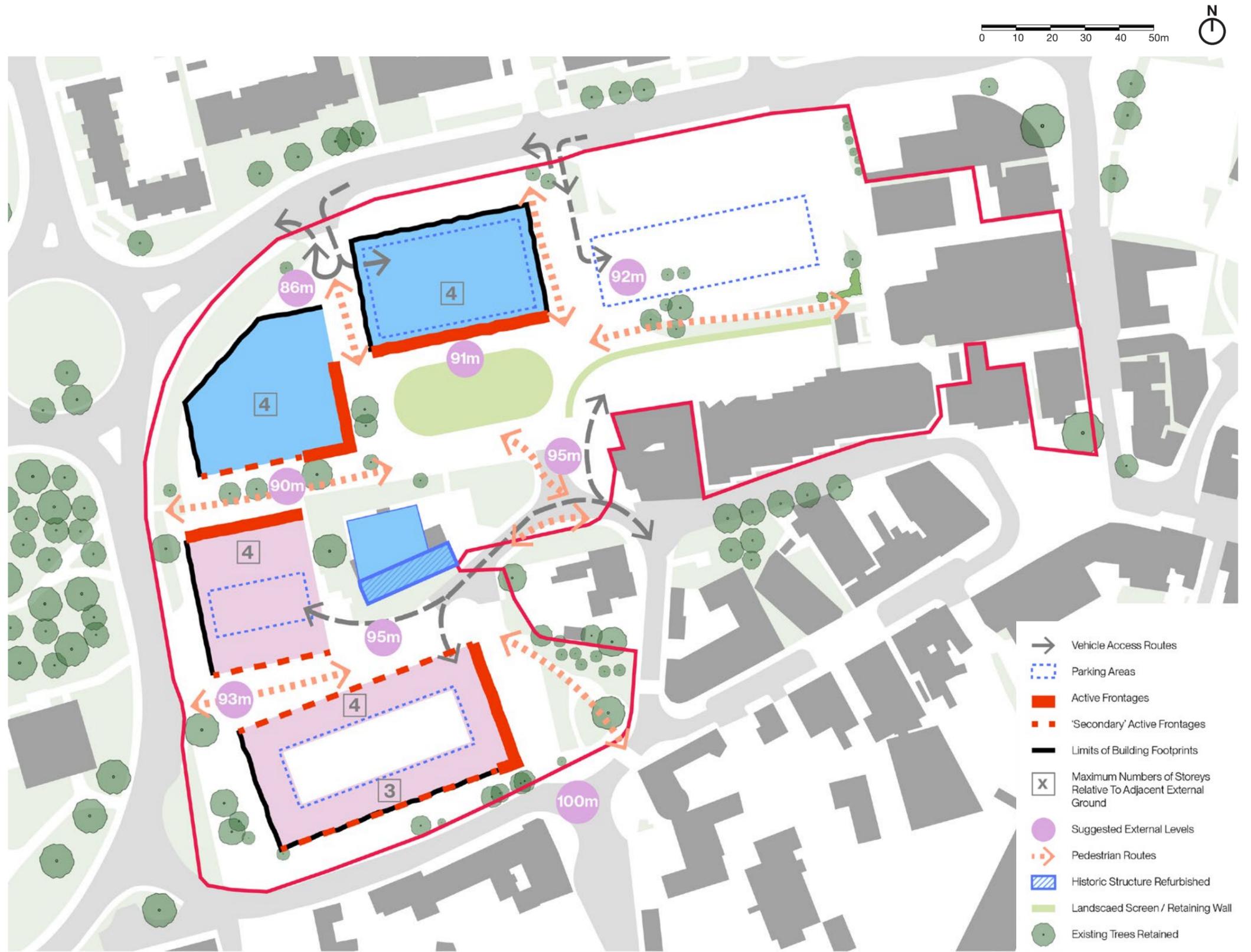
The heights would be subject to exceptions to account for roofs and other projections such as plant and lifts. These can be coded to regulate how much higher than the regulated height these projections can extend, and where they can be positioned on the roof.

Active Frontages:

The red frontages on the plan show the areas that are required to be active. This refers to shop fronts and other large windows and entrances so that the activity within the buildings can be seen from the street. A code would specify the proportion of the frontage that should be glazed.

Pedestrian Routes and Public Realm:

The plan shows the key pedestrian routes that would be regulated to ensure that they are prioritised as part of the masterplan. The parameter plan shows the Green Heart, and also shows the other public realm typologies.



Blocks: The plan shows several types of blocks: proposed blocks in blue and pink, and existing buildings in grey

7.11 Illustrative Civic Site Masterplan

Plot Parameters: Plot Diagram



Development Plots

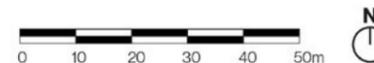
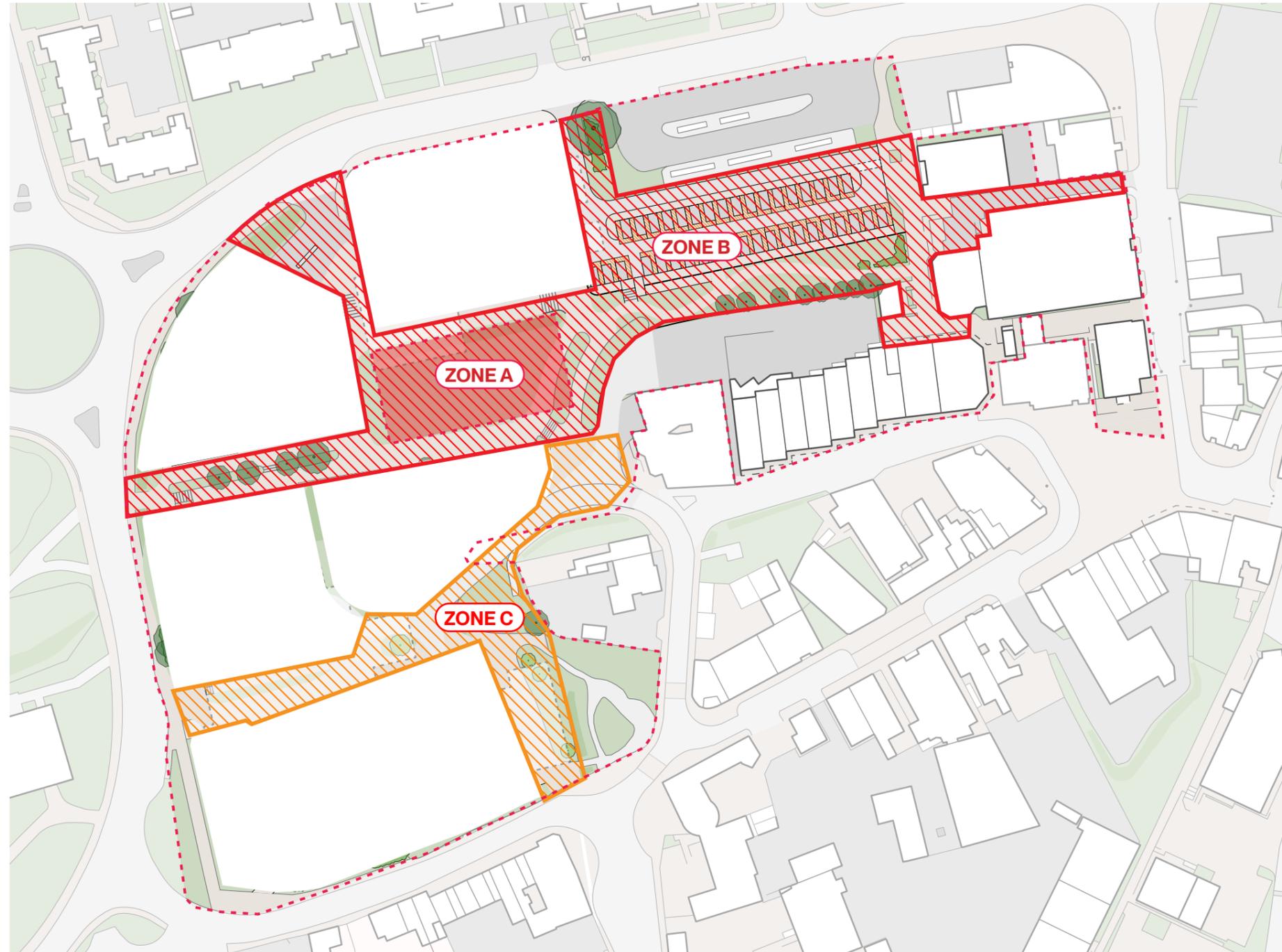
Over the following pages we have set out the key development parameters for each of the Development Plots. These parameters provide further and more specific design guidance as to what form of development would be appropriate for each Plot. The guidance covers physical constraints, such as topography and existing trees, design characteristics, such as building heights, primary frontages, etc., along with suggestions as to what uses would be appropriate for any new buildings.

As with the wider site parameters, the Plot Parameters allow flexibility so that further design can respond to changes in the market demand, the emergence of requirements which are not yet known about and the accumulation of more detailed knowledge on the site constraints. The intention is that the parameters set out the 'rules' which, if followed, will still enable the essence of the overall vision for the Civic Site to be delivered, even allowing for a large degree of variation in the final form of development.

While the Development Framework, the Plot Parameters and the Illustrative Masterplan do not constitute a Planning Brief, these could be further developed into one if that was deemed beneficial.

7.12 Illustrative Civic Site Masterplan

Plot Parameters: Landscape Area Diagram



Landscaped Zones

Areas within the site boundary, but excluding the 5 developed plots totals circa 10500m². This has provisionally been divided into three zones to help establish funding different requirements, with Zone A, for example, requiring higher than average funding for the new play space.

	Area (M ²)
Zone A	1250m ²
Zone B	6850m ²
Zone C	2450m ²

7.13 Illustrative Civic Site Masterplan

Plot Parameters: Plot 1



 Developable Area



Plot Reference	Plot 1
Plot Size	2650m ²
No. of Storeys	3
Brief Description of Development	Mixed leisure use building with active frontages onto new park and undercroft parking accessed from Civic Way.
Site Constraints	<p>The Plot is in a prominent location along Civic Way, next to a pedestrian crossing and dropped curb for site access.</p> <p>Future development will have to incorporate a change of level from both north to south and east to west.</p> <p>Along the plot edge are a series of high quality mature trees that any development intends to maintain.</p>
Site Aspirations	<p>Active and vibrant frontage onto the new green heart.</p> <p>Provide level access from the centre of the development to the pedestrian crossing to the north along Civic Way.</p> <p>Provide a flexible building suitable for commercial rentals to benefit the town centre of Swadlincote.</p> <p>Surface level parking could be maintained with a smaller building footprint. This footprint could still be suitable for a hotel located within the plot and wider development</p>
Proposed Use	<ul style="list-style-type: none"> Commercial Option for Hotel

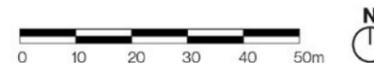
Indicative Building Footprint	1650m ²
Indicative Gross Floor Area	4575m ²

7.14 Illustrative Civic Site Masterplan

Plot Parameters: Plot 2



 Developable Area



Plot Reference	Plot 2
Plot Size	2450m ²
Storey Height	4
Brief Description of Development	Public Services building with a commercial or public use at ground floor opening onto the new green space.
Site Constraints	<p>The Plot is in a prominent location along Civic Way addressing the roundabout.</p> <p>Future development will have to incorporate a change of level from both north to south and east to west.</p> <p>The public services building will be the link between commercial development on plot 1 and residential development on plot 3, and, its architectural character has to accent both plots to blend seamlessly.</p> <p>Surface level car parking is to be retained to the west perimeter of the plot.</p> <p>Along the plot edge are a series of high quality mature trees that any development intends to maintain</p>
Site Aspirations	<p>Plot 2 needs to seamlessly connect a commercial scale building to a residential development to the north of the development boundary.</p> <p>The retention of surface level parking avoids the need for a deck and undercroft parking, allowing a building to service both the east and north sides of the plot at different levels, without vehicular access requirements.</p>
Proposed Use(s)	<ul style="list-style-type: none"> • Public Services • Commercial • Offices

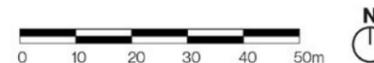
Indicative Building Footprint	1350m ²
Indicative Gross Floor Area	4067m ²

7.15 Illustrative Civic Site Masterplan

Plot Parameters: Plot 3



 Developable Area



Plot Reference	Plot 3
Plot Size	2250m ²
Storey Height	4
Brief Description of Development	Residential blocks comprising of 3 storey townhouses and a small number of apartments above undercroft parking, with a landscaped deck above.
Site Constraints	<p>The site presents significant changes in level that requires careful design intervention. Undercroft parking can be utilised to avoid levelling off large parts of the site.</p> <p>Grove Street has been extended to service the plots and access the undercroft parking for both plots 3+4.</p> <p>A series of high quality trees to the West of the plot have been maintained to minimise the development's impact to Civic Way, and to avoid major landscaping along the steep bank.</p> <p>To help with privacy, the Townhouses are bookended by larger flats. The larger scale apartment buildings help place the development against a busier road.</p>
Site Aspirations	<p>Through enhanced pedestrian connections, the site will be fully accessible and well connected to public transport, providing convenient links to local amenities.</p> <p>The scale of the proposed Townhouses aims to add sensitively to West Street whilst respecting the existing vernacular.</p>
Proposed Use(s)	<ul style="list-style-type: none"> ▪ Residential ▪ Commercial Ground Floor

Indicative Building Footprint	1450m ²
Indicative Gross Floor Area	4450m ²
Commercial Use Area	575m ²
Townhouses	7
Apartments	19
Indicative Unit No.s	26

7.16 Illustrative Civic Site Masterplan

Plot Parameters: Plot 4



 Developable Area



Plot Reference	Plot 4
Plot Size	4000m ²
Storey Height	Max. 4 (With special attention to suitability on West street)
Brief Description of Development	Residential blocks comprising of 3 storey townhouses and a small number of apartments above undercroft parking, with a landscaped deck above.
Site Constraints	<p>The site presents significant changes in level that requires careful design intervention. Undercroft parking can be utilised to avoid levelling off large parts of the site.</p> <p>Grove Street has been extended to service the plots and access the undercroft parking.</p> <p>A series of high quality trees to the south of the plot have been maintained to minimise the development's impact to West Street, and to avoid major landscaping along the steep bank.</p> <p>The Diana Memorial Garden to the East of the site currently abuts the existing climbing centre with a blank wall. The proposal sits back from this existing line to more sympathetically enclose the memorial, and to help improve visibility down through to West Street and Alexandra Road.</p> <p>To help with privacy, the Townhouses are bookended by larger flats. The larger scale apartment buildings help place the development against a busier road.</p>
Site Aspirations	<p>Through enhanced pedestrian connections, the site will be fully accessible and well connected to public transport, providing convenient links to local amenities.</p> <p>The scale of the proposed Townhouses aims to add sensitively to West Street whilst respecting the existing vernacular.</p>
Proposed Use	<ul style="list-style-type: none"> ▪ Residential ▪ Commercial Ground Floor

Indicative Building Footprint	2415m ²
Indicative Gross Floor Area	5190m ²
Commercial Use Area	240m ²
Townhouses	18
Apartments	27
Indicative Unit No.s	45

7.17 Illustrative Civic Site Masterplan

Plot Parameters: Plot 5



 Developable Area

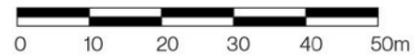
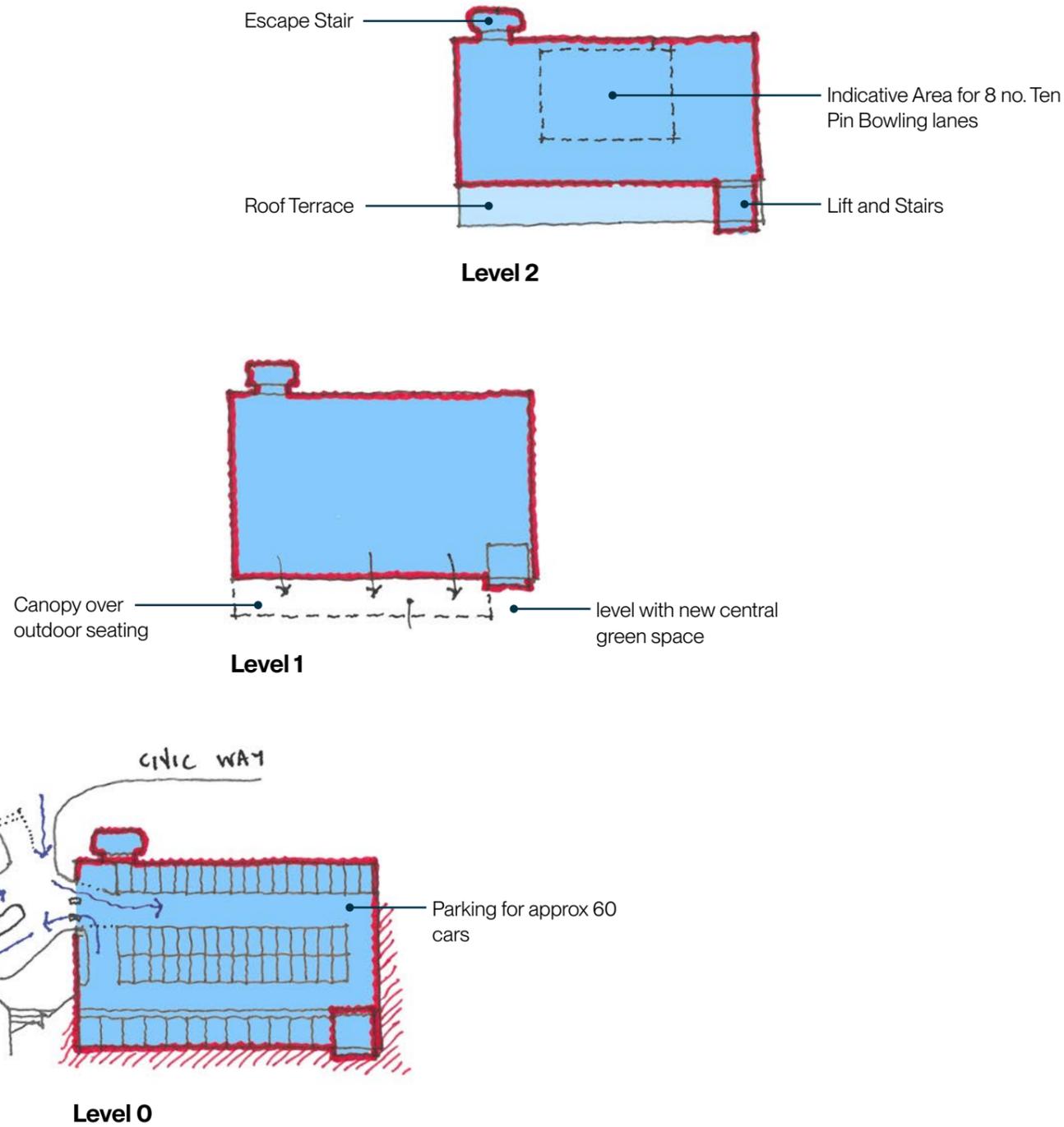


