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Planning Design Economics

PEAK SUB-REGION

EMPLOYMENT LAND REVIEW

FINAL DRAFT REPORT

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1.0 INTRODUCTION

1.1 This report sets out the findings of the Peak Sub-Region Employment Land Review undertaken by Nathaniel Lichfield and Partners (NLP). The study area is shown in Figure 1.1 and comprises the local authorities of Derbyshire Dales and High Peak, as well as the Peak District National Park Authority. The work has been commissioned by a steering group comprising those authorities set out above, together with Derbyshire County Council. The study has also been financially supported by the East Midlands Regional Assembly (EMRA).

1.2 The Regional Spatial Strategy (RSS) Panel Report recommends that Policy 20 of the draft RSS should be amended to advocate that:

“Local authorities, EMDA and Sub-Regional strategic partnerships should work together in housing market area groupings to undertake and keep up to date employment land reviews to inform the allocation of a range of sites at sustainable locations.”

1.3 This recommendation has been reflected in the study area defined for this commission.

1.4 The main aims of the study are to:

- Consider the future employment land and premises requirements of the Peak Sub-Region to 2026;
- Review the study area’s current supply of employment land in both quantitative and qualitative terms;
- Identify which employment land sites should be retained and which can potentially be de-allocated, or allocated for alternative uses to provide a balanced portfolio of land to 2026;
- Identify the scale, location and type of sites that are needed to meet the future requirements of the Sub-Region.

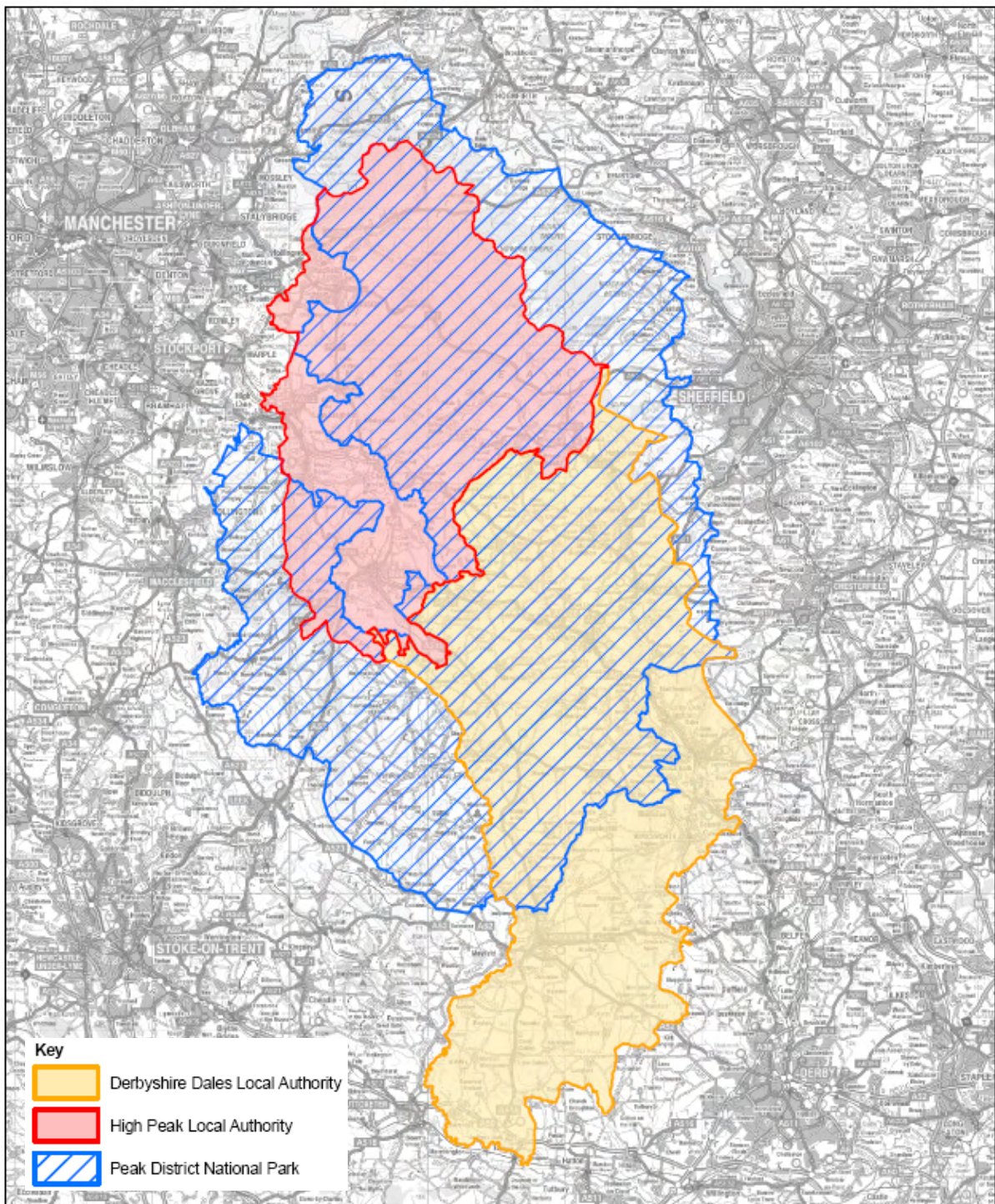
1.5 The results of the study will inform future economic and planning policy and in particular provide recommendations on the Peak Sub-Region’s supply of employment land to inform the Local Development Frameworks.

Methodology

- 1.6 The report has been undertaken in accordance with the methodology outlined within the Department of Communities and Local Government (DCLG) Guidance Note on Employment Land Reviews. The DCLG Guidance only relates to the employment land needs for the B Use Classes i.e. B1 (business), B2 (industry) and B8 (warehousing/distribution). Whilst the needs of other employment generating uses such as leisure, tourism and hotel development are beyond the scope of the DCLG Guidance, this study has considered them where relevant as a consequence of the importance of these sectors to the Sub-Region's economy.
- 1.7 The study draws on consultation with various organisations including economic development agencies, business groups, and commercial property agents, as well as a survey of businesses in the area. A full list of organisations consulted is provided in Appendix 1. As part of the process, NLP also facilitated a Visioning Workshop attended by a range of key stakeholders to discuss the economic future of the Sub-Region. The findings of this workshop have been used to inform the analysis.
- 1.8 The Peak District National Park covers large areas of both the High Peak and Derbyshire Dales local authority areas. However, the administrative boundary of the National Park also extends beyond these areas into the neighbouring local authorities of North East Derbyshire, Staffordshire Moorlands, Macclesfield, Sheffield, Barnsley, Kirklees and Oldham. In producing this Employment Land Review, It should be noted that within this report, any reference to High Peak or Derbyshire Dales relates to the whole administrative area of the Local Authority, unless otherwise stated.
- 1.9 Within this context, the report is presented under the following headings:
- General Context;
 - Policy Context;
 - Economic Context;
 - The Current Stock of Employment Space;
 - The Sub-Regional Property Market;

- Review of Current Employment Sites;
- Consultation;
- The Future Economic Role of the Sub-Region;
- Future Need for Employment Space; and
- Conclusions and Recommendations.

Figure 1.1: Regional Context of Peak Sub-Region



2.0 GENERAL CONTEXT

Introduction

- 2.1 This section provides an overview of the characteristics of the study area, as well as a summary of recent employment land work undertaken at the regional level.

Overview of Study Area

- 2.2 The study area, as shown in Figure 1.1, is referred to as the Peak Sub-Region and is mainly located within the County of Derbyshire in the north west of the East Midlands Government Office Region. Whilst the majority of the Peak District National Park lies within High Peak and Derbyshire Dales, as noted above, it also extends beyond the regional boundaries to include areas within several adjoining local authorities.
- 2.3 The 2001 Census found that the population of the Peak Sub-Region was 165,600 (Table 4.1). The natural beauty of much of the Sub-Region makes it a major tourist attraction. In addition to the importance of the tourism industry, the Sub-Region is characterised by the significant levels of employment accounted for by manufacturing, quarrying and farming.

Derbyshire Dales

- 2.4 In 2001, the population of Derbyshire Dales was almost 69,500¹ and estimated at 69,800 in 2006.² The Local Authority covers an area of approximately 800 sq. km. More than half of the area (approximately 57%) falls within the Peak District National Park. The District is primarily rural in character and attracts large numbers of visitors, particularly from the nearby conurbations, meaning that tourism is a significant contributor to the local economy. The latest figures from the Scarborough Tourism Economic Activity Monitor (STEAM) indicate that the District attracted 4.5 million visitors in 2006, resulting in £221 million of visitor spending³. However it should be noted that the STEAM data refers to Derbyshire Dales Local Authority administrative area, and therefore also incorporates parts of the National Park. The area's tourism

¹ Source: 2001 Census

² ONS midyear population estimates

industry is driven by its natural beauty, as well as the visitor appeal of Bakewell and Chatsworth.

- 2.5 The District is made up of four market towns; Ashbourne, Bakewell, Matlock and Wirksworth and their hinterland. Ashbourne is located in the south of the area, with good road links via the A52 to the nearby city of Derby. Settlements in the north of the District such as Bakewell and Hathersage are located in close proximity to Sheffield with good links via the A625. As a result a large number of residents in these areas commute to work in the cities.
- 2.6 The main road through Derbyshire Dales is the A6, which links Matlock and Bakewell with Buxton in the north and Derby in the South.

