



Planning design and access statement

Subdivision of Unit 33

Harpur Hill Business Park

Buxton

SK17 9JL



January 2026



Introduction

This planning application seeks to obtain planning consent for the subdivision of an existing commercial unit.

Location and setting

The building is located on the well established Harpur Hill Industrial Estate approximately 1 mile South of the town centre.

The Building

The building is a 40m x 20m steel portal frame industrial unit clad in sheet metal

The building is currently occupied by John Shirt Motorcycles Limited.

Proposal

To subdivide the unit to create 2 x self contained units each with ancillary parking and independent access.

Unit 1: 30m x 20m

Unit 2: 10m x 20m

John Shirt Motor Cycles will continue to occupy the remainder of the building

The only change to the exterior of the building will be the insertion of a personnel door on the South elevation

The use will remain the same

Rationale

Approximately 200sqm are surplus to requirements.

Access

Each unit will have their own access and parking. The existing car park is to be subdivided the existing access will serve 'unit 1' and a proposed new access will serve 'unit 2'. The traffic flow is not expected to change as the total number of parking spaces will remain the same

Conclusion

The subdivision of the unit promotes the efficient use of existing surplus space preventing unnecessary new development which can have a negative impact on the environment.