Plot Reference	Plot 5
Plot Size	1850m ²
Storey Height	2
Brief Description of Development	Refurbished building with historical significance to form commercial use at the centre of the site. The lower quality extension is to be removed and replaced.
Site Constraints	<p>The site presents significant changes in level that requires careful design intervention. The boundary to the north of the plot is a steep bank down to the level below.</p> <p>A series of mature trees are located to the north and west of the site boundary.</p> <p>The newer addition to the existing barn structure is of a lower quality and historical value. Careful design intervention is required to restore the existing building to its original form, and then adding a functional and respectful addition that can serve the Masterplan in a commercial capacity.</p>
Site Aspirations	<p>Through enhanced pedestrian connections, the site will be fully accessible and well connected to public transport, providing convenient links to local amenities.</p> <p>Located in the centre of the development, the plot can serve as an important draw for the existing Market Street and from The Delph. The plot can bring more footfall to the proposed green heart within the Masterplan.</p>
Proposed Use	<ul style="list-style-type: none"> Commercial Mixed Use

Indicative Building Footprint	330m ²
Indicative Gross Floor Area	490m ²

7.18 Illustrative Civic Site Masterplan

Plot 1 - Indicative Commercial Plan

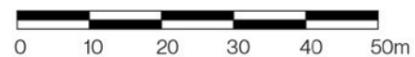
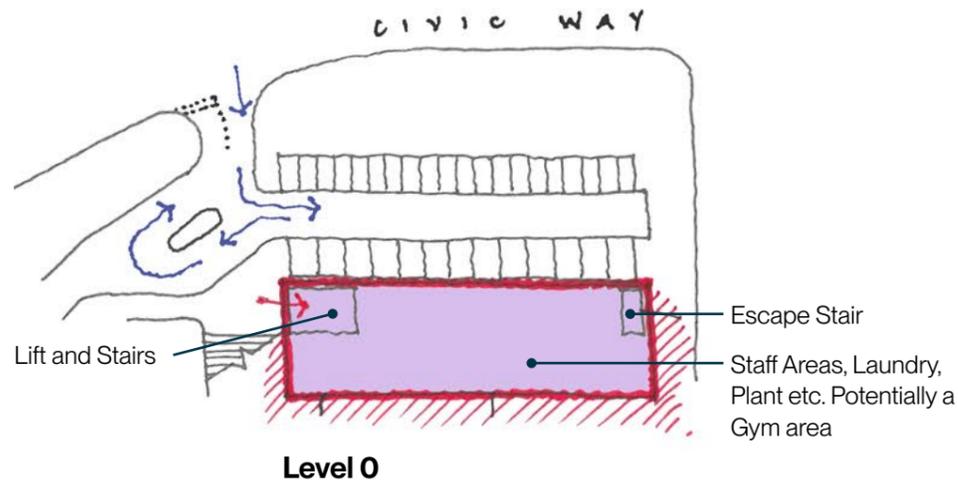
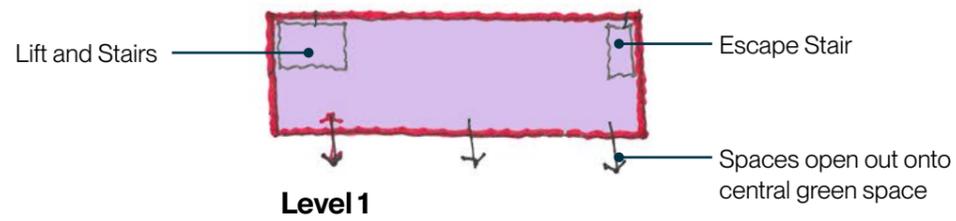
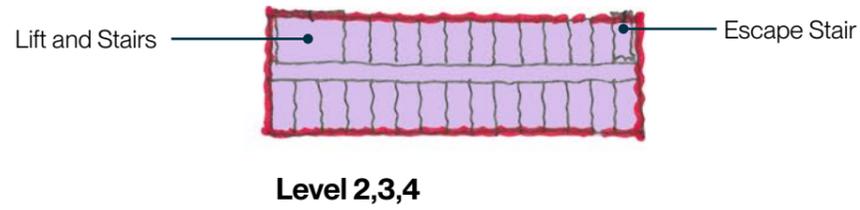


56. The Grade II listed Oldham Town Hall was brought back into use as a leisure and restaurant development on a sloping site

Indicative Building Footprint	1650m ²
Indicative Gross Floor Area	4575m ²
Potential Uses	<ul style="list-style-type: none"> ▪ Café/Bar/Restaurant ▪ Tenpin Bowling ▪ Other Competitive Socialising ▪ Live Venue ▪ Gym

7.19 Illustrative Civic Site Masterplan

Plot 1 - Indicative Hotel Plan

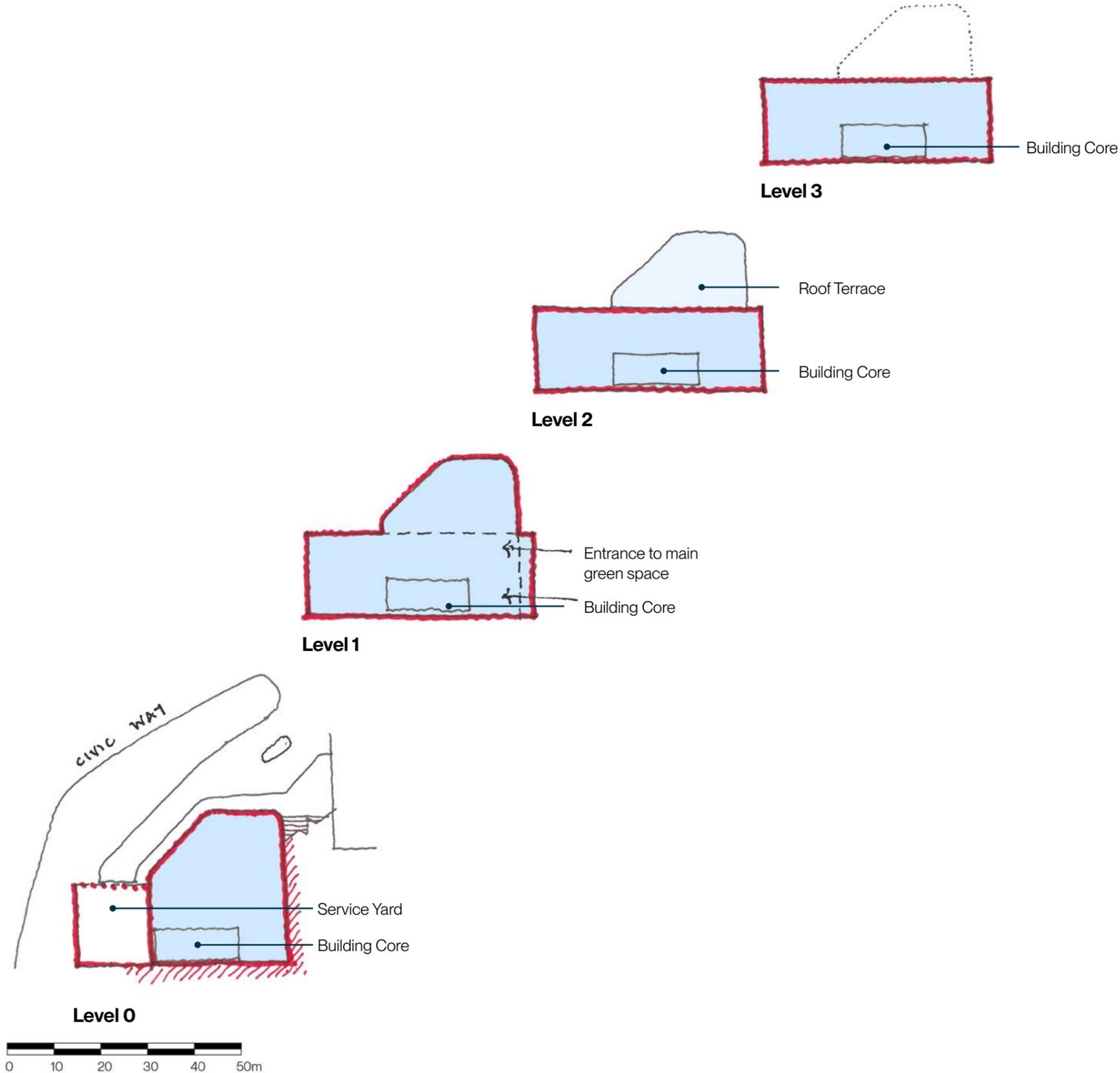


Approx. 25 room per floor (with allowance for some accessible rooms and cleaners store)

Indicative Building Footprint	850m ²
Indicative Gross Floor Area	4200m ²
Potential Uses	<ul style="list-style-type: none"> ▪ Café/Bar/Restaurant associated with Hotel or independant operators ▪ Gym ▪ Meeting Rooms

7.20 Illustrative Civic Site Masterplan

Plot 2 - Indicative Public Services Building Plan

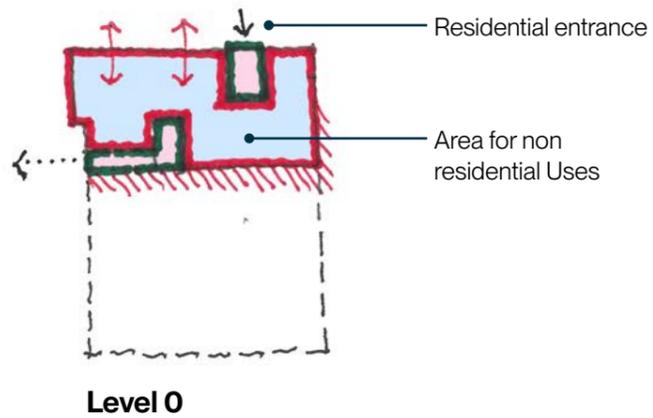
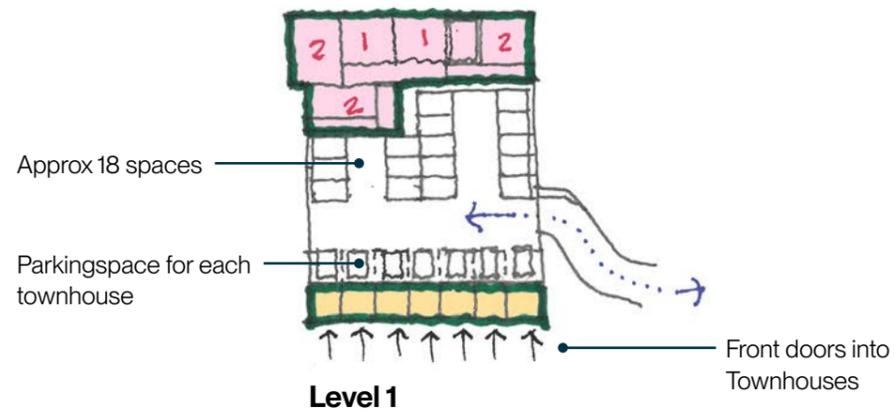
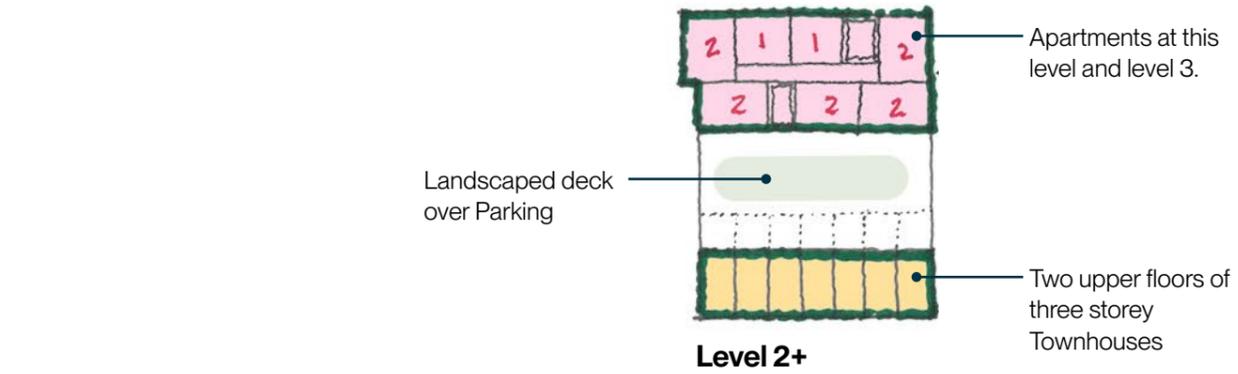


57. Belper Library has been redeveloped alongside a residential care home. Both buildings share a café and look out onto a new public square. The development has made the library more accessible to a range of users

Indicative Building Footprint	1350m ²
Indicative Gross Floor Area	4067m ²
Potential Uses	<ul style="list-style-type: none"> Library Public Services Education and Training Space Start-up and Small Business Space Café

7.21 Illustrative Civic Site Masterplan

Plot 3 - Indicative Residential

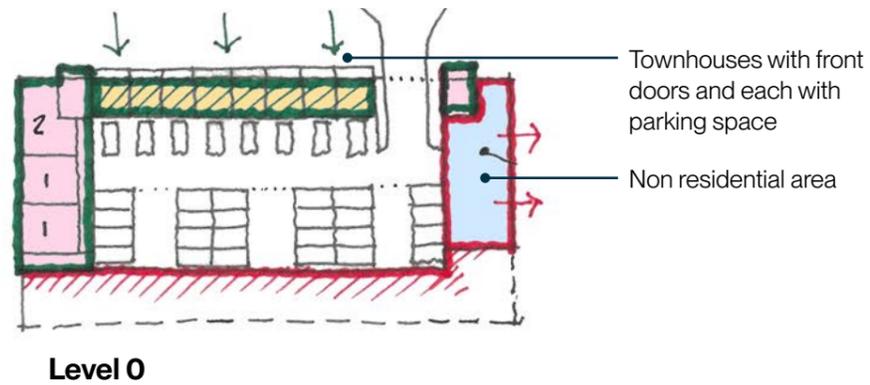
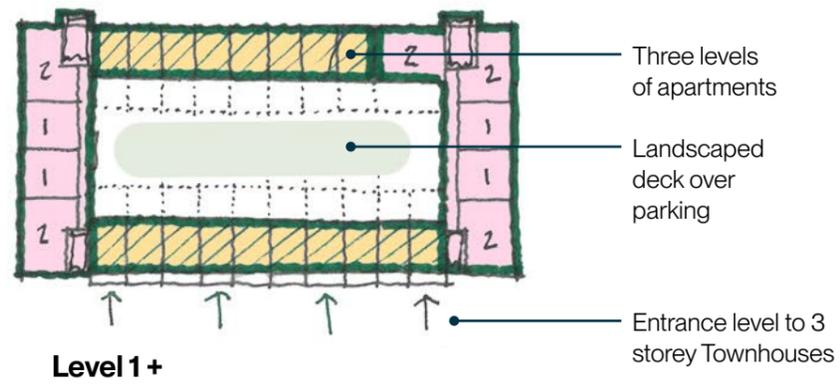


58. Magna Square is a mixed-use development of apartments over commercial units. The project created a new town square that has become a focal point for the community of Egham in Surrey, alongside a cinema, restaurants and a small supermarket

Indicative Building Footprint	1450m ²
Indicative Gross Floor Area	4450m ²
Commercial Use Area	575m ²
Townhouses	7
Apartments	19
Indicative Unit No.s	26

7.22 Illustrative Civic Site Masterplan

Plot 4 - Indicative Residential



59. A new housing development designed by BDP for Woking Council. The project mixes apartments, townhouses and new landscaping. Much of the car parking is hidden underneath raised podium gardens

Indicative Building Footprint	2415m ²
Indicative Gross Floor Area	5190m ²
Commercial Use Area	240m ²
Townhouses	18
Apartments	27
Indicative Unit No.s	45