High Peak

- 2.7 The population of High Peak was just over 89,400 in 2001⁴ and had risen to 92,000 by 2006.⁵ The Borough covers an area of 539 sq. km., of which approximately 66% lies within the Peak District National Park.
- 2.8 High Peak also attracts large numbers of visitors and as a consequence the tourism industry makes a substantial contribution to the local economy. STEAM data shows that the Borough attracted over 4 million visitors and £164 million of visitor spending in 2006.⁶ However it should be noted that the STEAM data refers to High Peak Local Authority administrative area, and therefore also incorporates parts of the National Park. The area's tourism industry is based upon the natural beauty of this predominantly rural area, as well as the visitor appeal of the spa town of Buxton, which is currently undergoing a regeneration programme.
- 2.9 The principal market towns within the Borough are Buxton to the south and Glossop in the north. Within the central area lie the smaller market towns of Chapel-en-le-Frith, Whaley Bridge and New Mills. The A6 runs east west through the Borough from Buxton, via Chapel-en-le-Frith to Whaley Bridge and beyond into Cheshire. Buxton

³ It should be noted that these figures relate to the whole Derbyshire Dales District and therefore include part of the Peak District National Park

⁴ Source: 2001 Census

⁵ ONS midyear population estimates

⁶ It should be noted that these figures relate to the whole of the High Peak Borough and therefore include part of the Peak District National Park

and Glossop are linked via the A6 to Chapel-en-le-Frith and the A624. The A515 also provides good road access between Buxton and Ashbourne.

2.10 Despite being located within the East Midlands, High Peak shares boundaries with five counties. The Borough is bounded by:

- the Manchester conurbation to the north west;
- West Yorkshire to the north;
- South Yorkshire to the east;
- Staffordshire to the south west;
- Cheshire to the west.

2.11 A large proportion of High Peak's residents commute to employment opportunities outside of the Borough, with 2001 Census data indicating that 40% of High Peak's employed residents work outside the Borough. This is unsurprising given the area's proximity to the two City regions of Greater Manchester and Sheffield. These links are particularly strong with Greater Manchester.

Peak District National Park

2.12 The Peak District Park was designated in 1951. It covers approximately 1,438 sq. km. and covers large parts of High Peak, Derbyshire Dales and Staffordshire Moorlands Districts, as well as a number of other local authority areas. As defined in the 1995 Environment Act, the purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage, and to promote opportunities for the understanding and enjoyment of the Park's special qualities by the public. An additional duty of the National Park Authority and other public bodies is to seek to foster the economic and social well-being of its local communities.

2.13 The National Park had a population of approximately 37,900 in 2001.⁷ Because the National Park boundary covers a number of Local Authority areas, this figure includes some 24,700 Derbyshire Dales residents and 6,500 in High Peak. The remaining 6,725 residents live elsewhere in the National Park, although primarily within Staffordshire Moorlands district. Bakewell is the National Park's main settlement.

⁷ Source: *Living and Working in the Peak District National Park: 2001 Census of Population*

- 2.14 The 2006/07 Peak District National Park Annual Monitoring Report estimates that the population of the National Park had increased to 38,090 by 2004. This estimation was produced by Derbyshire County Council through a process of adjusting the ONS 2004-based midyear population estimates.
- 2.15 It is estimated that the National Park receives well over 10m leisure visits a year.⁸ Key attractions of the area include the outstanding natural beauty of the area (with many people visiting to pursue outdoor activities such as walking and cycling), as well as the visitor appeal of Bakewell and the Hope Valley.

Review of Regional Employment Land Studies

- 2.16 In recent years a number of regional studies on employment land have been undertaken by the East Midlands Regional Assembly (EMRA) and the East Midlands Development Agency (emda). The studies include:
- the East Midlands Land Provision Study (ELPS) (2006);
 - the Quality of Employment Land Study (QUELS) (2002).
- 2.17 In general, these studies found that over the next 10-15 years there will be a significant decline in demand for industrial floorspace and a significant increase in demand for office floorspace. Jobs are expected to move away from traditional employment space into retail, education and health. Within traditional employment uses, jobs are shifting from factories to offices, which occupy space at higher densities. As a result the demand for additional employment land is estimated to be broadly static. However, this overall picture hides a much more dynamic pattern of gains and losses and sectoral trends, such as an apparent shortage of sites for high technology uses.

East Midlands Land Provision Study

- 2.18 Produced by Roger Tym and Partners in 2006, the East Midlands Land Provision Study (ELPS) was commissioned by the East Midlands Regional Assembly. The key objectives of the study were to forecast the future requirement for employment land by Housing Market Area (HMA) and compare this against the current planned supply.

2.19 The ELPS study uses economic forecasting to project the future level of employment growth within each HMA, which is then translated into an employment land requirement. The table overleaf sets out the employment land requirement for the Peak, Dales and Park HMA over the period 2003 to 2016. The regional figure is also shown:

Table 2.1: HMA Employment Land Requirement

	Total Land Change (Ha)
Peak, Dales & Park	
Office	+5
Industrial	-15
Warehousing	+13
<i>Total B-Use Class Space</i>	<i>+4</i>
East Midlands	
Office	+275
Industrial	-359
Warehousing	+314
<i>Total B-Use Class Space</i>	<i>+230</i>

Source: ELPS 2006

2.20 In considering the supply and market balance, the study also examined the outstanding land allocations and outstanding permissions for B-class uses to determine the total planning commitments of each HMA.

Table 2.2: Allocations & Outstanding Permissions

	Total Allocations & Outstanding Permissions (Ha)				
	B1	B2	B8	Open B1/B2/B8	Total
Peak, Dales & Park	15	-	11	58	84
East Midlands	442	231	479	2,514	3,665

Source: ELPS 2006

2.21 The document indicates that, in simple quantitative terms, the figures suggest an oversupply of employment land i.e. that The Peak, Dales and Park area has an estimated supply of 84ha against a forecast demand for 4 ha over the period 2003-16. However, the report also acknowledges that this demand-supply comparison does not take account of future losses of employment land, does not allow for a

⁸ England Leisure Visits Survey, 2005

“frictional margin” and does not consider the quality, deliverability and phasing of land supply.

2.22 The study also highlights that recorded supply greatly exceeds the forecast level of demand for every HMA in the region and estimates that at the regional level there is in excess of 150 years supply of employment land.

Quality of Employment Land Study

2.23 The purpose of the Quality of Employment Land Study (QUELS) study was to assess the quantity and quality of employment land in the East Midlands, to determine how well this met market demand.⁹

2.24 Table 2.3 below sets out the employment land requirement generated by the job creation forecasts underpinning the work, as well as the gross supply of employment land. This clearly shows that the Peak Sub-Region has a gross supply of 65ha, which equates to 106 years of supply. This is over four times the implied years supply at the regional level.

Table 2.3: QUELS Employment Land Requirements

	Gross Annual Take-Up (2001-2011) (ha)	Gross Supply (ha)	Implied Supply (Years)
Peak	0.6	65.0	106
East Midlands	185.2	4,583.2	25

Source: QUELS 2002

2.25 The QUELS study states that the Peak Sub-Region’s gross supply comprises 30 ha of large sites¹⁰ (of which no land is immediately available) and 35 ha of smaller sites. It is estimated that, under a best case scenario where all of the smaller sites are immediately available, the Sub-Region would have a 57 years supply of immediately available sites.

2.26 The study notes that the availability of employment sites in the area is severely constrained by infrastructure, topography and access, as well as the statutory requirement to conserve and enhance the Peak District National Park.

⁹ Business Strategies, Roger Tym and Partners and Innes England, 2002

¹⁰ The study defined ‘large sites’ as those of more than 5ha and others of ‘Strategic Importance’

2.27 The study also outlined qualitative issues regarding the supply of employment land by area. With respect to the Peak area, the key messages were:

- The need for offices is primarily for relatively small units that can be accommodated within the existing stock or conversions of other buildings, live/work units, and small scale new development on the edge of existing urban centres;
- Release of large scale sites for new office development would not be appropriate;
- Market demand for industrial and warehousing premises is limited, particularly with regard to larger scale development opportunities, but the area needs a range of available sites;
- The private sector cannot be relied upon to supply the required range of industrial and warehousing sites, because of low values and complex servicing requirements;
- Much of the employment land supply for industrial and warehousing use is highly constrained and as a result, existing allocations have remained undeveloped for prolonged periods of time.

2.28 It is important that this Employment Land Review takes into consideration the work outlined above and that the findings of those studies are tested whilst undertaking a more detailed assessment at the local level.

3.0 POLICY CONTEXT

Introduction

3.1 This section of the report provides a summary of the relevant economic and planning policy documents at the regional, Sub-Regional and local level. The section is set out under the following headings:

- Planning Policy Context
- Economic Policy Context

PLANNING POLICY CONTEXT

National Guidance

Draft PPS4: Planning for Sustainable Economic Development

3.2 DCLG published the consultation draft of PPS4 in December 2007. Once adopted, PPS4 will supersede PPG4. The key aims of draft PPS4 are to:

- Improve the productivity of the UK;
- Create more job opportunities;
- Ensure that the planning system provides adequately for economic growth; and
- Promote the efficient and effective use of land.

3.3 Whilst PPS4 is intended to facilitate economic growth and higher levels of productivity, it recommends that this should be pursued within the context of sustainable development and as a result, the re-use of previously developed land should be prioritised.

3.4 The draft guidance recommends a presumption in favour of economic development, stating that proposals should be considered favourably, unless there is reason to believe that the costs of development outweigh the benefits.

- 3.5 The draft PPS4 states that a wide and robust evidence base is required in order to plan effectively for economic development. It is recommended that this evidence base should include an assessment of an authority's supply of land through an ELR. Draft PPS4 also encourages LPAs to identify a range of sites to ensure that their employment land portfolio meets the needs of the business community and recommends that LPAs avoid designating sites for single or restricted use classes.
- 3.6 However, it is important to note that the draft PPS4 sets out a broad range of uses that are to be considered as economic development, including housing, retail and leisure.

Regional Guidance

Regional Spatial Strategy and Proposed Changes

- 3.7 The draft Regional Spatial Strategy (RSS) for the East Midlands was published in September 2006, with the RSS Proposed Changes published in July 2008. The draft RSS is underpinned by sustainability objectives. Policy 3 of the RSS Proposed Changes recommends that new development should be concentrated primarily within and adjacent to the principal urban areas, with priority given to previously developed sites.
- 3.8 Policy 8 of the RSS Proposed Changes sets out the spatial priorities for development in the Peak Sub-Region, outlining that the preparation of policies and programmes should help to secure the conservation and enhancement of the Peak District National Park. Additionally, policies should address the social and economic needs of the Park's communities through interventions such as the provision of appropriate business premises.
- 3.9 The spatial priorities for development in the Sub-Region but outside the Peak District National Park are set out under Policy 9 of the RSS Proposed Changes. The policy recommends that the preparation of policies and programmes should aim to retain and generate local employment by attracting inward investment and making provision for the growth of indigenous businesses.
- 3.10 Policy 20 recommends that Local Authorities, EMDA and the Sub-Regional strategic partnerships work together in housing market areas to undertake and update

employment land reviews to inform the allocation of a range of sustainable sites. It is also recommended that these allocations:

- Are responsive to market needs, including those of small businesses;
- Encourage the development of priority sectors (as identified in the Regional Economic Strategy) as well as specific sectors with local economic significance;
- Improve the regeneration of urban areas;
- Provide for the needs of high technology and knowledge-based industries;
- Promote the diversification of the rural economy.

3.11 It should be noted that neither the draft RSS or the Proposed Changes provide a quantitative assessment of the need for employment land at the local or Sub-Regional level. However, the draft RSS does provide a summary of the employment land issues affecting the Peak Sub-Area. This highlights that both office and industrial space is constrained, due to the nature of the sub-area, and that public intervention will be necessary to ensure an adequate supply of sites. It is likely that any intervention will include the promotion of the area's existing sites.

Local Guidance

3.12 At the local level, the relevant planning documents are:

- Derby and Derbyshire Joint Structure Plan;
- Derbyshire Dales Local Plan;
- High Peak Local Plan;
- Peak District National Park Structure Plan;
- Peak District National Park Local Plan.

Derby and Derbyshire Joint Structure Plan

3.13 The Derby and Derbyshire Joint Structure Plan (JSP) was adopted in January 2001 and sets out the scale and location of employment land provision (B1, B2 and B8) by Local Authority within the JSP area over the period 1991 to 2011. It should be noted that the JSP is to be replaced by the RSS. As a consequence, only those policies

saved beyond September 2007 have any status. The employment land provision policies discussed below have been saved.

3.14 Economy Policy 13 sets out that provision will be made for 35ha of employment land in the Derbyshire Dales District over the period, equating to 1.75ha per annum. This is to be distributed as follows:

- Ashbourne area: 15ha;
- Matlock / Darley Dale / Wirksworth area: 20ha.

3.15 Economy Policy 15 recommends that provision be made for 80ha of employment land in High Peak Borough between 1991 and 2011. This is approximately 4ha a year and is to be distributed as follows:

- Buxton / Central area (New Mills, Whaley Bridge, Chapel-en-le-Frith): 50ha;
- Glossopdale area: 30ha.

Derbyshire Dales Local Plan

3.16 The Derbyshire Dales Local Plan, adopted in November 2005, sets out the JSP provision of 35ha of employment land in the area over the period 1991 to 2011. Between the period April 1991 to March 2003, 3.71ha of employment land was developed and a further 3.17ha was granted planning permission. As a result, the area required another 28.12ha of employment land to meet the JSP requirement.

3.17 Policy EDT1 of the Local Plan allocates the following sites for general industrial and business development:

- Hall Dale Quarry, Matlock (12ha);
- Harveydale Quarry, Matlock (1ha);
- Land off Middleton Road, Wirksworth (9.1ha);
- Ashbourne Industrial Estate Extension (9.5ha);
- Clifton Road, Ashbourne (1.86ha);
- Harrison Way, Northwood (1ha);
- Porter Lane / Cromford Road (0.2ha).

- 3.18 The Local Plan states that these new allocations have been made on the assumption that the majority of land currently in industrial/ business use will continue to provide employment opportunities. Policy EDT2 therefore states that the Council will resist any proposals relating to existing strategic employment land and business premises that would result in the loss of part or all of these sites to other forms of development.
- 3.19 Policy EDT4 states that on other existing land and business premises, planning permission for non-employment uses will only be granted where the land or premises are no longer required for business use or the current use is incompatible with surrounding land uses and properties.

High Peak Local Plan

- 3.20 Adopted in March 2005, the High Peak Local Plan proposes an employment land supply of approximately 74ha, which is slightly below the JSP provision of 80ha. This is broadly distributed as follows:
- Buxton / Central Area: 43ha;
 - Glossopdale area: 31ha.
- 3.21 In the Glossopdale area, completions over the period 1991 to 2001 totalled 7.25ha and a further 16.4ha is accounted for through commitments. In order to meet the JSP requirement therefore, Policy EMP1 allocates the following sites for business uses (B1, B2 and B8):
- Waterside, Hadfield (1.6ha);
 - Bridge Mills, Tintwistle (2.6ha);
 - Wren Nest Road, Glossop (2.5ha);
 - Glossop Road, Gamesley (1.5ha).
- 3.22 Completions in the Buxton / Central Area totalled 12.26ha between 1991 and 2001 and commitments in the area account for a further 15.35ha. Policies EMP2 and EMP3 allocate the following sites in the Buxton/ Central Area for business uses (B1, B2, B8) unless otherwise stated:
- Sheffield Road, Chapel-en-le-Frith (2.2ha);

- Bowden Lane, Chapel-en-le-Frith. The development of C1 hotels will also be permitted (6ha);
- Garrison Works, Thornsett (0.4ha);
- Bingswood Industrial Estate, Whaley Bridge. The development of C1 hotels and D2 assembly and leisure will also be permitted (0.9ha);
- Furness Vale Business Centre. The development will be limited to B1 business use only (0.8ha);
- Tongue Lane (4ha);
- Staden Lane (1.6ha);
- Hoffman Quarry (3.6ha).

3.23 The Plan highlights that the supply of new industrial land in the Central Area is severely restricted by the topography, landscape and Green Belt. As a result, priority is given to the development of derelict and underused land.

Peak District National Park Structure Plan

3.24 The Peak District National Park Structure Plan was adopted in April 1994. One of the document's key economic objectives is to facilitate the provision of a wider and more diverse employment base. The Plan does not include a quantitative requirement for employment land. However, it does specify that some small scale local provision is required and that this should be met by conversions or limited land allocations in Bakewell and the Hope Valley. Because of the shortage of suitable employment sites, Policy E4 safeguards existing sites from loss or conversion to another use.

Peak District National Park Local Plan

3.25 The Local Plan for the Peak District National Park was adopted in March 2001. In accordance with the Peak National Park Structure Plan, which identifies the need for employment development sites in Bakewell and the Hope Valley, the Local Plan allocates the following sites:

- Station Yard, Hathersage, to be used for B1/B2 and for existing scrap metal processing (2ha);
- Hall Farm, Hathersage, for B1 use (0.25ha);

- Aston Industrial Estate, for B1 use (0.65ha);
- Ashford Road, Bakewell for B1/B2 use (1.6ha);
- Land adjoining Cintride factory, Bakewell for B1/B2 uses (0.75ha).

Summary

3.26 The key messages from this section are summarised below:

- Draft PPS4 promotes economic growth and increased productivity within the context of sustainable development;
- Economic development is defined by draft PPS4 as including housing, retail and leisure development;
- A sequential approach to site selection should be adopted to contribute towards sustainability objectives;
- Previously developed land and buildings in urban areas that are well served by public transport should be given priority by the planning system;
- Plans and strategies in the Peak Sub-Region should focus upon attracting inward investment and growing local businesses. Within the National Park, employment development should provide for the needs of the Park's population and aim to conserve and enhance the National Park landscape;
- The Derby and Derbyshire JSP sets out that provision will be made for 35ha of employment land in Derbyshire Dales and a further 80ha in High Peak over the period 1991 to 2011. No figure is set in the National Park Structure Plan;
- The provision of office and industrial floorspace is constrained in the sub-area and public intervention is needed to address this;
- The development of new sites is constrained in parts of the study area due to topography, Green Belt and landscape, as well as conservation designations.

ECONOMIC POLICY CONTEXT

3.27 The purpose of this section is to provide an analysis of the economic policy documents of most relevance to the future need for, and supply of, employment land within the study area. The following documents have been reviewed, with the key findings summarised below:

- A Flourishing Region: Regional Economic Strategy for the East Midlands 2006-2020;

- East Midlands Creative Industries Rural Strategy;
- Peak District RAZ Action Plan 2005-2008;
- Derby and Derbyshire Economic Partnership Sub-Regional Investment Plan 2007-2010;
- Derbyshire County Council Draft Regeneration Plan 2006-2009;
- Derbyshire Dales and High Peak Local Strategic Partnership Community Strategy 2006-2009;
- Promoting the Dales Strategy: 2004-2009;
- Derwent Valley Mills World Heritage Site - Economic Development Plan;
- High Peak Regeneration Strategy 2005-2010.

Aim / Vision

- 3.28 The Regional Economic Strategy (RES) provides a framework for achieving sustainable and inclusive economic growth over the strategy period. The document sets out the following vision for the East Midlands:

“By 2020, the East Midlands will be a flourishing region. Increasingly prosperous and productive, we will enjoy levels of sustainable economic well-being...higher than the European average.”

- 3.29 The successful delivery of this vision is underpinned by three main themes, outlined below:

- Raising Productivity;
- Ensuring Sustainability;
- Achieving Equality.

Raising Productivity

- 3.30 The RES identifies increased productivity as a key goal for the region and recommends that this be pursued by creating a culture of *enterprise and business support* and stimulating *innovation*.

- 3.31 Under the theme of *enterprise and business*, the various strategies highlight the need to raise the profile of entrepreneurial activity and support business creation. Clearly

this policy focus will impact upon the future need for employment land across the study area; there will be a need to ensure there are sufficient premises and employment land sites to cater for new businesses. The focus upon encouraging business start-ups is likely to increase the need for managed workspace and incubator type developments for embryonic businesses.