7.23 Illustrative Civic Site Masterplan

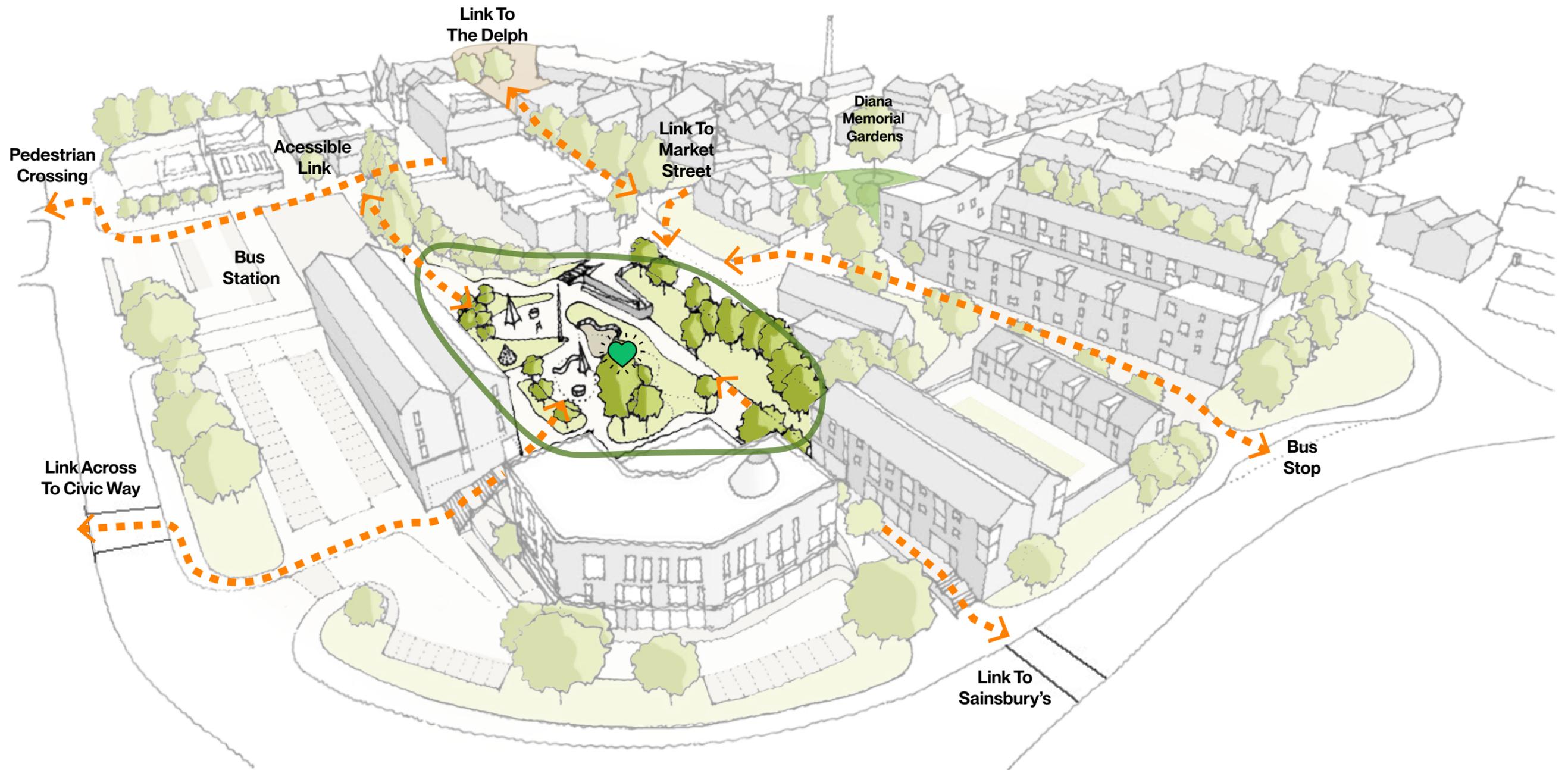
The Initial Illustrative Sketch Scheme



60. Aerial Perspective Sketch

7.24 Illustrative Civic Site Masterplan

The Initial Illustrative Sketch Scheme



61. Aerial Perspective Pedestrian Routes Sketch

7.25 Illustrative Civic Site Masterplan

Illustrative Sketch Scheme



62. Aerial Perspective

7.26 Landscape - Greenspines Connecting a Heartspace

Proposed Sketch Scheme

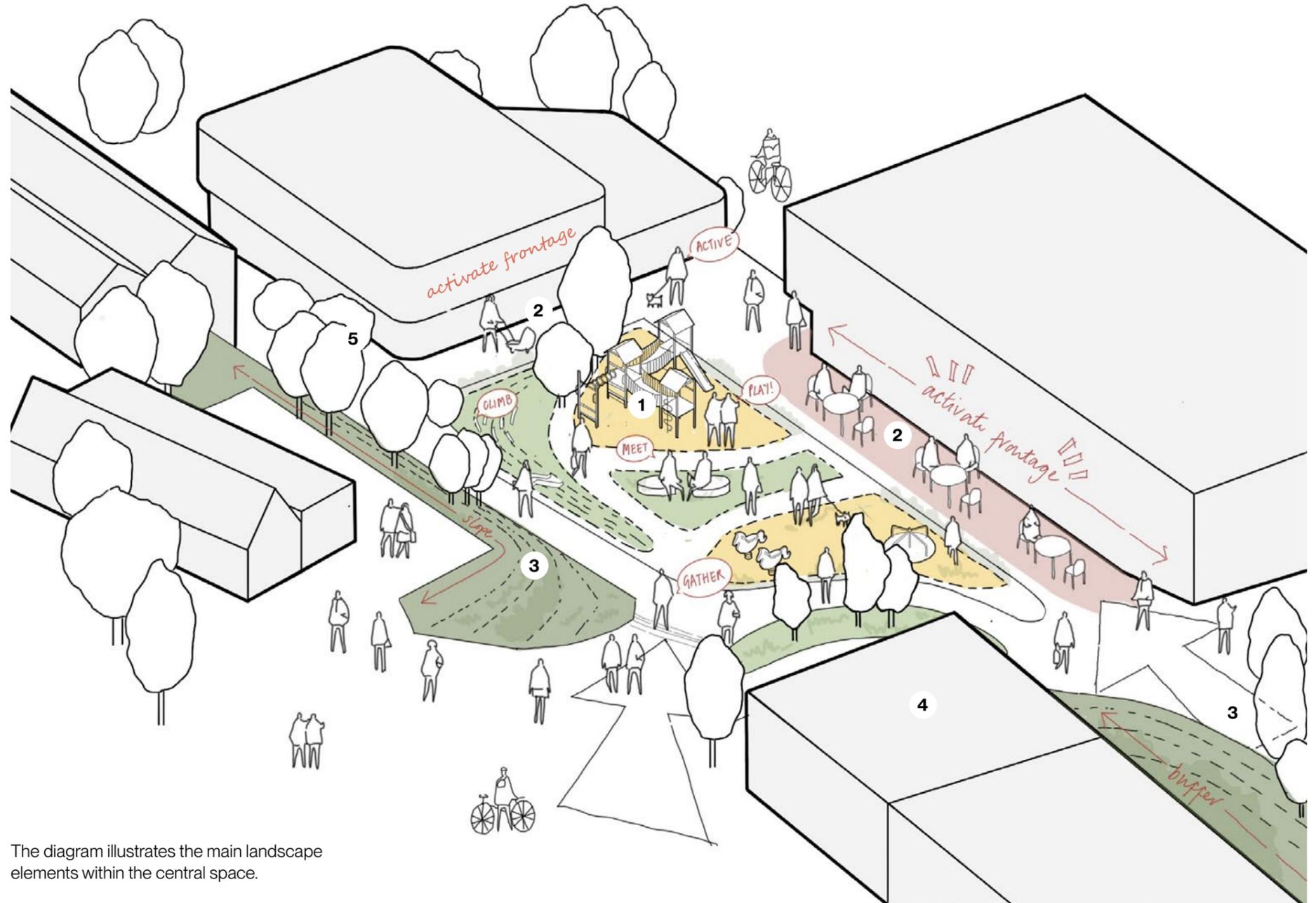
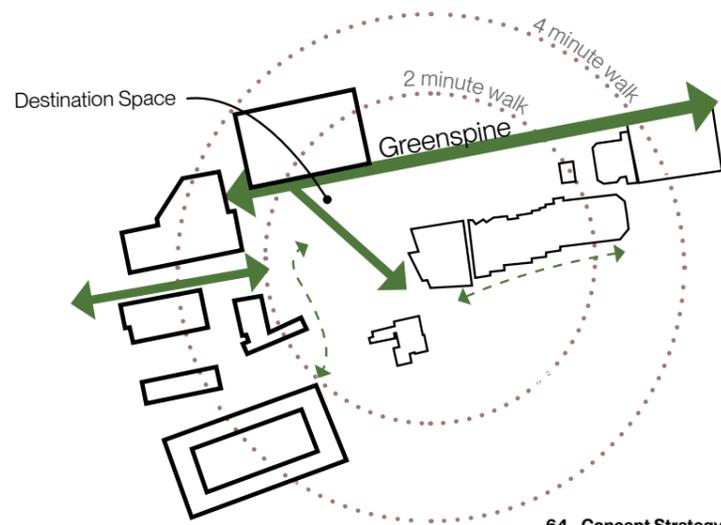
The proposed landscape design aims to create a vibrant, inclusive neighbourhood centred around accessible, well-connected outdoor spaces. It prioritises clear, navigable routes that respond to the site's changing levels, establishing strong primary paths that link key destinations and integrate seamlessly with the surrounding context. Existing trees are retained to preserve ecological value and local character, while new planting and tree proposals enrich the public realm, contributing to a layered, engaging landscape experience.

At the heart of the development lies a central green space, with strategic gathering nodes positioned along key routes to enhance movement through the site and support social interaction. The outdoor environment is envisioned as welcoming and comfortable, encouraging residents of all ages to meet, relax, and play. The design emphasises openness and accessibility, fostering a safe, enjoyable setting that strengthens community ties and deepens the connection between people and nature.

A diverse and imaginative play space is central to the proposal, designed to support a range of activities and age groups. Using the site's natural level changes, the play area offers opportunities for climbing, exploration, and creative play. Equipment is selected for inclusivity, providing physically challenging features for older children and gentler, sensory elements for younger users or those with additional needs. Together, these features create an environment that encourages active, social, and imaginative play.

The adjacent building interfaces help animate the landscape, with design features that create a seamless transition between indoor and outdoor spaces. This connection allows residents to extend everyday activities into the green space, whether for relaxation, informal gatherings, or recreation.

Around the site's perimeter, level changes are addressed through retaining walls integrated with planting. These provide structure, create green buffers for privacy, soften views, and enhance the overall visual quality of the space. The blend of natural and built elements results in a cohesive, attractive, and sustainable landscape that responds sensitively to the site's topography.



The diagram illustrates the main landscape elements within the central space.

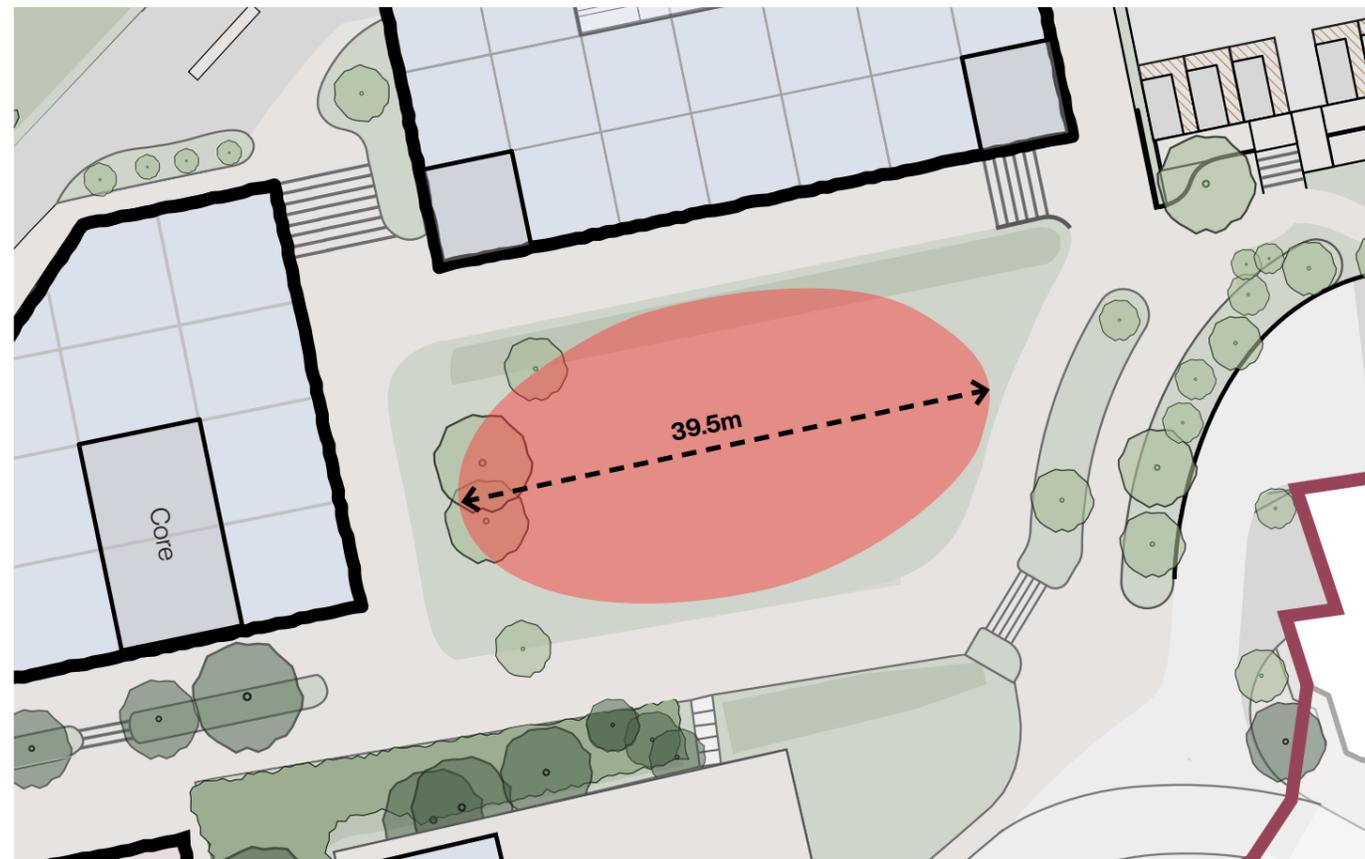
1. Destination Play Space
2. Building Interface
3. Retaining Walls + Planting
4. Existing Buildings
5. Existing Trees

7.27 Landscape - Proposed Green Space

Play Space

Meadowhall Riverside Playground, Sheffield

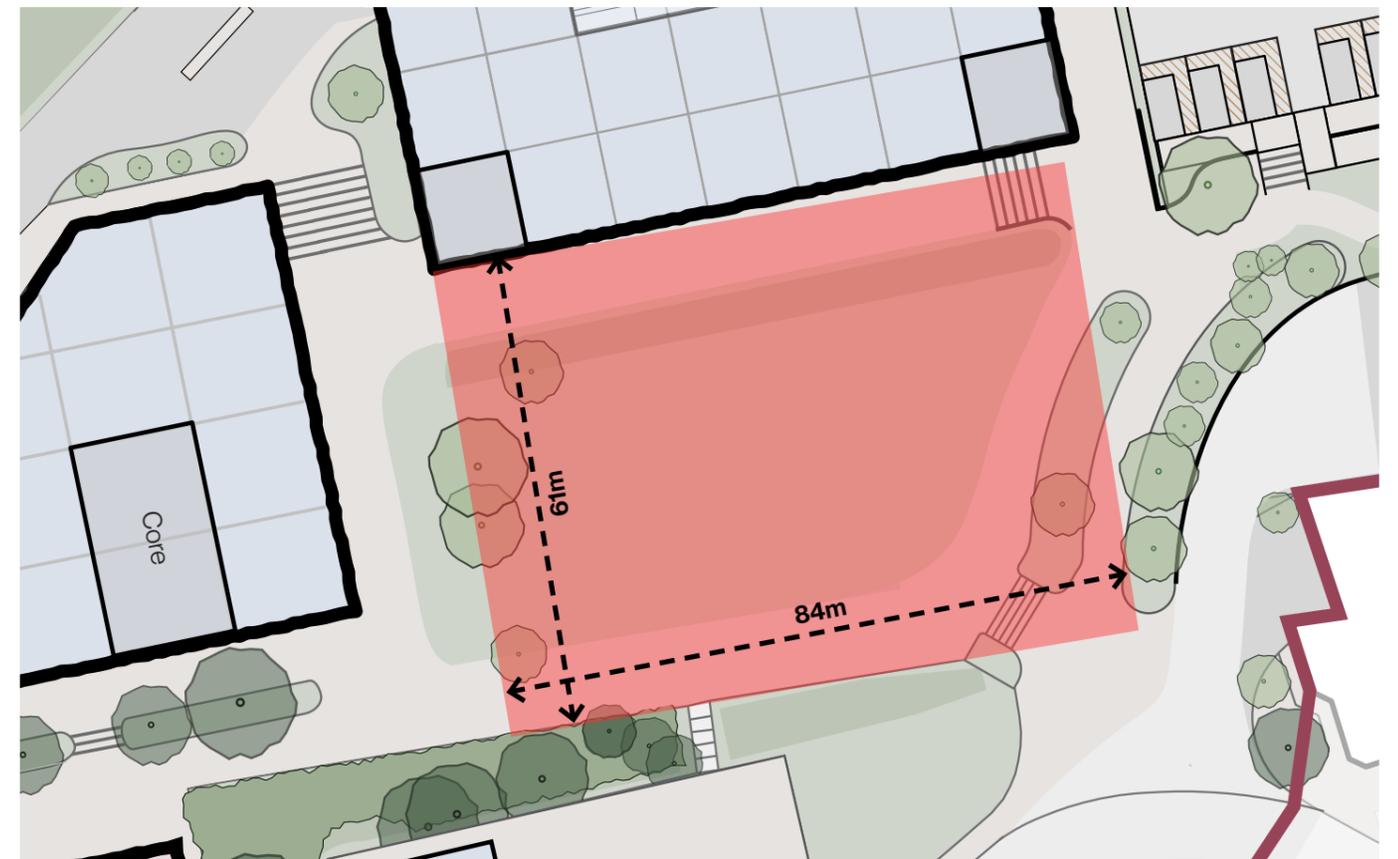
The outdoor play area, located beside the Oasis Dining Quarter in Meadowhall, features a 7m play tower, climbing frames, slides, sand and water play zones with soft safety surfacing. Designed by Timberplay, it provides a safe, engaging and family-friendly environment that enhances the shopping centre's public realm, encouraging longer visitor dwell time.