- 3.32 A principal objective of Promoting the Dales is to attract inward investment into the area to generate new employment opportunities. The document also states that creative industries and the tourism sector are particularly suited to the local conditions and should therefore be targeted when seeking inward investors.
- 3.33 The theme of *innovation* highlights the need to encourage businesses to move up the value chain. This will include diversifying and modernising traditional industries such as manufacturing through the use of new technology and skills. In addition, the move towards a higher value economy will also be driven by the growth of the knowledge economy and improved collaboration between the business community and research institutions, including the region's universities.
- 3.34 The Derbyshire County Council Draft Regeneration Plan identifies a number of developing sectors that should be supported to help drive the economic growth of the county:
- Creative industries;
 - Environmental technologies;
 - Food and drink;
 - Tourism.
- 3.35 Similarly, one of the key objectives of the High Peak Regeneration Strategy is to increase the number of people working in high-technology and knowledge based industries. Promoting the Dales also highlights the need to generate more high quality local jobs in order to create a high skills - high wage economy.
- 3.36 In addition, the East Midlands Creative Industries Rural Strategy found that creative industries represent an increasingly significant element of the rural economy. The study found that the creative industries are well represented throughout the Sub-Region and particularly within the Matlock to Wirksworth corridor.

- 3.37 The Derwent Valley Mills World Heritage Site Economic Development Plan states that the World Heritage Site area should focus on developing and attracting:

“knowledge based businesses and the creative sector particularly in the energy related sector, ICT software developers and service providers as well as businesses linked to the arts, heritage and tourism sectors.”

- 3.38 Any changes in the industrial structure of the study area are likely to impact upon the future need for employment land because different types of industries have differing locational and size requirements.

Ensuring Sustainability

- 3.39 This theme is underpinned by a number of strategic priorities including *Land and Development*. The RES highlights that an appropriate supply of employment land is fundamental to economic growth, allowing the region to facilitate the type and quality of development needed to attract and retain employers.

- 3.40 The Derbyshire County Council Regeneration Plan identifies the current lack of strategic development sites as a weakness and this is reinforced by the High Peak Regeneration Strategy and Promoting the Dales. These documents state that the potential for future employment growth in the Sub-Region could be constrained by a lack of suitable, developable business sites. The County Council Regeneration Plan highlights the need to provide more accommodation, in particular modern office space, and to improve the accessibility, environment and security of some of the County’s employment sites. However, the document does not identify those sites that these improvements should be targeted towards.

Locational Priorities

- 3.41 In addition to the key themes set out within the RES, the Derby and Derbyshire Economic Partnership (DDEP) Sub-Regional Investment Plan (SRIP) identifies a number of strategic area priorities, including:

- Revitalisation of Key Smaller Urban Settlements and Market Towns: highlighting the need to support areas such as Buxton, Glossop and Matlock in order to increase economic activity;

- Rural Action Zone (RAZ): covers the High Peak and Derbyshire Dales, along with parts of Staffordshire Moorlands and is intended to stimulate economic development.

3.42 The RAZ includes the Central Corridor, which runs from Buxton, through Bakewell to Matlock Bath. The key objective of the RAZ is to create a high skill, high wage economy within the Peak District. The development of workspace and incubator facilities in the Central Corridor is identified by the SRIP as being key to delivering this. Throughout the RAZ area, initiatives are in place to:

- Provide modern, e-enabled offices to support the growth of knowledge-based/high technology and creative industries;
- Promote development in the key sectors of:
 - food and drink;
 - tourism; and
 - construction and engineering.

3.43 The Dales Central Corridor is also identified by Promoting the Dales as a key locational priority. The document recommends that the provision of a business innovation centre and a business park should be sought in the area, as well as workspace provision within the former Cawdor Quarry in Matlock.

3.44 Furthermore the Derwent Valley Mills World Heritage Site Economic Development Plan sets out the aim that the area will, by 2016, become a significant Economic Growth Zone to support the Derby City Region and the Peak District Rural Action Zone. The development of the Economic Growth Zone will be driven by facilitating the development of knowledge based businesses and tourism based services.

3.45 In addition, the High Peak Regeneration Strategy sets out the following priorities for the area's key settlements:

- Buxton: business growth should be focused upon the knowledge and cultural industries and opportunities to provide incubator units and a science park should be examined;

- Glossop: encourage the development of offices and workspace to assist the diversification of the economy and support the transformation of the manufacturing economy through the Manufacturing Task Force¹¹;
- Central Area: encourage the development of offices and workspace to assist the diversification of the economy and support the transformation of the manufacturing economy through the Manufacturing Task Force. The construction of a second access bridge into Bingswood Industrial Estate, Whaley Bridge.

3.46 It should also be noted that the Peak District National Park Structure Plan states that the provision of employment land should be focused within Bakewell and the Hope Valley.

Summary

3.47 The key messages from this section are outlined below:

- The key economic aim of the region is to increase levels of economic growth;
- Economic policies recognise the need for the provision of a balanced employment land portfolio that meets the needs of businesses to prevent a lack of sites restricting economic growth;
- Growth sectors within the Sub-Region include knowledge-based/ high technology and creative industries, as well as food and drink, construction and engineering and tourism;
- The Rural Action Zone has been established to stimulate economic development and will promote the development of the food and drink, tourism and construction/ engineering sectors;
- Market towns and small urban settlements are to be supported to help increase levels of economic activity.

¹¹ The Manufacturing Task Force is a partnership between High Peak Borough Council and the business community, intended to assist the change in the industry by addressing industry concerns. Key issues include the provision of sites and premises, skills development and business support

4.0 ECONOMIC CONTEXT

Introduction

- 4.1 In order to determine the future need for employment land in the Peak Sub-Region over the period to 2026, it is important to understand the demographics and the economic context of the study area. This section of the report considers the current position of the Sub-Region's economy and how this compares with the regional and national picture.
- 4.2 Where the availability of data permits, information has been collected for the local authorities of High Peak and Derbyshire Dales, as well as the Peak District National Park. Data is also provided collectively for the Peak Sub-Region defined by the boroughs of High Peak, Derbyshire Dales and the National Park.
- 4.3 For the purposes of data collection, the National Park Authority has identified those wards and Output Areas wholly or partially within the National Park's boundary. Where some economic indicators were not available at the ward or Output Area level, information for the High Peak and Derbyshire Dales local authority areas was used as a proxy for the Peak Sub-Region.

Population

- 4.4 As shown in Table 4.1 the population of the study area in 2001 was some 165,600 comprising:
- 82,932 in High Peak (outside National Park);
 - 44,758 in Derbyshire Dales (outside National Park);
 - 37,937 in Peak District National Park (includes 6,725 outside High Peak and Derbyshire Dales).

Table 4.1: Sub-Region Population by Area

	Population
High Peak (within National Park)	6,501
High Peak (outside National Park)	82,932
High Peak (Total)	89,433
Derbyshire Dales (within National Park)	24,711
Derbyshire Dales (outside National Park)	44,758
Derbyshire Dales (Total)	69,469
Peak District National Park (Total)	37,937
Sub-Region (Total)	165,627

Source: *Living and Working in the Peak District National Park: 2001 Census of Population*

- 4.5 Table 4.2 shows 2006 population estimates for High Peak and Derbyshire Dales. This indicates that High Peak district's population increased by 4,700 (5.4%) over the period 1996 to 2006, while Derbyshire Dales increased by 1,200 (1.7%). For the National Park, ONS experimental statistics indicate a stable population, with an increase of 0.8% over the period.¹² All growth rates are below the region's 6.2% population growth.

Table 4.2: 2006 Population Estimates for Peak Sub-Region Districts

	Population Change		
	1996	2006	Change
High Peak	87,300	92,000	5.4%
Derbyshire Dales	68,600	69,800	1.7%
East Midlands	4,108,100	4,364,200	6.2%

Source: *ONS midyear population estimates (2006)*

- 4.6 The population growth in High Peak and Derbyshire Dales over the previous decade is forecast to continue. Table 4.3 shows that the population of High Peak is expected to increase by 12% between 2001-26, rising from 89,000 to 99,400. Derbyshire Dales' population is also expected to increase, although by just 5% from 69,400 to 73,200. Again, both rates are below forecast regional growth. It should be noted that the population projections for 2006 onwards for High Peak and Derbyshire Dales are taken from the 2004-based Sub-National Population Projections. The 2001 figures have been taken from the 2001 Census and have been included to provide a time frame that is comparable with that adopted by the University of Manchester in producing the projections for the Peak District National Park.

¹² Source: ONS: not classified as National Statistics

- 4.7 However, the 2004-based Sub-National Population Projections forecast that the working age population (15 to 64 years) of Derbyshire Dales will decline by 3,000 over the period 2004-26, while in High Peak it is anticipated to rise by 1,300.
- 4.8 The ONS projections do not include forecasts for the Peak District National Park. However, the National Park Authority and EMRA commissioned a range of projections using a methodology and data similar to that adopted by government agencies (Table 4.3). These indicate that, if present trends continue, significant population loss (15%) in the Peak District National Park is forecast over the period 2001-26, the key driver being the age composition of migration. This work indicated that the majority of out-migrants from the National Park are of child-rearing age whilst the majority of in-migrants are aged between 35 and 59, and this was expected to cause population decline over the projection period.¹³ This projected large reduction in the population of the National Park is in marked contrast to the growing population forecast elsewhere in the study area.