65. Spatial Comparison, Meadowhall Playground

Pound's Park, Sheffield

Located in Sheffield city centre, the park transforms a former fire station site into a 6,000m² public park focused on play and social activity. It features large climbing towers, sand and water play, a climbing boulder and inclusive play equipment set within landscape terraces and seating area. It integrates nature, play and art to create a vibrant, family friendly space that enhances Sheffield's identity.



66. Spatial Comparison, Pound's Park

7.28 Landscape - Proposed Green Space

Building Interface + Retaining Walls

Building Interface

The building interface creates a seamless transition between indoor and outdoor spaces, encouraging residents to engage with the surrounding landscape. Paved thresholds, seating, and planting zones soften the building edge and invite activity, allowing people to spill out into the green space. This active frontage strengthens the connection between architecture and landscape, enhancing the social and communal character of the development.



Raleigh Iron Works, USA

The Raleigh Iron Works transforms a former steel-foundry and munitions site into a 26 acre mixed-used district in Raleigh, USA. Concrete blocks, trolley-rails and steel structures are repurposed as seating, paths, and playful elements, while permeable surfaces, native grasses and wildflowers address stormwater reuse and ecological regeneration.



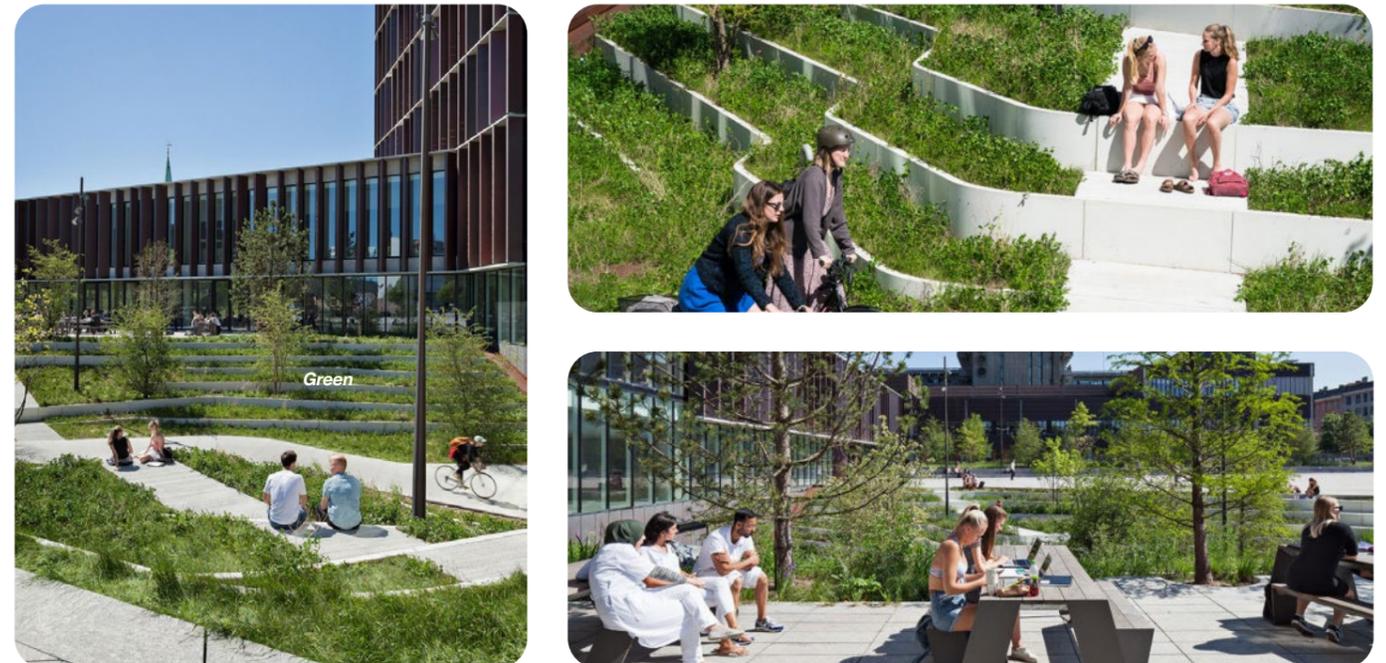
Retaining Walls + Planting

The level changes around the site are resolved through a series of planted terraces that combine low retaining elements with layered vegetation. These terraces soften the topography, create visual interest, and provide natural edges that help define different zones within the landscape. The integration of planting enhances biodiversity, improves drainage, and establishes a green, cohesive character throughout the space.



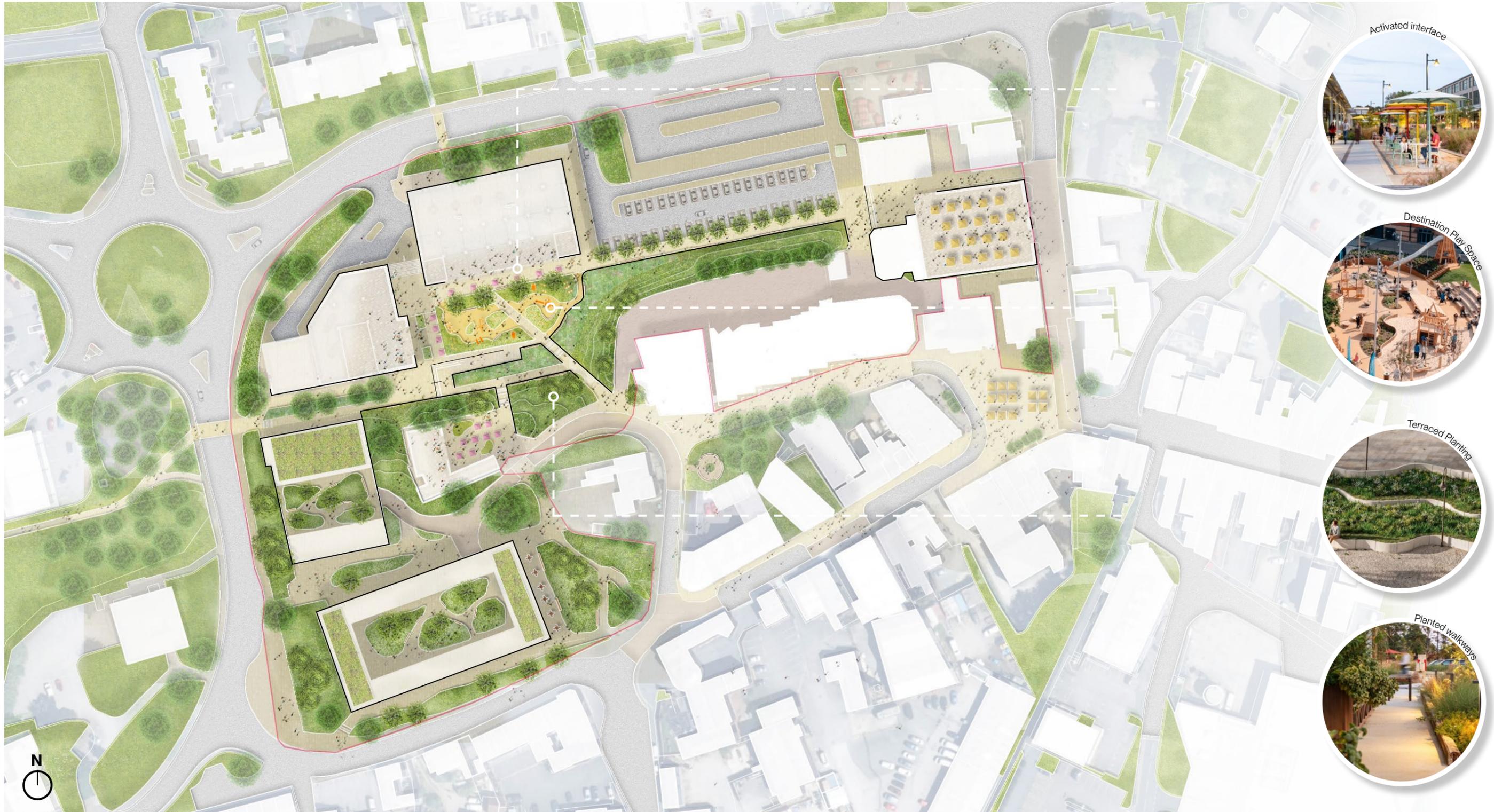
SUND Nature Park, Copenhagen

Designed by SLA, the Nature Park spans approximately 370000m² and serves as a green campus park for the University of Copenhagen. It blends naturalised planting, meadows and mature trees with public seating and inclusive open spaces.



7.29 Landscape - Civic Site Masterplan

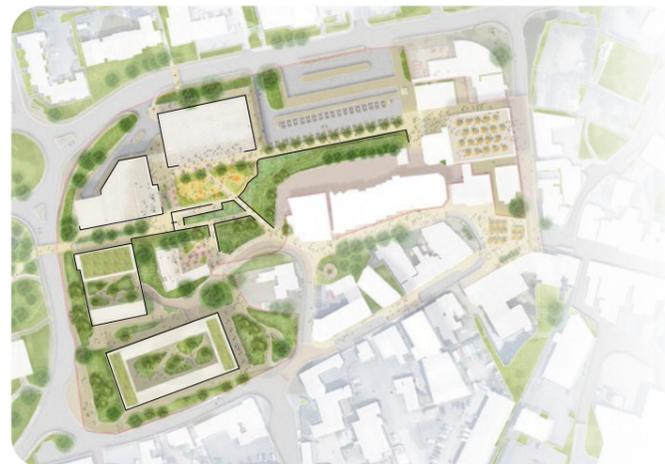
Civic Site Masterplan



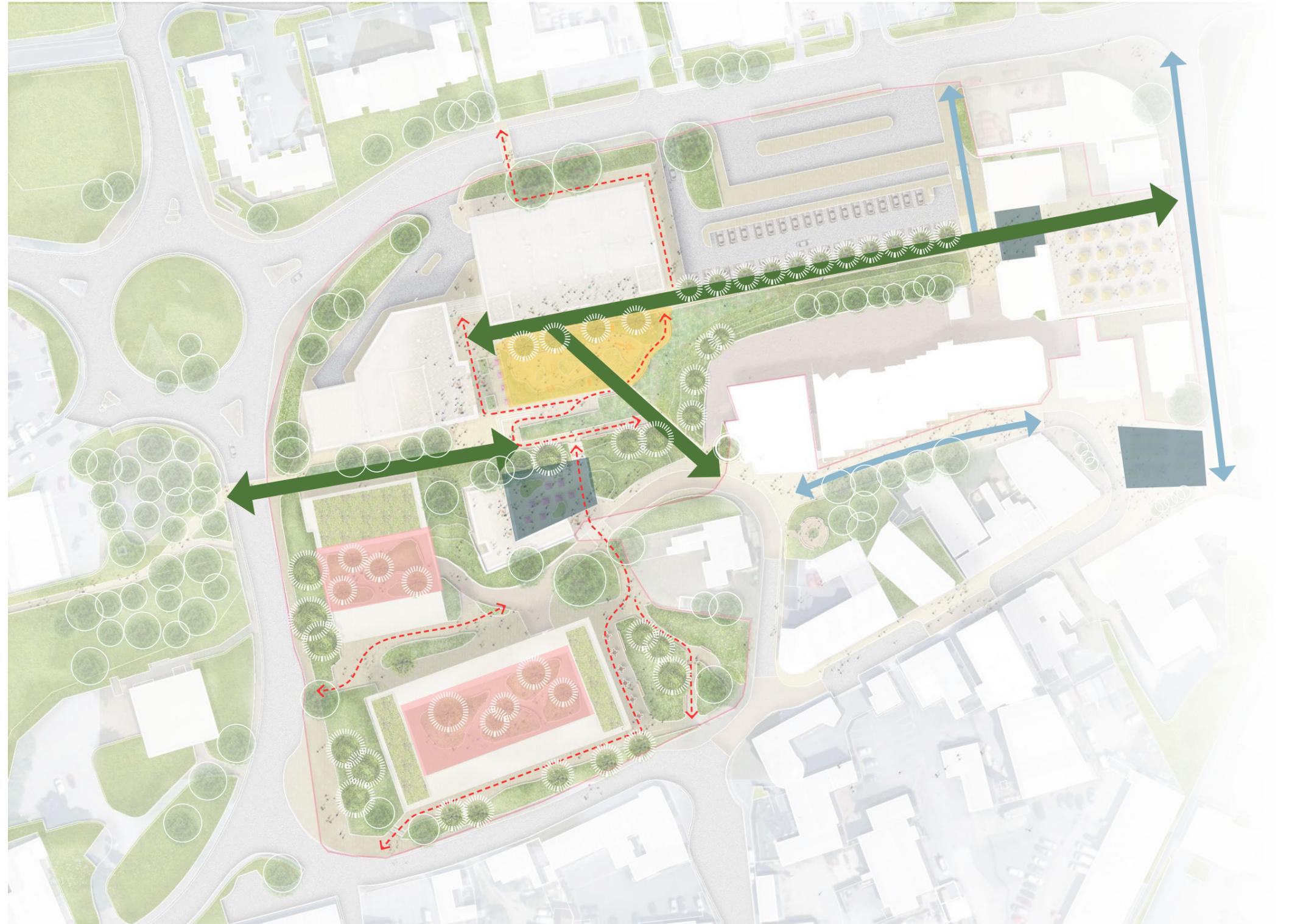
7.30 Landscape - Civic Site Masterplan

Key Strategies

- KEY**
- Primary Green Route Access
 - Primary Route Access
 - Secondary Route Access
 - Courtyard Spaces
 - Central Play Space
 - Key nodes
 - Existing Trees
 - Proposed Trees



67. Landscape masterplan



68. This diagram demonstrates the key strategies to the landscape masterplan

Town Centre Masterplan and Next Steps.



8.1 Town Centre Masterplan and Next Steps

Phases of Development

A: Civic Site Development

B: Sharpe's Pottery Cultural Business Quarter

C: Former Market Hall Refurbishment

D: Upgraded Planting Along Civic Way

E: Pedestrian Passageway Improvements

F: Town Centre Welcome Markers

G: Public Realm Enhancement

The Masterplan for Swadlincote Town Centre and the more detailed plans for the Civic Site set out a coherent long-term vision built around Swadlincote's existing strengths in heritage, independent retail and cultural identity, while identifying opportunities to diversify the town-centre offer. This vision has been informed by site visits, extensive engagement and property market analysis, supported by some soft market testing.

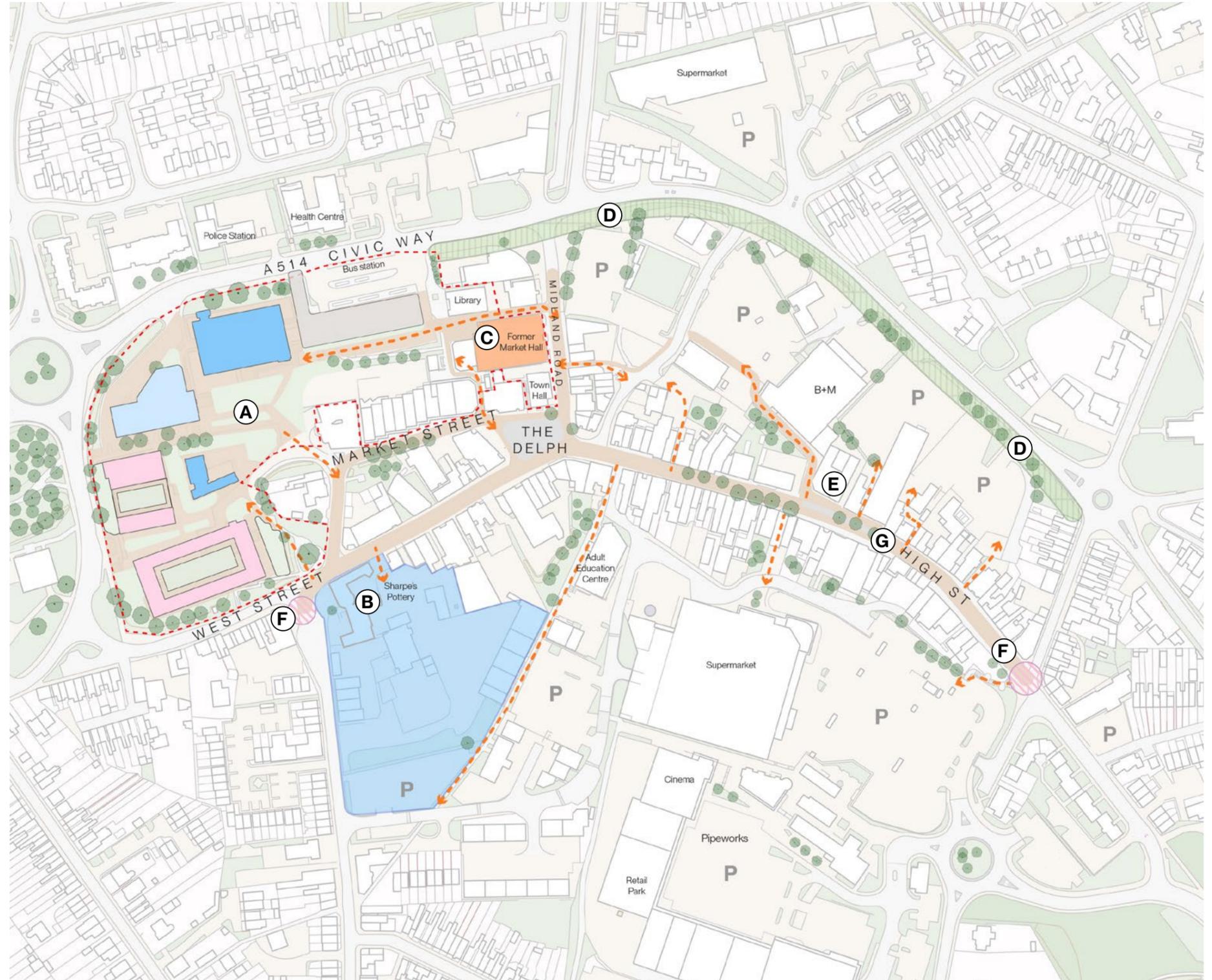
The Civic Site is currently occupied, albeit with advanced proposals to relocate the Council's offices and adjacent leisure facilities to Cadley Park. Whilst the timescales are not currently fixed, we consider that the intervening period, prior to vacation, can be used productively to advance the longer term proposals for the site. Advancing the masterplan and potentially addressing 'site enabling works', could create confidence and ensure that proposals are well advanced for the future of the site post vacation by the Council.