Table 4.3: Population Forecasts

Population Projections							
	2001	2006	2011	2016	2021	2026	Change
High Peak	89,000	91,400	93,300	95,300	97,400	99,400	12%
Derbyshire Dales	69,400	70,000	70,500	71,200	72,200	73,200	5%
Peak District NP*	37,898	37,715	36,955	35,645	33,957	32,097	-15%
East Midlands	4,190,000	4,335,000	4,458,000	4,580,000	4,703,000	4,817,000	15%

*Source: ONS 2004-based Sub-National Population Projections *Note: Peak District figures are taken from the report Population, household and labour force projections for the Peak District National Park Authority and East Midlands Regional Assembly produced by the University of Manchester*

Economic Activity

- 4.9 Table 4.4 below shows the working age population of the study area as a percentage of total population. The working age population includes males aged 16 to 64 and females aged 16 to 59.

¹³ *Population, household and labour force projections for the Peak District National Park Authority and East Midlands Regional Assembly, University of Manchester*

Table 4.4: Working Age Population

	Working Age Population
High Peak	62.1%
Derbyshire Dales	58.8%
Peak District National Park	62.6%
Peak Sub-Region	60.7%
East Midlands	62.1%
Great Britain	62.2%

Source: ONS 2006 mid-year population estimates; 2001 Census for Peak District National Park

- 4.10 This indicates that the proportion of working age residents in High Peak (62.1%) and the Peak District National Park (62.6%) is broadly in line with national and regional averages, but the proportion in Derbyshire Dales is below average (58.8%).
- 4.11 Table 4.5 shows the proportion of working age residents (aged 16 to 74) that are economically active, and the percentage self-employed.

Table 4.5: Economic Activity and Self-Employment

	Economically Active	Self-Employed
High Peak	71%	10%
Derbyshire Dales	69%	13%
Peak District National Park	69%	18%
Peak Sub-Region	70%	13%
East Midlands	67%	8%
England & Wales	67%	8%

Source: ONS 2006 Annual Population Survey; 2001 Census for Peak District National Park

- 4.12 This shows that levels of economic activity are greater within High Peak than elsewhere in the Sub-Region. However, levels of self-employment are considerably higher within the National Park (18%) than elsewhere in the study area. This probably reflects the rural nature of the National Park, as well as the influence of settlements such as Glossop, Buxton, Matlock and Ashbourne, which provide more readily available employee opportunities in High Peak and Derbyshire Dales.

Migration Patterns

- 4.13 The population growth of both High Peak and Derbyshire Dales appears to be driven in part by a net in-migration of residents. During the year ending June 2006, 3,700 people moved into High Peak from elsewhere, whilst 3,000 moved out, yielding a net

inflow of 700 migrants.¹⁴ Derbyshire Dales experienced a net inflow of 200 over the same period, with 3,000 people moving into the District and 2,800 moving out.

- 4.14 The migration activity of High Peak is focused upon interaction with the Greater Manchester area. The largest inflows of migrants into the Borough during the year ending June 2006 were from Tameside (530) and Stockport (520) followed by Manchester (320) and Macclesfield (190). Similarly, the largest outflows of migrants were to Tameside (330), Stockport (250) and Macclesfield (220).
- 4.15 An assessment of internal migration flows by age group using ONS data shows that over the period 2005-06, High Peak had a net outflow of residents in just one age range, with a net loss of 100 residents aged 15 to 19. The most significant net in-flow of population (400) was observed amongst migrants aged between 30 and 44. This data does not set out which local authorities the migrants moved to or from.
- 4.16 In contrast, migration activity in Derbyshire Dales is more closely related to the Derbyshire area, although there is also a significant interrelationship with Sheffield. The largest inflows of migrants into the District are from Amber Valley (210), Sheffield (210) High Peak (180) and Derby (160). The largest outflows of migrants from the area are to Amber Valley (290), High Peak (170), Chesterfield (170) and Sheffield (150).
- 4.17 The age profile of net out-migrants, however, is similar to that of High Peak. In 2005-06, Derbyshire Dales experienced a net outflow of 200 residents aged 15 to 19 and of 100 residents aged 20 to 24.
- 4.18 In the Peak District National Park, there were 2,293 in-migrants and 2,085 out-migrants, resulting in a net inflow of 208 people.¹⁵ In addition, the University of Manchester undertook an analysis of migration patterns within the National Park. This found that the National Park experiences a significant net outflow of residents aged between 15 and 29 and a smaller net inflow of migrants aged between 35 and 59. The report also states that the net migration of young people is driven by factors in addition to some leaving to go to university and suggests that the high cost of accommodation in the area could be another factor.

¹⁴ Analysis of the most up-to-date ONS Patient Registration data available.

¹⁵ *Living and working in the Peak District National Park: 2001 Census of Population results* provides information on the number of people who moved house in the year preceding the Census.

4.19 The University of Manchester report states that this pattern of migration then serves to change the age structure of the National Park by reducing the number of residents of child rearing age and increasing the proportion of residents in the older age cohorts. This is anticipated to contribute to a decline in population in the National Park over the period to 2026.

Travel to Work Patterns

4.20 Table 4.6 below shows that 65% of all residents in employment in Derbyshire Dales live and work within the District, which is higher than in High Peak (60%). Both local authorities have a net daily outflow of workers. However, this is far greater in High Peak, where there are 43,751 residents in employment but just 32,388 jobs available within the Borough resulting in a net outflow of 11,363.

Table 4.6: Travel to Work Patterns

	Residents in Employment	Available Jobs	Live and Work in LA	Work Outside LA	Net Flow
Derbyshire Dales	33,450	32,099	21,921 (65%)	11,529 (35%)	-1,351
High Peak	43,751	32,388	26,082 (60%)	17,669 (40%)	-11,363

Source: ONS 2001 Census

Table 4.7: Key Travel to Work Flows

	Derbyshire Dales		
	Inflow	Outflow	Net Flow
Derby	1,029	1,931	-902
Sheffield	577	1,593	-1,016
Amber Valley	1,782	1,268	514
High Peak	821	1,255	-434
Chesterfield	1,343	1,114	229
NE Derbyshire	1,359	374	985

	High Peak		
	Inflow	Outflow	Net Flow
Stockport	1,067	3,725	-2,658
Manchester	178	3,704	-3,526
Tameside	1,372	3,096	-1,724
Macclesfield	585	1,559	-974
Derbyshire Dales	1,255	821	434

Source: ONS 2001 Census

4.21 Table 4.7 set out some of the key travel to work inflows and outflows for each local authority. This indicates that whilst there is an inter-relationship between High Peak

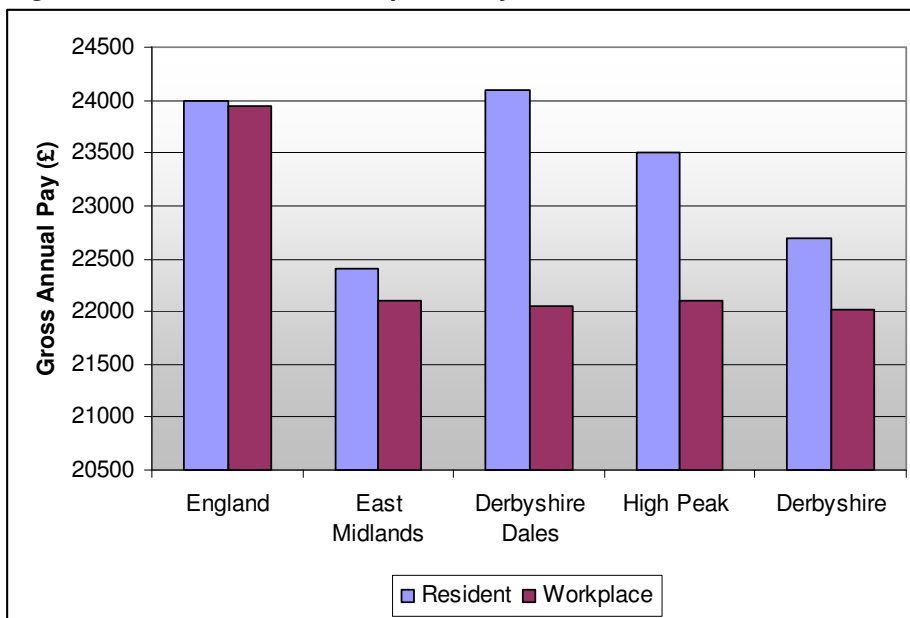
and Derbyshire Dales, the two authorities have distinctly different travel to work patterns. Derbyshire Dales suffers significant outflows of workers to Derby and Sheffield, whereas the major outflows from High Peak are to Greater Manchester.

4.22 *Living and Working in the Peak District National Park* summarises the 2001 Census results and shows that 60-70% of jobs in the National Park are filled by residents. The report also highlights that 38% of National Park residents travel less than 10km to their place of employment.

4.23 Figure 4.1 is taken from the Peak Sub-Region Draft Housing Market Assessment (2007) and shows gross annual pay by place of residence and workplace. This indicates that there is a significant disparity between the average wages of those people *living* in the Sub-Region and those people *working* there and that the differences are more pronounced than across the County.

4.24 This, coupled with the travel to work information discussed above suggests that although many people move to the area once they reach a certain stage of life, a significant proportion continue to commute to the major urban centres nearby to access higher level job opportunities and higher wages.