Within the Town Centre the Civic Site is the principal regeneration catalyst, having visual prominence along Civic Way and being adjacent to the principal retail area of the Town Centre. The masterplan indicates that the site is capable of delivering an exciting, mixed-use development which could include leisure, workspace, education and housing together with new public realm which will improve pedestrian connections.

The intention is to integrate new development into the existing Town Centre and improve permeability. Complementary projects include targeted public realm upgrades, improvements to High Street and Market Street, reuse of the former Indoor Market Hall and early steps towards a cultural business cluster around Sharpe's.

Fundamentally the masterplan creates a spatial framework which enables four development plots which are informed by topography and also the need to maintain and create improved linkages and a strong sense of place. The framework also allows flexibility as to the final form and content of the individual buildings on the Civic Site, accounting for potential shifts in local authority objectives and market demand over the coming years.

Successful delivery of development on the Civic Site will require coordinated leadership from South Derbyshire District Council, supported by partners including local authorities and private developers. Given the limited depth of the local residential and commercial markets, early phases will depend on public-sector intervention to de-risk development, shape viable propositions and create visible momentum.



8.2 Town Centre Masterplan and Next Steps

Illustrative Masterplan

As set out in our Delivery Plan, which has been submitted in support of the masterplan under a separate cover, the emphasis is on a phased, realistic programme that:

- Prioritises early action;
- Aligns public-realm and movement improvements with development phasing;
- Strengthens engagement with local businesses and investors; and
- Acknowledges the centrality of public sector leadership.

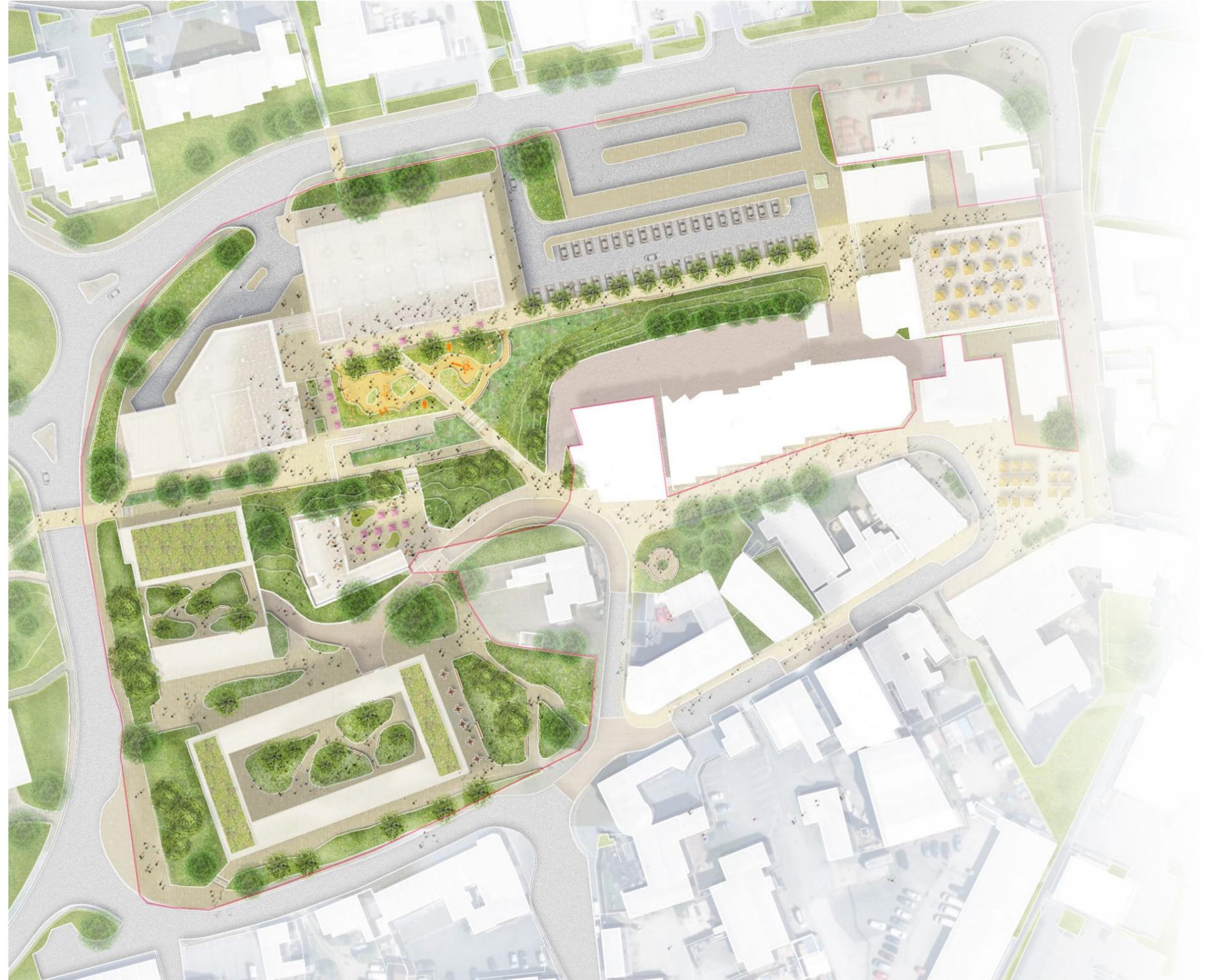
There are many activities that the local authority could progress in advance of the completion of the new facilities at Cadley Park, subject to funding being identified to cover the associated costs. These activities could include the following:

- Assembling site survey information
- Developing an outline business case for the enabling phase of the site
- Engaging with public sector partners to develop a brief and design proposals for a public service hub
- Engaging with the private sector to develop an appropriate strategy for delivery
- Considering the planning strategy for delivery of the masterplan and progressing some aspects of this

More detail around these next steps for the delivery of development of the Civic Site can be found within the Delivery Plan.

Aside from the proposals for a comprehensive mixed use development on the Civic Site, the masterplan for the town centre sets out a number of other interventions which can be progressed independently, and, subject to funding, potentially within shorter timescales. These independent projects, which include the works to the Former Indoor Market, the public realm improvements to High Street and the introduction of 'gateway markers' at either end of the High Street, could be used to create some momentum and signal commitment to investment in the town centre.

In summary, the 'Next Steps' should be a combination of work in the background to prepare for development of the Civic Site, as and when it becomes vacant, coupled with physical interventions, benefitting residents and businesses, while providing real evidence that the revitalisation of the town centre is underway.



69. Civic Site Landscape Plan

8.3 Town Centre Masterplan

Illustrative Development from the East



Appendix.



Appendix.

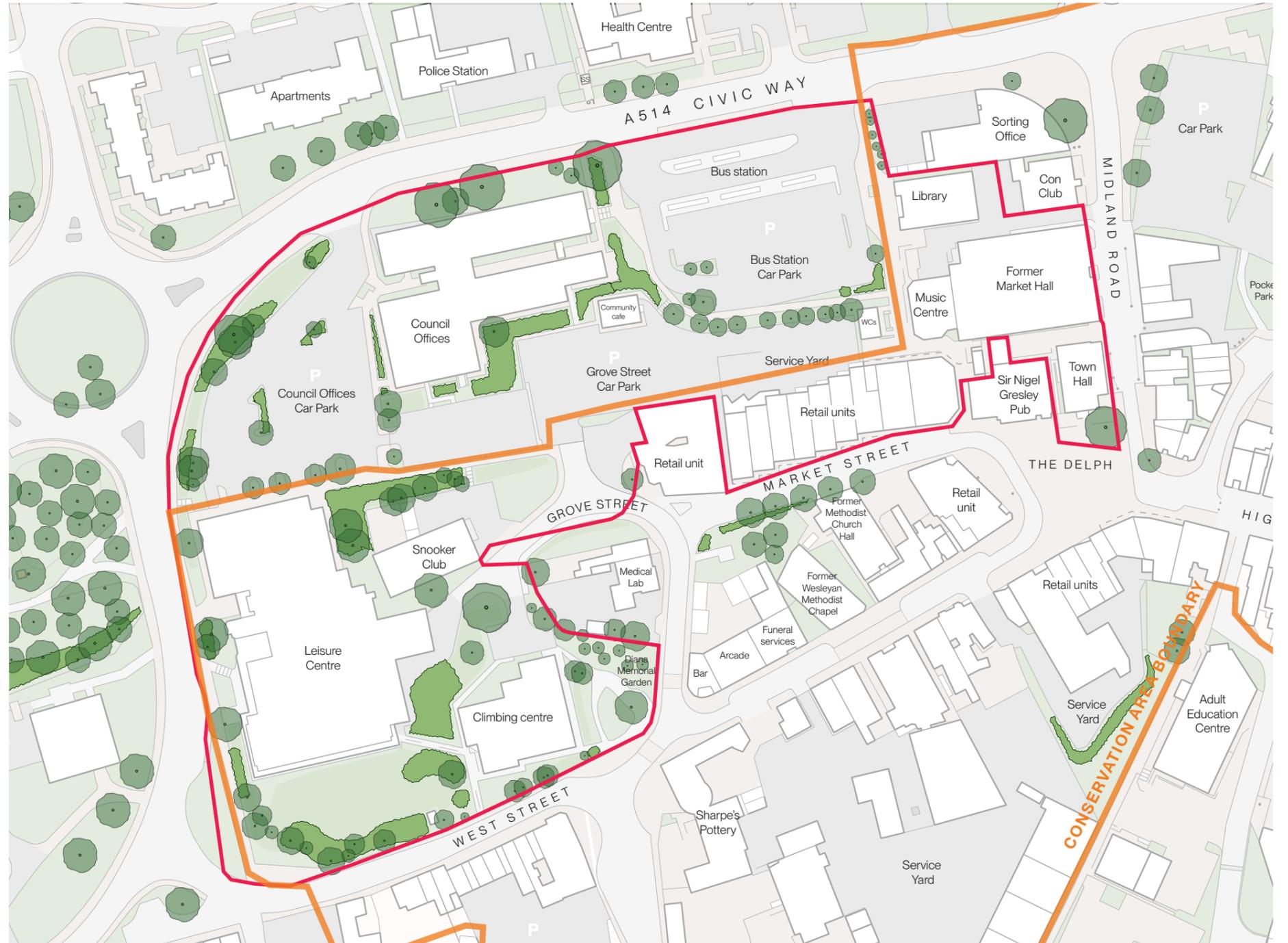


9.1 Current Site Condition - A

Civil Engineering Report

Introduction

The following report outlines the key existing site parameters and constraints based on information made publicly available and provided in support of the Swadlincote Masterplan. The aim is to identify constraints and key site risks, supported with a suitable mitigation strategy to inform the next stage of design.



70. Civic Site: Existing Site Plan

KEY

- Civic Site boundary
- Conservation Area Boundary

9.1 Current Site Condition - A

Civil Engineering Report

Existing Buildings Overview

Green Bank Leisure Centre, situated to the South of the Site, indicates generally poor and occasionally non-operational condition with regards to Building Services. This building was originally constructed in 1978 and has since undergone refurbishment of building services and extensions. Despite this, the majority of the plant is beyond economic repair and in instances where the end of serviceable life has not been reached, a robust maintenance and service program is required for fully operational conditions to remain.

Grove Hall Leisure Centre is an additional building within the site, located East of Green Bank Leisure Centre. The building was fitted out with new building services in 2015, resulting in good visual condition. The plant and equipment at Grove Hall require continued maintenance, specified in greater detail within the respective dilapidation survey.

No Condition Report is currently available for the Civic Offices; based on a preliminary assessment this building is also expected to require demolition.

-  Site Boundary
-  Existing Tree
-  Greenbank Leisure Centre - Assumed for demolition
-  Grove Hall Leisure Centre - Assumed for demolition
-  Council Offices - Assumed for demolition



9.1 Current Site Condition - A

Civil Engineering Report

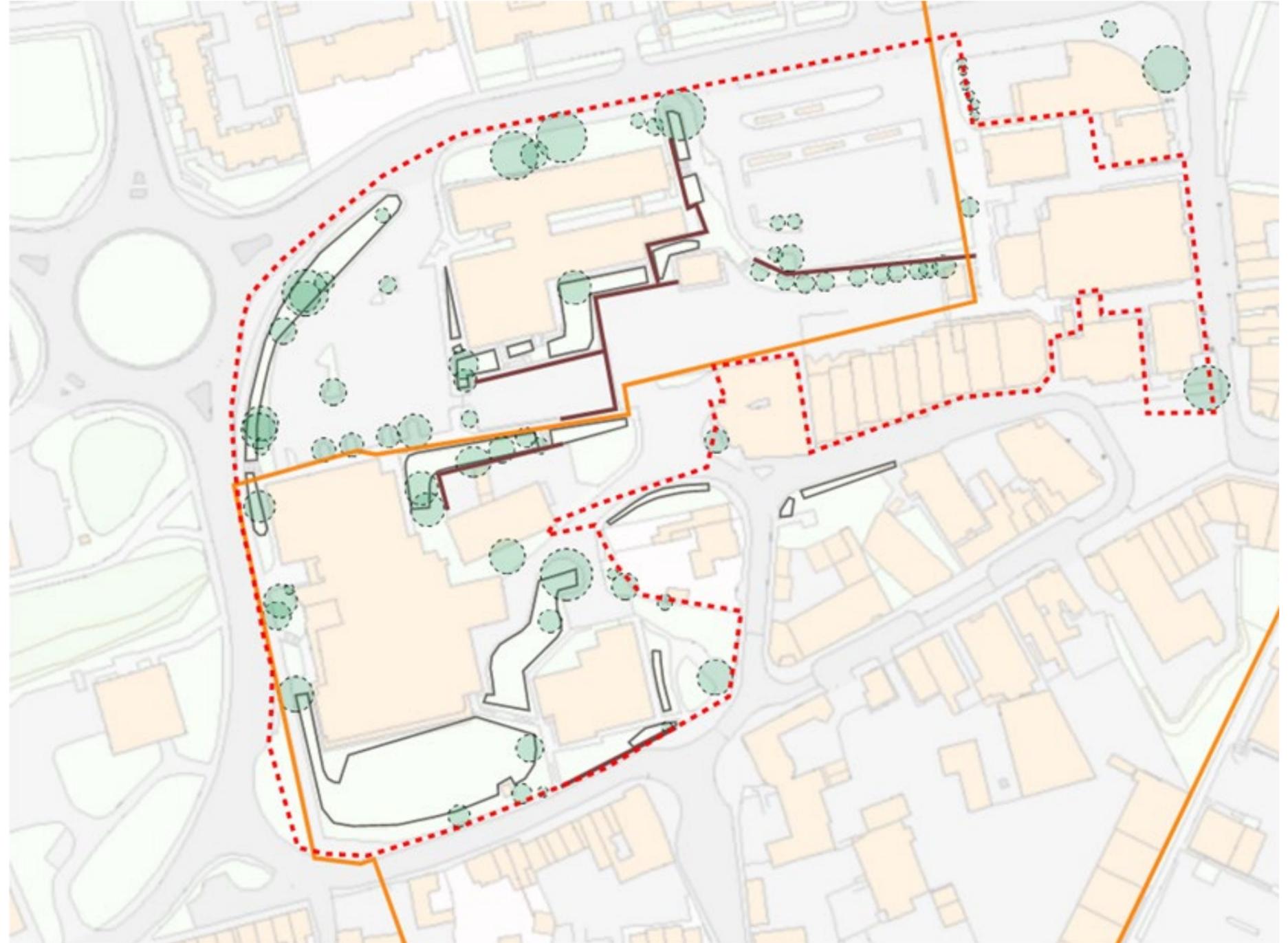
Existing Retaining Structures

Topographical data confirms the presence of retaining structures, located across the North (Civic Way) and to the South (West Street) of the site to support level changes up to 14m from the East. Any proposed layout alterations and drainage planning must reflect this sloping topography.

A comprehensive geotechnical and structural condition survey of the retaining walls is recommended to evaluate their stability, particularly if the retaining walls are to remain. Consideration must also be given to the likelihood of deep made ground behind retaining walls, should they be removed as part of any development. This should be addressed within the site-wide Site Investigation Report once commissioned as part of future work phases

Mature trees are identified across the site, many of which are protected by Tree Preservation Order (TPO) or their location within the Conservation Area Boundary. A preliminary tree assessment is advised, and consideration should be given to any impacts the presence of trees may have on new or existing foundations, particularly given the presence of clay-based soils.