Figure 4.1: Resident and Workplace Pay Differentials



Source: Peak Sub-Region Draft Housing Market Assessment (2007)

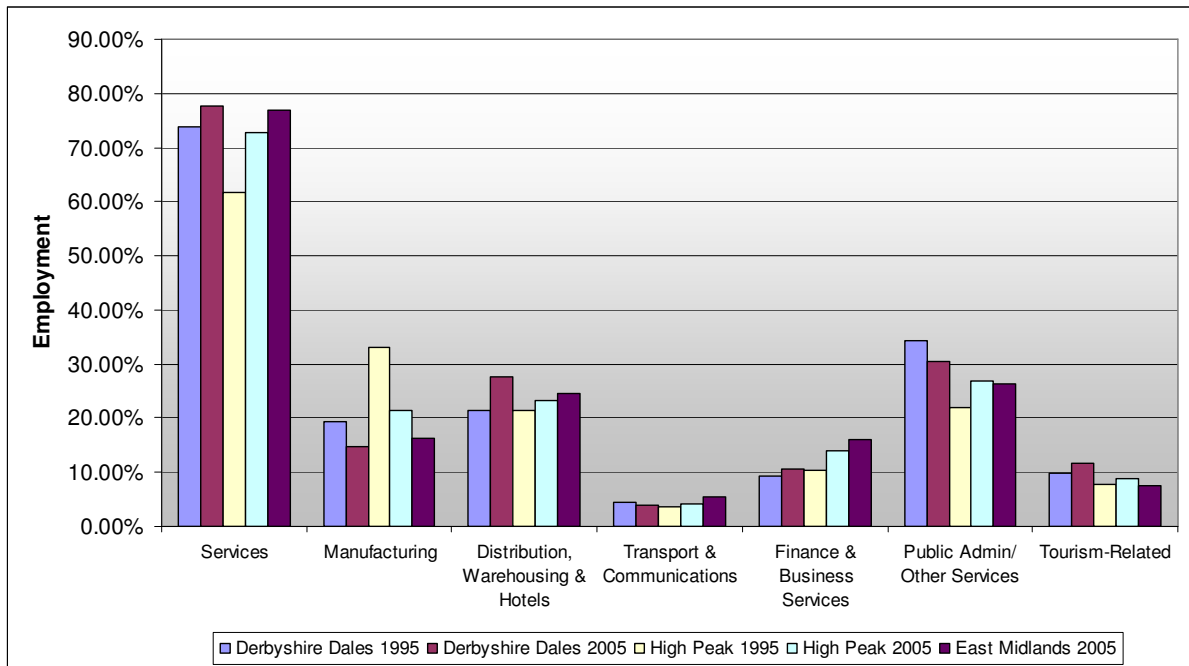
Economic Structure

- 4.25 The total number of employee jobs within Derbyshire Dales increased from 29,188 in 1995 to 33,000 in 2005, an increase of 13.1%¹⁶. An analysis of the ABI data at the sectoral level indicates that this has been driven primarily by increases in tourism-related employment and job increases in distribution, warehousing and hotels.
- 4.26 High Peak employee jobs changed little over this period, rising by 675 (2.3%) from 29,325 to 30,000. This job growth compared with 13.3% for the region and 15.8% nationally in that period.
- 4.27 Within the National Park, there were an estimated 13,400 jobs in 2005.¹⁷ The largest sectors in employment terms were:
- Tourism/ catering (24%);
 - Manufacturing (19%);
 - Quarrying (12%);
 - Agriculture (12%).
- 4.28 The economic structure of High Peak and Derbyshire Dales has also changed over the period, as illustrated in Figure 4.2 below. The graph contains workplace based ABI data and shows how the percentage of employment accounted for by a range of industrial sectors has changed since 1995 compared with the region.

¹⁶ Annual Business Inquiry, 2005

¹⁷ National Park Business Survey, 2005

Figure 4.2: Changes in Economic Structure



Source: ONS Annual Business Inquiry Employee Analysis (2006)

4.29 It can be seen from Figure 4.2 that the growth sectors, with respect to employment change, in High Peak over the period 1995 to 2005 were ‘services’, ‘public administration/ other services’ and ‘financial and business services.’ The proportion of employment accounted for by services rose from 61.6% to 72.8%, although this remains below the regional average of 76.8%. The percentage of employment in the Borough within public administration/ other services rose from 22.0% to 26.9%, overtaking the regional average of 26.3% in the process. Financial and business services increased its share of employment from 10.2% to 14.0%, although it remains below the regional average (16.0%).

4.30 With respect to Derbyshire Dales, it can be seen from Figure 4.2 above that the growth sectors in terms of employment change have been ‘distribution, warehousing and hotels’ and ‘services.’ The proportion of employment accounted for by distribution, warehousing and hotels overtook the regional average, increasing from 21.4% to 27.5%. The percentage of employment that the service sector accounts for rose from 73.7% to 77.7% and remained above the regional average.

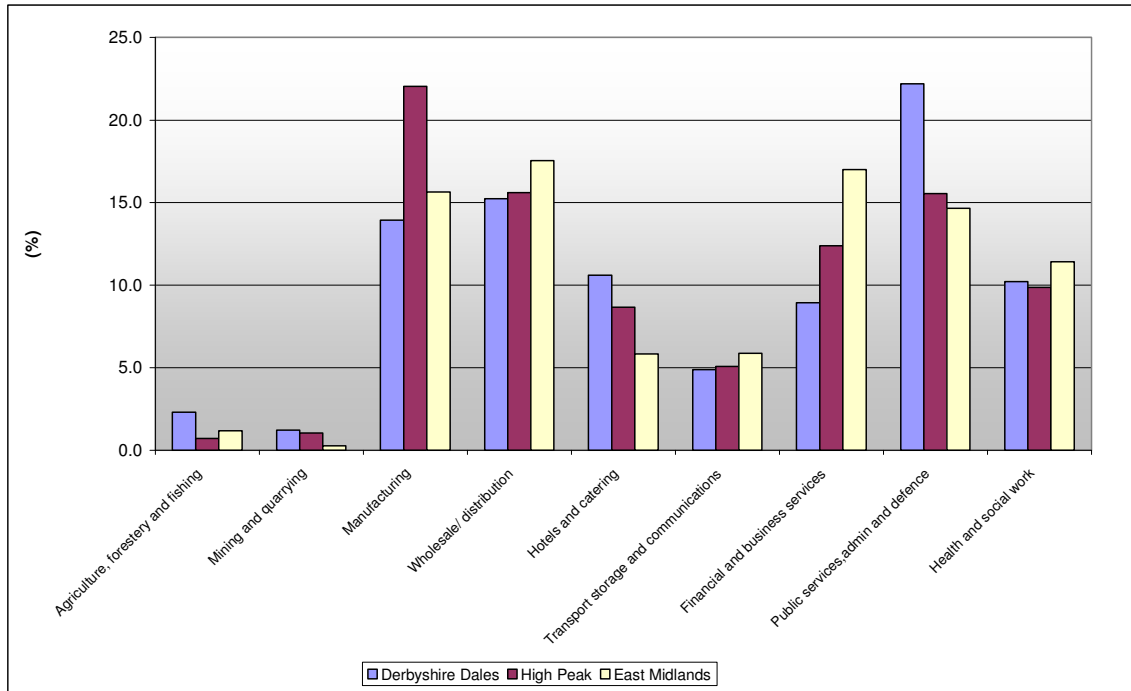
4.31 Another significant change highlighted in Figure 4.2 is the decline of manufacturing. The sector accounted for 33.0% of all jobs in High Peak in 1995, which fell to 21.4%

in 2005. The sector has also declined regionally, reducing from 25.2% of employment to 16.3%. In Derbyshire Dales, the contraction of the industry has not been so marked, falling from 19.4% to 14.6%. However, whilst manufacturing was the only sector to decline in High Peak, Derbyshire Dales has also experienced a contraction of the public administration/ other services and transport and communication sectors.

- 4.32 Figure 4.2 also shows that both Derbyshire Dales and High Peak have experienced an increase in the proportion of tourism-related employment, rising to 11.7% and 8.7% respectively, both above the regional rate of 7.6%. There is a particularly high concentration of tourism employment in the National Park where tourism/ catering accounts for approximately 24% of employment.¹⁸
- 4.33 The employment structure of the Sub-Region is examined in greater detail in using more fine grained information available from ABI. This data, however, is not available over a ten year time series and has therefore been used to supplement Figure 4.2 above.

¹⁸ Survey of Businesses in the Peak District and Rural Action Zone, 2005

Figure 4.3: Economic Structure



4.34 This data clearly reinforces the key messages emerging from an analysis of Figure 4.3:

- Manufacturing accounts for a high proportion of employment within High Peak;
- Public services and administration account for a large proportion of employment within Derbyshire Dales, which is a result of Derbyshire County Council being located within Matlock.

4.35 In addition, the data enables the sectors of distribution, warehousing and hotels to be separated. This illustrates that hotels and catering accounts for a higher proportion of jobs in Derbyshire Dales (10.6%) and High Peak (8.7%) compared to the East Midlands average (5.8%). The data also shows that distribution and warehousing accounts for a sizeable share of employment in Derbyshire Dales (15.2%) and High Peak (15.7%), although this is slightly below the regional average (17.5%). Furthermore, the graph highlights the importance of mining and quarrying to the Sub-Regional economy.

4.36 Data from the UK Competitiveness Index regarding the proportion of businesses undertaking knowledge-based activities is set out in Table 4.8 below. The UK Competitiveness Index adopted the OECD definition of knowledge-based businesses, which includes the following sectors: pharmaceuticals, office machinery and

computers, aerospace, precision instruments, electrical and electronic engineering, telecommunications, financial services, computer and related activities, R&D, creative industries and business services. The data clearly shows that Derbyshire Dales and High Peak contain levels of knowledge-based businesses comparable with the regional average but below the national average.

Table 4.8: Knowledge-Based Businesses

	Proportion of Knowledge-Based Businesses
Derbyshire Dales	16.4%
High Peak	17.0%
East Midlands	16.8%
UK	20.6%

Source: UK Competitiveness Index, 2006

- 4.37 Assuming that current trends continue, these changes in the economic structure of Derbyshire Dales and High Peak clearly have implications regarding the type and location of employment land required by businesses. For instance, moving away from manufacturing and towards an economy more focused upon the service industries and warehousing/ distribution is likely to result in increased demand for B1 office accommodation and B8 premises with good accessibility. It should, however, be acknowledged that not all service businesses require B1 premises and this is particularly pertinent in the Sub-Region, given the importance of tourism to the local economy.

Unemployment / Skills

Job Density and Unemployment

- 4.38 The most recent (2005) ONS Job Density data available from Nomis is summarised in Table 4.9 below. The job density of an area is calculated by dividing the number of workplace based jobs by the number of working age residents (aged 16 to 59/64).
- 4.39 Derbyshire Dales has a job density of 0.99 meaning that there is almost one job for every one resident of working age within the District. This is significantly higher than the regional average. In contrast, High Peak has approximately 0.65 jobs for every one working age resident, well below the region so that increasing the number of employment opportunities there could help to reduce the net outflow of commuters which would be desirable on sustainability grounds. *Living and Working in the Peak*

District National Park estimates that the job density of the National Park is between 0.63 and 0.84.

Table 4.9: Job Densities

	Job Density
High Peak	0.65
Derbyshire Dales	0.99
Peak District National Park	0.63-0.84
East Midlands	0.8

Source: ONS Jobs Density (2005), National Park figures taken from 2001 Census

- 4.40 Levels of unemployment in the study area are significantly lower than national and regional levels.¹⁹ In July 2007, 1.6% of High Peak's working age residents were claiming Job Seekers Allowance (JSA). Despite being the highest claimant count in the study area, this is still 0.5% below the East Midlands average and also well below the national average (Table 4.10).

Table 4.10: JSA Claimant Counts

	JSA Claimant Count
High Peak	1.60%
Derbyshire Dales	1.00%
Peak District National Park	0.60%
Peak Sub-Region	1.30%
East Midlands	2.10%
Great Britain	2.20%

Source: ONS Claimant Count (July 2007)

- 4.41 Levels of unemployment in the study area have declined over the past ten years. In 1997, 2.1% of Derbyshire Dales' working age residents were claiming JSA compared to 2.8% in High Peak. The number of JSA claimants has therefore fallen by 1.1% and 1.2% points respectively. This low level of unemployment (particularly within the National Park) is likely to create a tight labour market, which could make it difficult for businesses in the study area to recruit staff locally, thereby constraining economic growth. This has been examined through business and stakeholder consultation and is discussed later in the document.

¹⁹ ONS Claimant Count data, Nomis

4.42 The low job density figures for High Peak and the National Park, coupled with the area's low rate of unemployment, indicate that a significant number of the Borough's residents are employed elsewhere. This is reinforced by the travel to work data discussed above which highlights that a large number of people resident in the area commute to jobs in neighbouring districts, particularly within Greater Manchester. This movement creates pressure on the road infrastructure, particularly in Glossopdale, which suffers from high levels of traffic congestion at peak times.

Skills and Qualifications

4.43 In terms of skill levels, Figure 4.4 indicates that 74.3% of High Peak's working age population are educated to NVQ level 2²⁰ or above, while in Derbyshire Dales the figure is 66.7%. Both are significantly higher than the regional average of 62.3%.

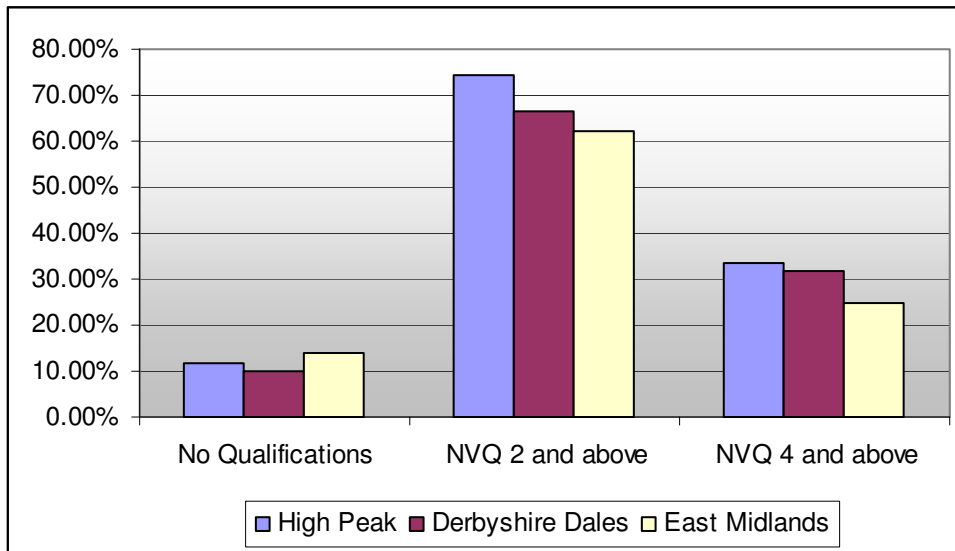
4.44 Both High Peak and Derbyshire Dales also have a large proportion of highly skilled residents. 33.5% of High Peak's working age population is qualified to NVQ level 4²¹ or above, compared to 31.9% in Derbyshire Dales. Both figures are again substantially higher than the regional average of 24.8%.

4.45 Whilst 2006 data on qualifications is not available for the National Park, the results of the 2001 Census indicate that the area also has a well qualified labour force. *Living and Working in the Peak District National Park* provides a summary of the key findings of the 2001 Census and indicates that the proportion of residents in the National Park educated to NVQ level 4 (28%) was significantly higher than the national (20%) and regional (17%) averages. Similarly, the National Park had fewer residents with no qualifications (25%) compared to England (29%) and the East Midlands (33%).

²⁰ NVQ level 2 is the equivalent of 5 GCSE's at grade A to C

²¹ NVQ level 4 is the equivalent of an HND, Degree or Higher Degree

Figure 4.4: Qualification Levels



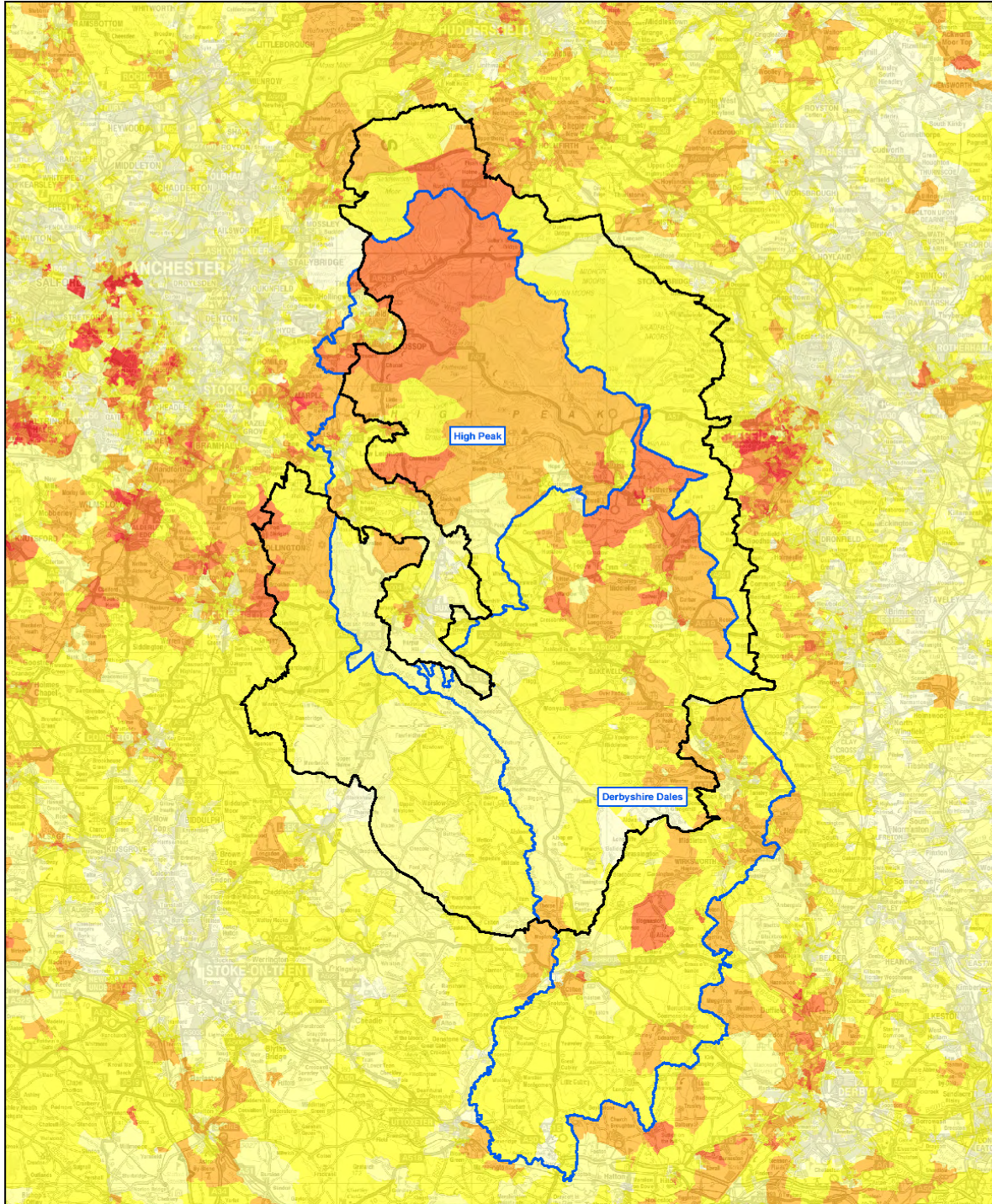
Source: ONS Annual Population Survey (Jan 2006 - Dec 2006), Nomis

4.46 In addition, the map overleaf sets out the proportion of working age residents that are qualified to NVQ level 4 or above. This illustrates that throughout the study area, concentrations of highly skilled residents are located close to the major conurbations outside of the Sub-Region, for example:

- the area surrounding Glossop, on the boundary with Greater Manchester;
- Hathersage and the surrounding area, in close proximity to Sheffield city centre;
- the Holmfirth and Honley area of the National Park, on the outskirts of Huddersfield.

4.47 As outlined within Section 3.0 of this report, economic policy advocates a move towards a higher value, more knowledge driven economy within the study area and an increased focus on creative industries. The pool of highly skilled labour currently resident within the study area, and particularly High Peak, represents a significant opportunity to help deliver this sectoral shift. However, the need to provide an employment land portfolio that includes a balance of sites suited to modern business needs will be vitally important in facilitating this change.