-  Site Boundary
-  Existing Tree
-  Sloped Topography Boundary
-  Retaining Wall/Structure
-  Conservation Area Boundary



9.1 Current Site Condition - A

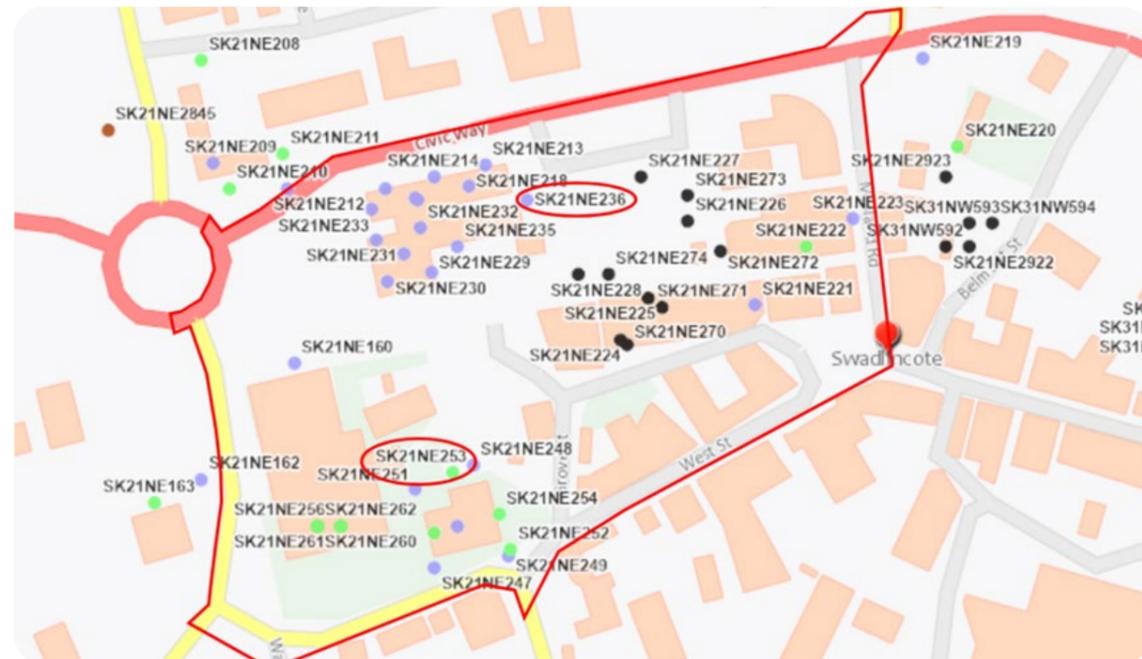
Civil Engineering Report

Historical Boreholes

Limited geological and geotechnical information is available, so a site-specific intrusive investigation is recommended at a suitable project stage. Based on publicly available borehole data for the site, it is likely that the predominant underlying shallow strata will be silty clay. This may be suitable founding material for low-rise buildings (up to four storeys), depending on geotechnical properties. For medium to high-rise developments (exceeding four storeys), piled solutions would most likely be required.

The map below showcases the available borehole data provided by British Geological Survey for this site. Two locations have been selected for further reference: SK21NE253 and SK21NE236 respectively. For full strata descriptions, refer to pertinent borehole records.

71. Map of Boreholes



CONTRACTOR		DATE OF DRILLING	DRILLING METHOD	BOREHOLE No.
STRATA SURVEYS		27-05-88	CABLE PERCUSSIVE	3
GROUND LEVEL	DIA OF BORING	CO-ORDINATES	SITE	PAGE 1 OF 1
---	150 mm	---	SOUTH DERBYSHIRE CIVIC OFFICES SWADLINCOTE	
SAMPLE DEPTH	TYPE	N	LEGEND	STRATA DESCRIPTION
#	#	US BLOWS	#	
0.30 To 0.70	U1			0.00 TOPOSOIL Firm grey silty clay with silt, sand, gravel, ash, clinders, brick pieces etc
0.70 To 1.15	U1			0.60 Firm silty yellow - orange - grey - brown mottled silty and sandy CLAY with fine - medium gravel, sand laminae and occasional black silt laminae.
1.15 To 1.95	U2			1.50 Stiff light grey silty CLAY with occasional orange mottling, ironstone nodules and occasional mudstone fragments. (WEATHERED MUDSTONE)
1.95 To 2.45	U3			2.40 Very dense light grey weathered thinly - very thinly bedded silty MUDSTONE with ironstone nodules, plant debris, occasional waxy and siltstone laminae and weathering to a silty clay along joints and bedding planes.
2.45 To 3.00	U4			3.00 To 3.10
3.00 To 3.55	U5			3.55 To 3.60
3.55 To 4.00	U6			4.00 To 4.10
4.00 To 4.50	U7			4.50 To 5.00
4.50 To 5.00	U8			5.00 To 5.20
5.00 To 6.00	U9			6.00 To 6.50
6.00 To 6.50	U10			6.50 To 6.64
6.50 To 7.30	U11			7.30 To 7.70
7.30 To 7.70	U12			7.70 To 7.80
7.70 To 7.70	U13			7.80 To 7.80
7.70 To 7.70	U14			7.80 To 7.80
7.70 To 7.70	U15			7.80 To 7.80
7.70 To 7.70	U16			7.80 To 7.80
7.70 To 7.70	U17			7.80 To 7.80
7.70 To 7.70	U18			7.80 To 7.80
7.70 To 7.70	U19			7.80 To 7.80
7.70 To 7.70	U20			7.80 To 7.80
7.70 To 7.70	U21			7.80 To 7.80
7.70 To 7.70	U22			7.80 To 7.80
7.70 To 7.70	U23			7.80 To 7.80
7.70 To 7.70	U24			7.80 To 7.80
7.70 To 7.70	U25			7.80 To 7.80
7.70 To 7.70	U26			7.80 To 7.80
7.70 To 7.70	U27			7.80 To 7.80
7.70 To 7.70	U28			7.80 To 7.80
7.70 To 7.70	U29			7.80 To 7.80
7.70 To 7.70	U30			7.80 To 7.80
7.70 To 7.70	U31			7.80 To 7.80
7.70 To 7.70	U32			7.80 To 7.80
7.70 To 7.70	U33			7.80 To 7.80
7.70 To 7.70	U34			7.80 To 7.80
7.70 To 7.70	U35			7.80 To 7.80
7.70 To 7.70	U36			7.80 To 7.80
7.70 To 7.70	U37			7.80 To 7.80
7.70 To 7.70	U38			7.80 To 7.80
7.70 To 7.70	U39			7.80 To 7.80
7.70 To 7.70	U40			7.80 To 7.80
7.70 To 7.70	U41			7.80 To 7.80
7.70 To 7.70	U42			7.80 To 7.80
7.70 To 7.70	U43			7.80 To 7.80
7.70 To 7.70	U44			7.80 To 7.80
7.70 To 7.70	U45			7.80 To 7.80
7.70 To 7.70	U46			7.80 To 7.80
7.70 To 7.70	U47			7.80 To 7.80
7.70 To 7.70	U48			7.80 To 7.80
7.70 To 7.70	U49			7.80 To 7.80
7.70 To 7.70	U50			7.80 To 7.80
7.70 To 7.70	U51			7.80 To 7.80
7.70 To 7.70	U52			7.80 To 7.80
7.70 To 7.70	U53			7.80 To 7.80
7.70 To 7.70	U54			7.80 To 7.80
7.70 To 7.70	U55			7.80 To 7.80
7.70 To 7.70	U56			7.80 To 7.80
7.70 To 7.70	U57			7.80 To 7.80
7.70 To 7.70	U58			7.80 To 7.80
7.70 To 7.70	U59			7.80 To 7.80
7.70 To 7.70	U60			7.80 To 7.80
7.70 To 7.70	U61			7.80 To 7.80
7.70 To 7.70	U62			7.80 To 7.80
7.70 To 7.70	U63			7.80 To 7.80
7.70 To 7.70	U64			7.80 To 7.80
7.70 To 7.70	U65			7.80 To 7.80
7.70 To 7.70	U66			7.80 To 7.80
7.70 To 7.70	U67			7.80 To 7.80
7.70 To 7.70	U68			7.80 To 7.80
7.70 To 7.70	U69			7.80 To 7.80
7.70 To 7.70	U70			7.80 To 7.80
7.70 To 7.70	U71			7.80 To 7.80
7.70 To 7.70	U72			7.80 To 7.80
7.70 To 7.70	U73			7.80 To 7.80
7.70 To 7.70	U74			7.80 To 7.80
7.70 To 7.70	U75			7.80 To 7.80
7.70 To 7.70	U76			7.80 To 7.80
7.70 To 7.70	U77			7.80 To 7.80
7.70 To 7.70	U78			7.80 To 7.80
7.70 To 7.70	U79			7.80 To 7.80
7.70 To 7.70	U80			7.80 To 7.80
7.70 To 7.70	U81			7.80 To 7.80
7.70 To 7.70	U82			7.80 To 7.80
7.70 To 7.70	U83			7.80 To 7.80
7.70 To 7.70	U84			7.80 To 7.80
7.70 To 7.70	U85			7.80 To 7.80
7.70 To 7.70	U86			7.80 To 7.80
7.70 To 7.70	U87			7.80 To 7.80
7.70 To 7.70	U88			7.80 To 7.80
7.70 To 7.70	U89			7.80 To 7.80
7.70 To 7.70	U90			7.80 To 7.80
7.70 To 7.70	U91			7.80 To 7.80
7.70 To 7.70	U92			7.80 To 7.80
7.70 To 7.70	U93			7.80 To 7.80
7.70 To 7.70	U94			7.80 To 7.80
7.70 To 7.70	U95			7.80 To 7.80
7.70 To 7.70	U96			7.80 To 7.80
7.70 To 7.70	U97			7.80 To 7.80
7.70 To 7.70	U98			7.80 To 7.80
7.70 To 7.70	U99			7.80 To 7.80
7.70 To 7.70	U100			7.80 To 7.80

DRILLING METHOD	GROUND LEVEL	POSITION	PROBE NO.		
110 mm diameter Rock Rolling Air Flush	Existing	See Location Plan	2		
	DATE	SITE			
	22.5.80	Leisure Centre, Swadlincote			
SAMPLE RECORD	SPT BLOW COUNT	THICKNESS OF STRATUM	STRATA DESCRIPTION	TOTAL DEPTH FROM SURFACE	LOG
DEPTH	TYPE				
		0.60	TOPSOIL	0.60	
		1.40	Orange-brown SILTY CLAY	2.00	
		1.70	Grey and orange-brown SILTY CLAY and MUDSTONE	3.70	
		2.80	Grey MUDSTONE with ironstaining	6.50	
		1.70	Grey MUDSTONE (very hard bands)	8.20	
(continued)					

Borehole records

Reference: SK21NE236
 Name: CIVIC OFFICES SWADLINCOTE 3
 Water Well Reference: N/A
 Precision: ± METRE
 Length (m): 7
 Date:
 Easting: 429810
 Northing: 319720

Borehole records

Reference: SK21NE253
 Name: LEISURE CNTR SWADLINCOTE PH 2
 Water Well Reference: N/A
 Precision: ± METRE
 Length (m): 25
 Date:
 Easting: 429778
 Northing: 319603

72. Boreholes Records

9.1 Current Site Condition - A

Civil Engineering Report

Geology

Ground Movement Potential:

Borehole data confirms the predominance of silty clay within the soil profile, indicating a moderate probability of clay-related ground movement. This risk, driven by seasonal swelling and clay shrinkage, is a leading cause of foundation failure in the UK. Deep foundations, such as piles, are recommended as a suitable mitigation strategy.

73. Site Geology Plan



Soil Chemistry

74. Susceptibility to Compaction



75. Risk of Corrosion to Ferrous Iron



From the extended Soil Report, the contaminant data for a 15km radius has been summarised within Table 1 and compared with Soil Guideline Values (SGVs) for the appropriate development type. No samples have been determined in excess of the appropriate SGV. No extreme levels are encountered, so this is not considered a significant risk.

Although, where potential anomalies or a disproportionately low number of samples are found, it is advisable that care is taken, and a site-specific investigation carried out. Such instances have been highlighted within the table.

Table 1: Extended Soil Report Geochemistry Data within 15km radius from the site.

Analyses	SGV Limit (mg/kg)	Analysis results within a 15 km radius			
		No. Samples taken	Mean	Min	Max
Lead	450	29	67.9	18.0	184.0
Selenium	35	14	0.4	0.0	1.2
Nickel	50	29	27.4	6.0	60.6
Mercury	8	10	0.1	0.0	0.3
Chromium	130	29	36.8	16.5	75.8
Cadmium (pH 6)	1	29	0.9	0.1	3.2
Cadmium (pH 7)	2	29	0.4	0.2	1.6
Arsenic	20	14	2.8	0.2	7.2

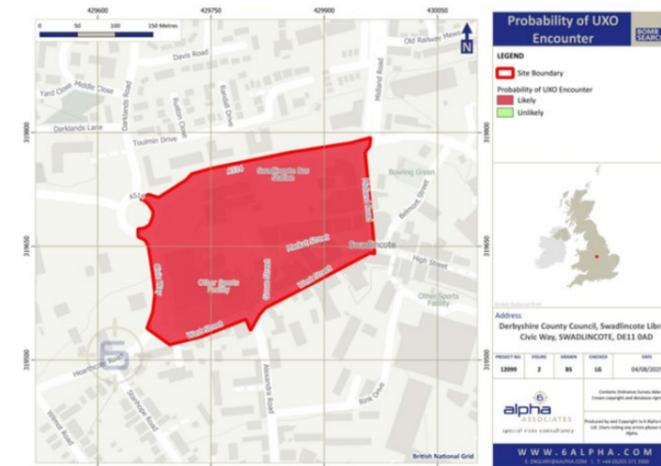
Advisable that care is taken with the following data and a site-specific investigation is conducted for confirmation.

Acceptable levels of sample within a 15km radius.

May pose detrimental effects on environmental sustainability, drainage capabilities, waterlogging and more which collectively lead to increased susceptibility to soil pollution and erosion.

Further investigation of buried iron pipes and other infrastructure onsite is recommended as a moderately aggressive environment suggests moderate sulphate content in the soil.

UXO Risk



The preliminary UXO report concludes that it is reasonably foreseeable that a UXO contamination threat may be encountered at the study site. A critical presence of Sabine Factories involved in munition manufacture during WWII have been documented, situated along Midland Road (10m North-East) and Belmont Street (145m East-Northeast) while German HE bombs, IBs and British AAA projectiles may pose residual threat. Thus, a detailed UXO Threat and Risk Assessment is required.

76. Site UXO Risk

9.1 Current Site Condition - A

Civil Engineering Report

Soil Chemistry

The desk study results indicate that the site is likely to be underlain by shallow coal seams, including the Block coal seam, at depths of approximately 3.7m to 22.5m below ground level and measuring up to 1m thickness. The shallowest recorded workings are 116m beneath the site, although, it is highly probable that unrecorded localised bellpit mining previously occurred in these seams. The closest opencast mining has been reported over 450m West and 500m East of the site.

Seven recorded mine entries are identified within 100m of the site boundary, two of which have been drilled and grouted in 1993 and 2023 whilst the rest remain untreated. The Coal Authority has not received any damage notice or claim associated with aforementioned shafts; however, one coal mining subsidence claim has been recorded to the South of the site.

Two faults are recorded to cross the site, with several more in the surrounding area that may act as a conduit for ground gases. Additionally, three gas emission incidents/remediations have been reported at 206.8 to 255.4m North of the site. No fissures or breaklines are present less than 100m from the site.

The appropriate mitigation measures for coal mining risk are detailed as follows:

1. Extensive intrusive Site Investigation is recommended to be undertaken. This procedure must include the following exploratory holes:
 - a. Window sample boreholes to 6.0m below ground level into solid ground – if thick made ground is encountered, shallow pad foundations are unlikely to be suitable.
 - b. Rotary Drilling and Probing to 60m below ground level – if deep localised soft strata are encountered, bell pits and voided ground may be present. In this case, the site may necessitate a stabilisation scheme if shallow foundations are to be adopted. Alternatively, a piled solution may be required, where cable percussion boreholes are to be implemented within design.

2. Any found presence of un-engineered backfill overburden is treated as made ground and cannot be relied upon as a founding stratum, given a higher susceptibility to collapse. Also, this material is likely a source of ground gas; thus, it is advised that ground gas monitoring points are installed during the Intrusive Site Investigation.

3. Undertaking intrusive investigation methods mandates a Coal Authority Permit, to be submitted prior to site works.

Groundwater Vulnerability



77. Site Groundwater



78. Site Groundwater

Hydrology of Soil Type (HOST) Designation

The HOST classification identifies the site profile as poorly draining, with potential for water logging in wetter seasons and limited capacity to store water. Thus, Infiltration-based Sustainable Drainage Systems (SuDS) may be restricted by existing ground conditions, and high-level drainage systems are more appropriate. Further consultation with a Geotechnical Engineer is required.

The underlying geology indicates low permeability, suggesting that groundwater infiltration to layers beneath is restricted so lower layers are less susceptible to contamination. Surface water systems may be more vulnerable to contamination from runoff.

Ground Water Protection Policy (GWPP) Designation

The GWPP classification confirms that the site area poses no significant risk of becoming polluted below ground due to predominantly horizontal water movement or the soil's capacity to effectively attenuate diffuse source pollutants.

- Site Boundary
- 24 Slowly permeable, seasonally waterlogged soils over slowly permeable substrates with negligible water capacity.
- L Soils in which pollutants are unlikely to penetrate the soil layer either because water movement is largely horizontal or because they have a large ability to attenuate diffuse source pollutants.

9.1 Current Site Condition - A

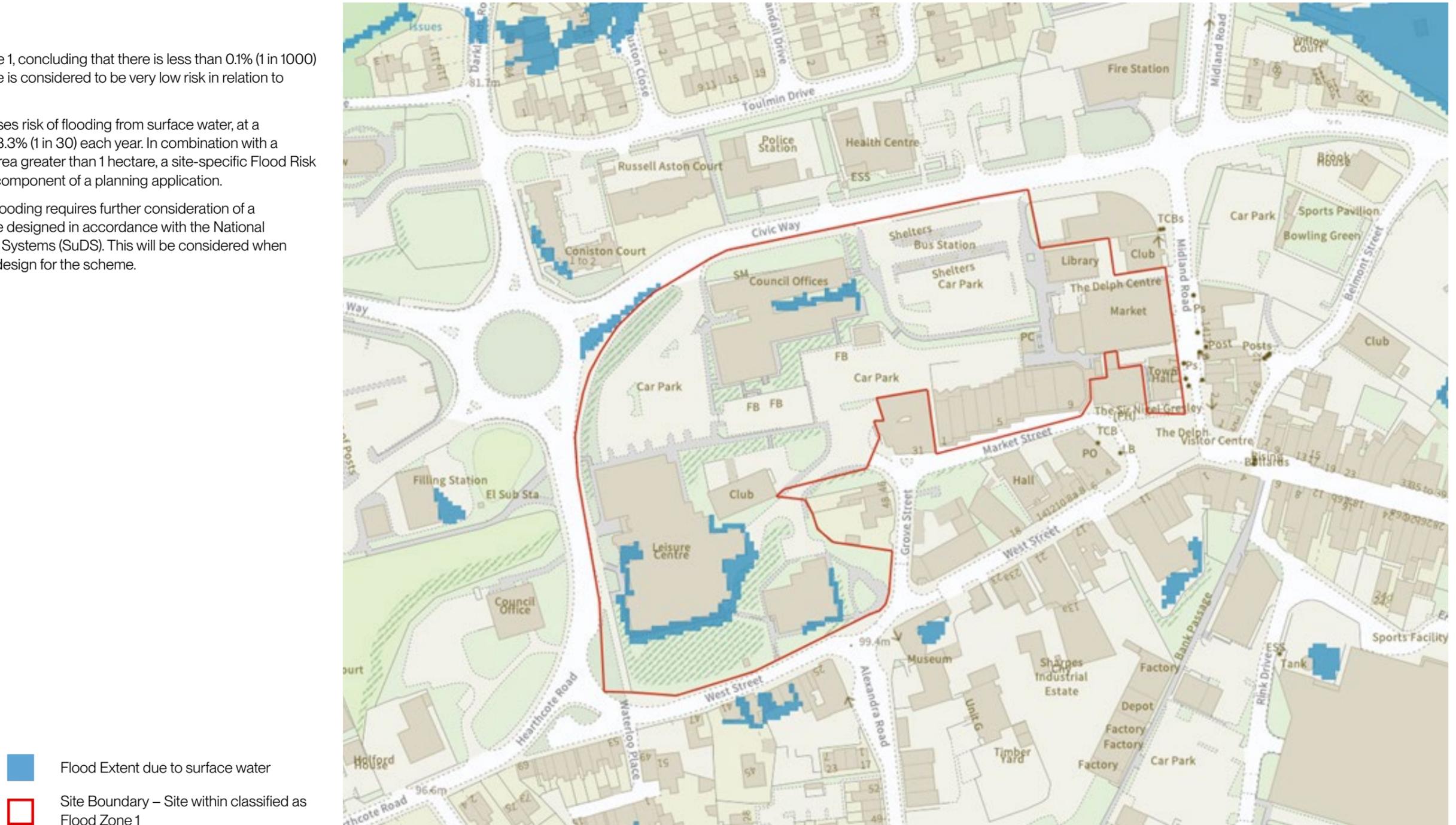
Civil Engineering Report

Flood Risk

The site is located within Flood Zone 1, concluding that there is less than 0.1% (1 in 1000) chance of flooding in any year. There is considered to be very low risk in relation to development in Flood Zone 1 areas.

The proposed development site poses risk of flooding from surface water, at a probability that potentially exceeds 3.3% (1 in 30) each year. In combination with a Flood Zone 1 classification and an area greater than 1 hectare, a site-specific Flood Risk Assessment (FRA) is required as a component of a planning application.

Site susceptibility to surface water flooding requires further consideration of a Sustainable Drainage Strategy, to be designed in accordance with the National Standards for Sustainable Drainage Systems (SuDS). This will be considered when undertaking the Drainage Strategy design for the scheme.



9.1 Current Site Condition - A

Risks and Next Steps:

Coal Mining Risk

The site area is likely underlain by shallow coal seams, with a highly probable occurrence of unrecorded localised bellpit mining in the past. This represents a significant site risk. Seven mine entries have been identified within 100m of the site boundary and one coal mining subsidence claim has been recorded to the South of the site. Additionally, two faults have been reported to cross the site, with several more in the vicinity that may act as a conduit for ground gases.

An extensive intrusive site investigation is to be undertaken, requiring a Coal Authority Permit prior to site works and the following exploratory holes:

1. Window sample boreholes to 6.0m below ground level into solid ground
2. Rotary Drilling and Probing to 60m below ground level

Site-specific Ground Conditions

Generally, there is limited information regarding the ground conditions. Based on publicly available borehole data for the site, it is likely that the predominant underlying shallow strata will be silty clay. This may be suitable founding material for low-rise buildings, depending on geotechnical properties. For medium to high-rise developments, piled solutions would likely be required.

The site is Brownfield in nature and, as such, risks that are likely to be encountered include:

1. Ground gas
2. Made ground
3. Contamination

A detailed Site-Specific Intrusive Investigation is to be carried out at a suitable stage. This can be included within the targeted assessment of coal mining risk.

Condition of Existing Buildings and Asbestos Risk

Green Bank Leisure Centre (South of site) indicates poor and occasionally non-operational building services. The plant and equipment at Grove Hall Leisure Centre (East of Green Bank Leisure Centre) requires continued maintenance, with necessary remedial action detailed in the pertinent dilapidation survey. No information has been provided regarding the current condition of the Civic offices (North of site) so a detailed condition survey should be carried out for this building.

The construction of Green Bank Leisure Centre predates 2000 so the presence of Asbestos Containing Materials (ACMs) is likely. Thus, as a minimum, a Refurbishment and Demolition Asbestos Survey is required for this building as well as the Civic Offices prior to development works.

UXO Risk

The site is listed as an area in which it is likely to encounter UXO contamination. Thus, a detailed UXO Threat and Risk Assessment is required.

Existing Retaining Structures

The presence of retaining structures is confirmed, located across the North (Civic Way) and to the South (West Street) of the site to support level changes up to 14m from the East. A comprehensive geotechnical and structural condition survey at retaining walls is recommended to evaluate the stability of retaining walls. This is to be detailed further in a site-wide Site Investigation report, which must also assess the likelihood of deep made ground behind retaining walls, should retaining structures be removed.

A preliminary tree assessment is required to determine the impacts the presence of trees may have on new and existing foundations in clay-based soils.

Existing Drainage and Utilities

The site is heavily congested with a number of services, which are located throughout. Where possible, the proposed developments should be located away from existing services. Where this is not practicable, consideration should be given to diverting affected services. Consultation with the appropriate statutory authorities will be necessary to confirm easement widths, diversion requirements, cost and timescales.

It is advised that the combined sewer route running across the site is partially diverted while other utilities, serving existing buildings only, should be removed as part of the works. Further survey work including GPR and CCTV surveys are required

Flood Risk

The site lies within Flood Zone 1, confirming very low annual risk (0.1%) of flooding. However, the site area is greater than 1 hectare, necessitating a site-specific Flood Risk Assessment (FRA) as a component of the planning application.

Appendix.



9.2 Engagement - B

9.2.1 South Derbyshire District Council

Planning

Key representatives of SDDC's Planning team have been included in the Project Team and have attended meetings throughout the masterplan development process. As such, no additional specific engagement with the Planning team was deemed necessary.

Ecology and Biodiversity

BDP met with a Senior Planning Officer and Biodiversity Officer, both of SDDC via a Teams Meeting on 04.09.25. The key points discussed were as follows:

- The site at east end of High Street by Morrisons steps not believed to be of particular ecological value.
- Trees at west end of Market Street provide useful continuity of green space and it would be good to see this extended into the Civic Site. The SDDC officer would prefer to see trees in Market Street retained and just carefully treated (canopies reduced, pollarded, etc.) rather than being removed (high BNG value).
- The SDDC officer highlighted a small area within the Civic Site, alongside the council offices, where there is a small area of Tibetan Strawberries growing, which would need noting in more detailed ecological analysis of the site to be carried out in the future. Also noted that there are several good varieties of plants growing within the council office gardens.
- The SDDC officer advised that it would be better if a BNG metric analysis was carried out sooner rather than later – it was also noted that BDP's commission doesn't allow for this work to be completed at this stage.
- The SDDC officer referred some additional resources/ engagement:
 - 'Nature Town and Cities' Action Plan
 - Green Space Strategy (District level)
 - Parks and Green Spaces Manager

Heritage

Potters is located within a designated Conservation Area, and as such, any consideration of the future of this building must be carefully assessed to ensure compliance with the statutory duty to preserve and enhance the area's historic character. Historical information collated by SDDC's Heritage has been provided to us for review, forming the basis of our initial understanding of the site and its context.

According to the Conservation Area Appraisal, Potters was originally the barn associated with The Grove and is identified as a Building of Character, confirming that it holds notable heritage significance within the local area. Our preliminary assessment acknowledges this heritage value, and as part of the Masterplan development, we have

explored options for the building's retention, reuse, or sensitive adaptation, alongside any potential site clearance options.

The loss of Potters cannot be justified in isolation and must be viewed within the context of a comprehensive and deliverable redevelopment strategy. We recognise the importance of ensuring that, if demolition were to be proposed, a high-quality and viable replacement is secured to prevent long-term vacancy or degradation of the site. Our approach will therefore balance the heritage value of Potters with the broader objectives of the Masterplan to ensure a sensitive and sustainable outcome.

9.2.2 Derbyshire County Council

Property and Libraries

BDP and AV met with representatives of DCC to discuss the Masterplan in relation to DCC property within Swadlincote town centre via a Teams Call on 12.09.25. The meeting was attended by DCC Principal Asset Management Officer and DCC Head of Libraries and Heritage. The following is a brief summary of the points discussed:

- Discussions need to take account of the context of Local Government Reorganisation, and the potential for reorganisation of service delivery and Council office requirements during the lifespan of the masterplan.
- Library services have reduced in recent years, but DCC have no intention of closing library services in Swadlincote.
- The existing library building has issues with accessibility and is 'not an ideal building'. There is stepped access at the entrance and some visitors have to use an alternative entrance around the back.
- DCC open to the possibility of relocating the library within a new development in the Civic Site – and potential co-location with other services. Registrar services and a Council hub were mentioned – these facilities could share a front of house. There was positive feedback from officers on the idea of a library building fronting onto a new public park/ public realm.
- Adult Education is a 10 year lease on the building on Rink Drive. DCC Officer noted that the existing building/ location works okay, but open to longer-term discussions on co-location. DCC also have office accommodation in the former Youth Services building. This is likely to be sufficient to accommodate the planned decant from the Civic Offices.
- For a relocated library DCC Officer suggested a similar floorspace to the existing library might be required, but all on one (ground floor) level would be preferable.
- Noted that DCC have combined library and adult education in other locations such as Ashbourne and Glossop. New Belper library (new public square and co-location with café and dementia development) has been a success in generating increased footfall.
- Other services that DCC are potentially looking to invest in include Early Years Hubs, but these are more likely to be located in more deprived neighbourhood settings rather than the town centre.

Highways

BDP invited Derbyshire County Council to a Teams call to discuss the Swadlincote Masterplan options and objectives. Officers made it clear that, because the masterplan is at a more strategic stage, their department would not have much to say until it became more detailed. So, at this stage, they didn't have any specific issues or concerns.

9.2.3 National Forest

BDP met with the Green Infrastructure and Planning Manager for the National Forest Company, via a Teams Meeting on 24.11.25. It was noted that Swadlincote sits within the National Forest and as such, the National Forest would need to be consulted on any major planning applications.

There are specific planning policies which would be referred to when considering major planning applications and these would look to influence elements of landscaping as well as certain aspects of building design. It was noted that applications for large scale residential developments are usually required to provide areas of landscaping given over to woodland planting. This may be less relevant for a town centre scheme, but it would still be worth considering how any proposed landscaping will reflect the context of the National Forest.

They specifically referenced Development Plan Policy INF8 (The National Forest). Of relevance, this Policy identifies that all residential schemes over 0.5ha and commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines, and that within the Swadlincote / Heart of the National Forest, development should support the delivery of the 'Heart of the National Forest Vision'. Proposals coming forward will need to be mindful of these requirements. Other conditions relating to building design seek to secure commitments to: the use of timber, in areas where this can be seen; green roofs where practical / viable; and solar panels, again, where this is practical and viable.

It was noted that many of the trees along Civic Way were planted as part of a scheme funded by the National Forest. BDP explained the desire to supplement and extend improvements to some of the sites that front onto Civic Way, although it was acknowledged that further funding from the National Forest may not be possible.

The officer said that the National Forest would support any proposals which may help to promote tourism within the National Forest, including potentially a hotel. They subsequently forwarded data on various metrics, including visitor numbers and economic impact, and also provided a link to the National Forest's design guide for 'Sustainable tourism accommodation'.

While it was noted that some of this may be less relevant to a town centre development within Swadlincote, it was acknowledged that the fact that the town sits within the National Forest could be made more apparent and could inform certain aspects of the designs as they develop in any future stages. This may be less relevant for a town centre scheme, but it would still be worth considering how any proposed landscaping could reflect the context of the National Forest

9.2 Engagement - B

9.2.4 Public Exhibition and Feedback

During the initial stage of the masterplan, the format and timing for the Public Engagement was discussed and agreed with SDDC. This engagement involved the following:

- BDP created an exhibition consisting of 6no. A0 sized boards, containing background information, analysis of the town, its history and the reason for the work currently being undertaken. The boards also included suggestions for investment across the town centre, as well as illustrative proposals for the Civic Site.
- A one page Questionnaire was created to gather feedback from members of the public. This included brief questions intended to prompt wide-ranging feedback. The questions included:
 - Key Priorities
 - Strengths of the Masterplan
 - Areas for Improvement
- The exhibition boards were put on display on The Delph on Saturday, 18.10.25, to coincide with the market. Members of the project team from SDDC and BDP were in attendance throughout the morning to help explain the ideas to members of the public as well as to help prompt feedback using the Questionnaire. The Questionnaire could be completed and submitted on the day, or at a later date in person via the Visitor Centre.
- The exhibition boards were also hosted online via SDDC's website, with links to the Questionnaire which could be completed and submitted electronically.
- After the exhibition on The Delph, the exhibition boards were put on display in the Visitor Centre (shop unit adjacent to the Delph) and were available to view until 08.11.25.
- The deadline by which members of the public could submit comments using the Questionnaire was extended one week beyond the original date, with the final date for comments being 08.11.25.
- The comments received on all Questionnaires submitted online and in person were summarised as follows:

KEY PRIORITIES:

In rank order:

1. Protecting Heritage (38 mentions as key priority)
2. Promoting business and employment (34 mentions)
3. Providing new cafés, restaurants and leisure activity spaces (34 mentions)
4. Providing new community facilities (33 mentions)
5. Pedestrian accessibility (24 mentions)
6. Providing new public spaces and landscaping (17 mentions)
7. Car parking (15 mentions)
8. New Town Centre housing (5 mentions)

STRENGTHS OF THE MASTERPLAN:

- Green spaces (8 mentions)
- Moving leisure centre (5 mentions)
- Heritage focus (3 mentions)
- More leisure facilities (4 mentions)
- Civic Hub (needs to work for families – 2 mentions)
- More cafés and restaurants (2 mentions)
- Resurface High Street (2 mentions)
- Small business hub / creativity hub (2 mentions)
- Removal of Trees on High Street (2 mentions)
- New Hotel (2 mentions)
- Community spaces, housing and green spaces (2 mentions)
- Moving the Library (2 mentions)
- Create new library and community centre
- New pedestrian access to shops
- More flats / old people's housing
- Support for Sharpe's Pottery
- Moving Council building out of town
- Maintains heritage buildings
- More events
- More Town Centre signage
- Preservation of trees
- New housing
- Use of Market Hall
- Central park area
- Mixed use leisure
- Revamp walkways
- Urban pause points
- High quality public realm
- Bus station renewal
- Utilising the market space
- Bowling alley
- Public spaces



9.2 Engagement - B

9.2.5 Public Exhibition and Feedback

AREAS FOR IMPROVEMENT OF THE MASTERPLAN:

- No need for more housing (14 mentions)
- No need for Hotel (11 mentions)
- Don't build new Civic Offices (5 mentions)
- Leave amenities (Civic Offices / Leisure Centre) in central location (8 mentions)
- More green space (3 mentions)
- More facilities for less able people / adults with disabilities (2 mentions)
- More help for start-up businesses / small businesses (2 mentions)
- Need to keep Leisure Centre in town centre (2 mentions)
- Shop fronts need upgrading (2 mentions)
- More shops / more artisan shops (2 mentions)
- Indoor Market / events venue (2 mentions)
- More amenities for teenagers (2 mentions)
- Need an Independent Business Incentive Scheme (2 mentions)
- Repurpose Market Hall for events / arts / music (2 mentions)
- Better management of Town Centre
- Green spaces not maintained
- Upgrade community hub
- Upgrade library
- Proposed new Leisure Centre site is next to incinerator
- Need a community centre
- Encourage independent businesses
- More EV chargers
- Housing located where Old Market Hall is now
- Walkways need maintaining
- Make High Street safe and accessible
- Community Centre for young people
- Encourage Food and Beverage businesses
- More social spaces
- Nice to have but changes not really needed
- Lack of Park and Ride scheme
- Upgrade the Bus Station (e.g. electronic notice boards)
- New GP Surgery and NHS Dentist
- Better public transport
- Need more jobs in town
- Move sorting office to industrial estate

Verbal Feedback on 18.10.25:

In addition to the written feedback in the Questionnaires, the project team recorded comments that were made during conversations with members of the public throughout the day on the 18th. This was impossible to record verbatim, but there were some repeated themes. This feedback is summarised below:

- There were quite a few negative comments about the plans to move Green Bank Leisure Centre out of the town centre and this often influenced how people felt about other proposals which were otherwise unrelated to this.
- Some were concerned about the cost of any development to the council.
- Some asked if new homes are built, will there be enough services to support the new residents (schools, doctors, etc.)?
- Traffic along Civic Way can get congested – will this development make things worse?
- Local residents wouldn't benefit from a new hotel, whereas they would be more likely to use a new 'leisure / entertainment' facility.
- Conversely, some saw the job opportunities that may be created by hotels and cafés, etc.
- Housing in the town centre could be good for people who don't have a car.
- Can there be some space created for live entertainment / music?
- Why do we need a play area here? There are lots of parks in Swadlincote already?
- Others were more supportive of creating a new park in the town centre, but were concerned about anti-social behaviour.
- Some felt that the Town Hall (the old market hall on the Delph) wasn't used enough. One person noted that it used to be a live music venue.
- Some questioned the logic of using the Former Market Hall for temporary parking and there were other concerns about how cold it gets as the sides are not fully enclosed (which is the proposal going forward).
- The proposals to extend the improvements to the public realm along the high street were positively received.
- Some questioned the viability of a hotel.
- Some questioned the long term need for libraries, but several others really wanted the library to stay in the town centre.
- Some felt housing shouldn't be 'social housing', but offer something different to whatever is currently available, maybe providing for young people and / or downsizers.



9.2 Engagement - B

9.2.6 Swadlincote Business Survey

The Swadlincote Business Survey gathered feedback from local businesses to assess the town centre's current performance, challenges, and opportunities. Respondents came mainly from the services (31%) and independent retail (31%) sectors, with over half trading locally for more than ten years, showing a stable business base.

Businesses rated Swadlincote an average of 3/5 as a place to do business, reflecting moderate satisfaction. The mix of shops (2.2/5) and footfall (2.1/5) scored poorly, suggesting limited variety and low customer activity. Safety and "feeling welcomed" (2.9/5) was viewed more positively, though concerns about anti-social behaviour and cleanliness remain.

Strengths included a strong community spirit, friendly atmosphere, and free parking, alongside good accessibility and an independent business network. These were seen as assets to build on through investment and marketing. However, key challenges identified were limited retail diversity, high vacancy rates, a weak evening economy, and the poor appearance of the town centre.

Respondents called for more independent retail, specialist markets, and a stronger leisure and cultural offer particularly cafés, restaurants, and family-oriented activities to create a more vibrant town centre.

Top priorities for future success were increasing footfall (92%), supporting independent businesses (85%), attracting visitors (54%), and improving appearance and safety (54%).

Overall, businesses value Swadlincote's community and accessibility but see a need for coordinated investment, better marketing, and enhanced leisure opportunities to strengthen its appeal and create a more diverse, lively, and sustainable town centre.

9.2.7 Member of Parliament for South Derbyshire

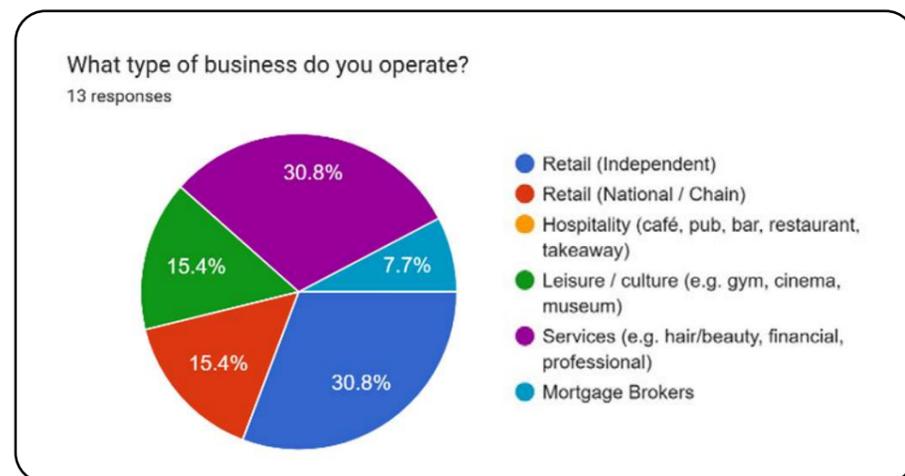
BDP were contacted by the MP's office in order to arrange a call to discuss the emerging proposals for the Civic Site and so that their MP could contribute to the engagement process. A Teams call was held on 13.10.25 between BDP and the South Derbyshire MP (SDMP) and some of their team. SDMP's key issue was the need for the proposals to include elements which would offer employment opportunities for local people. This could potentially be delivered by providing space for business start-ups, with emphasis on 'tech' businesses. Links with education and skills, and in particular links with successful local colleges such as Burton and South Derbyshire College (BSDC) would be worth exploring.

Following the meeting, BDP was introduced to the Principal and Chief Executive of BSDC and further conversations were arranged with BDP, AV and SDDC.

9.2.8 Burton and South Derbyshire College

Following discussions with SDMP, BDP and Aspinall Verdi held two Teams calls with representatives of Burton and South Derbyshire College (BSDC). The first meeting was with the Principal and Chief Executive on 20.10.25 and the second with the Vice Principal, Finance and Resources on 07.11.25. Both meetings suggested there was potential for a positive link between the development of the Civic Site and the college's desire to locate some of their activities within Swadlincote town centre. The conversations prompted further dialogue between the college and members of the SDDC team. Some key points discussed during the two calls are included below:

- BSDC felt that the plans for the town centre were exciting and what Swadlincote needed. As the college are currently reviewing their estate strategy, input into the masterplan could be very timely.
- The College has had a presence in South Derbyshire for over a decade and sees the area as a core catchment area to support its mission of helping communities secure the skills they need for valuable employment locally.
- The College works with a number of businesses in the area and would see any presence on the new site as a way of adding further value to this.
- The College's current estate is reaching capacity with them needing to consider expansion of their estate to meet consistently high interest.
- A discussion on a range of possible developments on the site have taken place covering areas such as various vocational courses expansion to meet future sector growth forecasts, the creation of real life and simulated working environments for key growth sectors and the creation of an enterprise, incubation and apprenticeship facility to support local businesses and to upskill their workforce.



9.2 Engagement - B

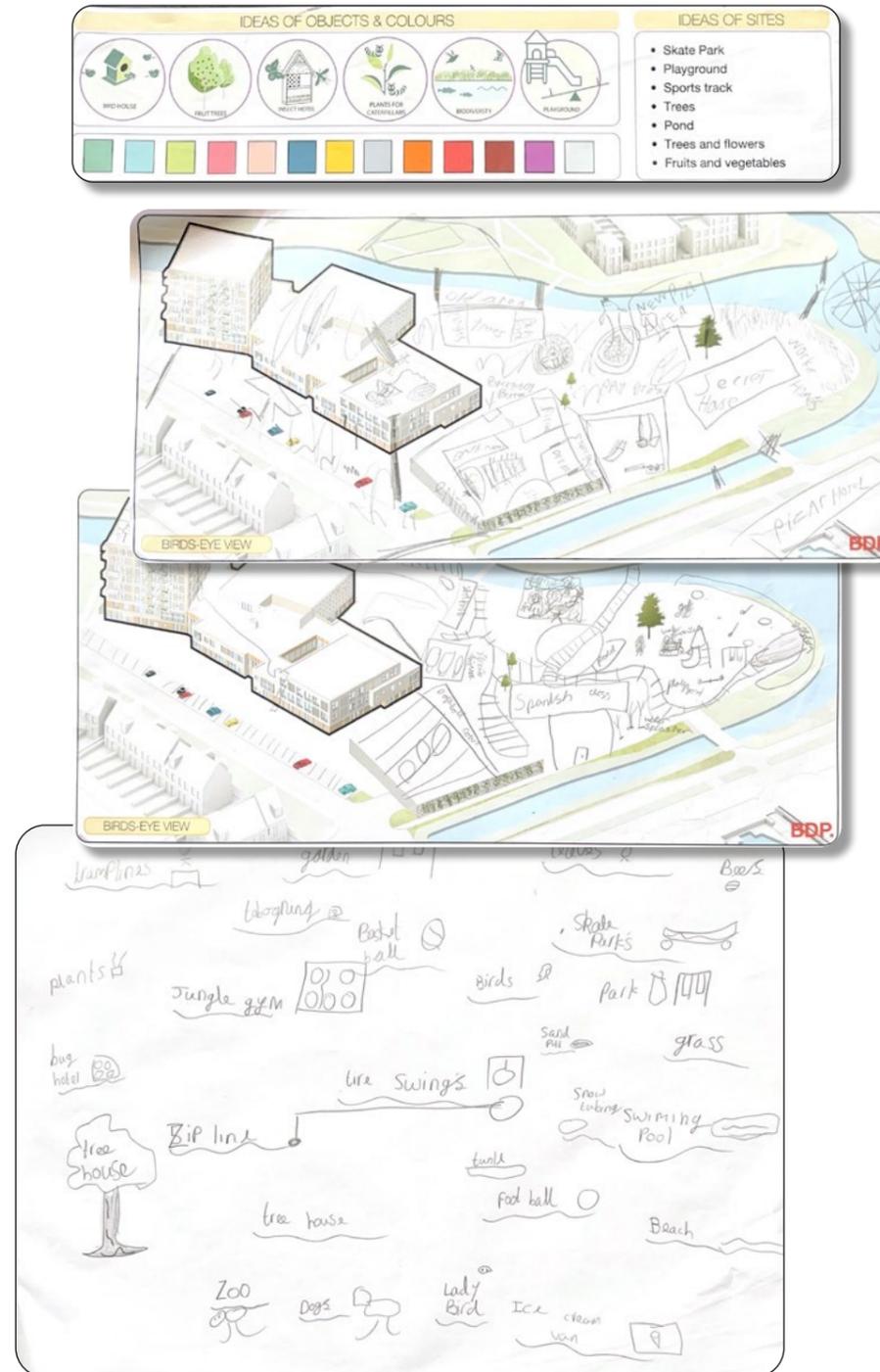
9.2.9 Belmont Primary School

BDP visited Belmont Primary School to run an interactive design workshop with around sixty pupils. We began with a short, lively introduction to who BDP are and the kinds of places we help create, using colourful images and simple explanations to introduce the idea of design and architecture.

The children then took part in a fun discussion about what makes a great play space, sharing examples of their favourite parks and the features they enjoy most. This helped us understand what elements are most important to them when they play, explore, and spend time outdoors.

The main activity invited every child to design their own play park. Using worksheets, felt-tip pens, and inspiration images, the pupils imagined what their ideal park might look like if a space was completely open for new ideas. Designs ranged from nature-themed climbing areas and giant slides to quiet reading corners, splash zones, zip lines, and even imaginative features like rainbow bridges and animal-shaped tunnels.

The session finished with a chance for the children to present their ideas back to the group. The huge variety of designs showed just how creative and thoughtful the pupils were, giving us a wonderful insight into what play means to them and what inspires their imagination.

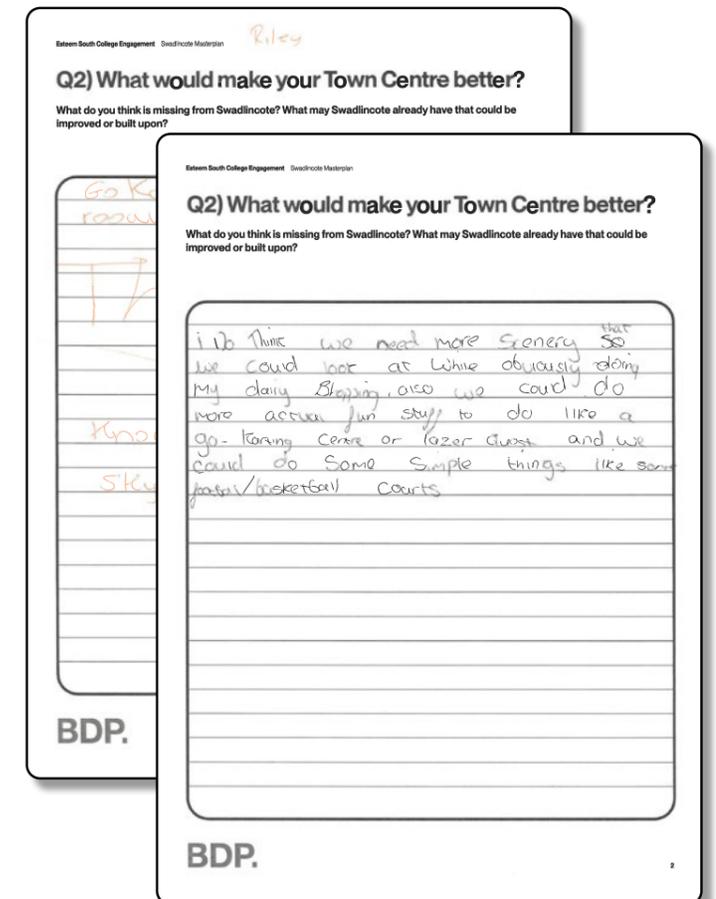


9.2.10 Esteem South Academy

BDP visited Esteem South Academy to take part in a 45-minute session with a Year 11 group. We began with a short introduction to BDP, including images of the types of projects we work on, followed by a simple explanation of what an architect is and what they do, as many of the students had not previously encountered the subject.

After explaining the work we were undertaking in Swadlincote town centre, particularly the proposed civic site, the students took part in an activity using a town centre plan. They were asked to identify around six landmarks or places they recognised in Swadlincote, helping us understand how they themselves used the town centre.

We then moved on to an exercise focused on the site. Students were asked to imagine the site with the existing buildings removed and describe what they would like to see there, using images to inspire ideas. Feedback varied, but most students wanted more entertainment in the town centre, such as bowling alleys, go-kart tracks, and sports courts.



Figures.

1. Swadlincote Town Centre Aerial Photography - Looking West	5	28. Sharpe's Pottery Museum	24	54. Vulcan Works Development	40
2. National Forest Boundary	7	29. Swadlincote Aerial Drone Photography - Looking South East	26	55. Altrincham Stamford Quarter	51
3. Local Authority Boundaries	7	30. Potters Snooker Club (incorporating former Grove Barn)	27	56. The Grade II listed Oldham Town Hall	63
4. Swadlincote Town Centre Aerial Drone Photography - Looking West	7	31. Town Hall (Former Market Hall), The Delph	27	57. Belper Library	65
5. Swadlincote Town Centre Aerial Photography - Looking South	7	32. 1920-21 Map with Civic Site boundary overlaid (Source: The Magic Attic)	27	58. Magna Square, Egham in Surrey	66
6. Swadlincote 5 Wards included in demographic Data charts	8	33. Sir Nigel Gresley Pub, The Delph (outside Civic Site boundary)	27	59. A housing development designed by BDP for Woking Council	67
7. Swadlincote Bus Station Aerial Drone Photo	10	34. View from Market Street looking towards the Civic Offices	28	60. Aerial Perspective Sketch	68
8. Walking Isochrone	10	35. View from Potters looking towards the Bus Park community café	28	61. Aerial Perspective Pedestrian Routes Sketch	69
9. Indicative bus journey times	10	36. View outside the Dance and Music Centre / WCs looking towards the Bus Station	28	62. Aerial Perspective	70
10. Regional connectivity map	10	37. View from Market Street looking towards Potters Snooker Club	28	63. Illustrative Spatial Diagram	71
11. Local Plan Boundary	11	38. Section 1	31	64. Concept Strategy Diagram	71
12. Aerial view of The Pipeworks leisure and retail development	13	39. Section 2	31	65. Spatial Comparison, Meadowhall Playground	72
13. Swadlincote High Street	13	40. Section 3	31	66. Spatial Comparison, Pound's Park	72
14. Aerial view of the town centre looking east	13	41. Key Plan (Not To Scale)	31	67. Landscape masterplan	75
15. The Delph in use for an event	13	42. Aerial view of the Civic Site looking South East	35	68. This diagram demonstrates the key strategies to the landscape masterplan	75
16. The Delph with the Town Hall in the background - date unknown (Source: The Magic Attic)	19	43. Swadlincote High Street	40	69. Civic Site Landscape Plan	78
17. The Delph (date unknown) - (Source: The Magic Attic)	19	44. Vintage Market	40	70. Civic Site: Existing Site Plan	82
18. West Street, 1920s (Source: The Magic Attic)	19	45. Salford Residential Precedent	40	71. Map of Boreholes	85
19. 1881-82	20	46. Canalside Residential Development	40	72. Boreholes Records	85
20. 1920-21	20	47. Eastcote Public Realm	40	73. Site Geology Plan	86
21. 1950s	20	48. Altrincham Public Realm	40	74. Susceptibility to Compaction	86
22. 1970s	20	49. Food Market	40	75. Risk of Corrosion to Ferrous Iron	86
23. Swadlincote High Street	24	50. Altrincham Public Realm	40	76. Site UXO Risk	86
24. Diana Memorial Garden	24	51. Green Corridor Kings London	40	77. Site Groundwater	87
25. High Street	24	52. Pounds Park, Sheffield	40	78. Site Groundwater	87
26. Existing Swadlincote Retail and Food and Beverage	24	53. Sharpe's Pottery	40		