Figure 4.5: Working Age Residents Qualified to Degree Level and Above



All people aged 16 to 74 whose highest qualification attained was 'Level 4/5'

Key

- Local Authority
- National Park

Shown at Census Output Area (COA)

Source: Source: National Statistics
 website: www.statistics.gov.uk
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% of people whose highest qualification was 'Level 4/5'

- 0.00% - 10.00%
- 10.01% - 20.00%
- 20.01% - 30.00%
- 30.01% - 40.00%
- 40.01% - 50.00%
- 50.01% +

N.B. Level 4/5 qualifications cover: First Degree, Higher Degree, NVQ levels 4 and 5, HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor.

nlp Nathaniel Lichfield and Partners

Project: Peak Sub-Region Employment Land Review
 Title: All people aged 16 to 74 whose highest qualification attained was 'Level 4/5'
 Client: Various
 Date: 22.11.07
 Scale: 1:250,000 @ A3
 Date of Map: Mar
 Dwg No:
 The map is a derivative of the Ordnance Survey map of the Peak and Derbyshire Dales. It is a reproduction of the map and is not a new map. It is a reproduction of the map and is not a new map. It is a reproduction of the map and is not a new map.
 OS Reference: S-0444293 - High Peak/M44293 - High Peak - ONS Census - Key Skills - NVQ4 - 22.11.07.mxd

Business Base

- 4.48 In 2005, there were 9.4% new VAT registrations (relative to the stock of businesses at the end of the year) across the East Midlands and 7.7% de-registrations.²² It should be noted that many businesses in the study area are particularly small and may therefore remain below the VAT registration limit (currently a turnover of £58,000 per annum).
- 4.49 In High Peak, there were 9.0% new VAT registrations and 8.2% de-registrations²³, a net increase of 25 businesses. These figures indicate that the Borough needs to increase business start-up rates and reduce business failures to align itself with the regional average.
- 4.50 There was a net increase of 40 businesses in Derbyshire Dales, resulting from 7.1% new VAT registrations and 6.1% de-registrations. This indicates that whilst rates of business survival compare favourably with the regional average, business start-ups are significantly below that observed across the East Midlands. It will be important to stimulate entrepreneurship in the District in order to address this.
- 4.51 The net change in the business base of the two Local Authorities has fluctuated over the period 1994 to 2005, although it does appear to be on an upward trajectory for both. Indeed, a net increase in the stock of VAT registered businesses has been observed in both Local Authorities over the period.
- 4.52 In Derbyshire Dales over the period 1994 to 2005, the total stock increased by 400 to 3,910. This was driven primarily by significant growth in the number of VAT registered businesses operating in the 'real estate, renting and business activities' sector (increased by 375 to 865). Additionally, the number of VAT registered 'hotels and restaurants' increased by 60 to 325. The most substantial reductions in the number of VAT registered businesses in Derbyshire Dales over the period were observed in the following sectors:
- 'Transport, storage and communications': declined from 305 to 260 (a net change of -45); and

²² Small Business Service, sourced from Nomis.

²³ Some de-registrations may not represent a business closure. Rather, it may be the case that the turnover of a business has fallen back below the VAT threshold.

- 'Agriculture, forestry and fishing': declined from 860 to 830 (a net change of -30).

4.53 Over the same period, the total stock of VAT registered businesses in High Peak rose to 3,070 (an increase of 325). This increase was again driven by substantial growth in the number of VAT registered businesses operating in the 'real estate, renting and business activities' sector (increased by 295 to 755). In addition, the number of VAT registered 'hotels and restaurants' and 'construction' businesses rose by 65 and 60 respectively. The most significant reductions in the number of VAT registered businesses in High Peak between 1994 and 2005 were observed in the following sectors:

- 'Wholesale, retail and repair': declined from 715 to 640 (a net change of -75);
- 'Agriculture, forestry and fishing': declined from 275 to 255 (a net change of -20); and
- 'Manufacturing': declined from 350 to 330 (a net change of -20).

4.54 If the trend continues, then the business base of both High Peak and Derbyshire Dales can be expected to continue to expand and this is likely to increase demand for employment land and premises in the study area. Notwithstanding the high levels of home-working discussed below, it will therefore be important to ensure that the employment land portfolio of each local authority provides sufficient choice to accommodate the needs of new and expanding businesses.

4.55 Table 4.11 shows that the size structure of businesses within High Peak and Derbyshire Dales is broadly comparable with that of the East Midlands, with the majority of firms employing fewer than 20 people.

Table 4.11: Size Structure of Businesses

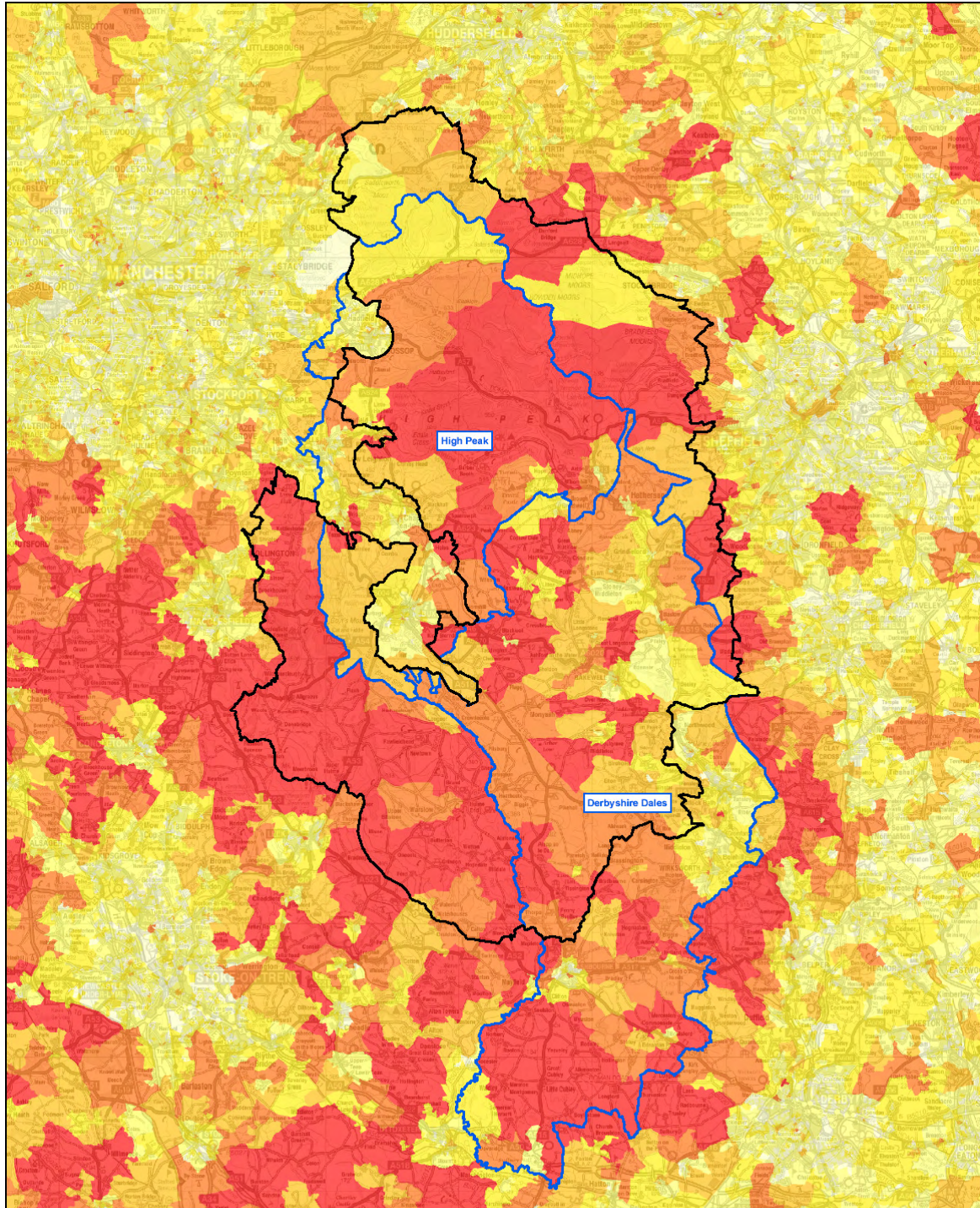
	Size of Business		
	0-19 Employees	20-249 Employees	250+ Employees
High Peak	92.3%	7.55%	0.15%
Derbyshire Dales	94.02%	5.73%	0.24%
East Midlands	90.13%	9.39%	0.47%

Source: UK Business: Activity, Size and Location (2007)

- 4.56 However, the proportion of small businesses within both High Peak (92.3%) and Derbyshire Dales (94.02%) exceeds the regional average of 90.13%. It also shows a low proportion of larger firms with over 250 workers in the area.
- 4.57 It is clear from the analysis set out above that a large proportion of businesses in both High Peak and Derbyshire Dales employ only a small number of people. This is also the case in the Peak District where a 2005 survey found almost 95% of firms employed fewer than 20 staff.²⁴
- 4.58 The Community Strategy produced by the Derbyshire Dales and High Peak Local Strategic Partnership (LSP) highlights that rates of self-employment and home working exceed the regional and national averages and that over 60% of those self-employed residents have no employees. As a result, micro-businesses account for a large proportion of the economy.
- 4.59 The map overleaf illustrates the proportion of residents in employment who work primarily from home. It can clearly be seen that the proportion of home-working observed in much of the study area is significantly higher than in the surrounding conurbations of Manchester, Sheffield, Derby and Chesterfield. The proportion of home-workers appears to be particularly high within the South West section of the Peak District National Park and in Hope Valley, in excess of 25% in some areas, compared to the national average of 9.2%. It is likely that this is a reflection of the importance of the tourism and agriculture sectors, whilst the remoteness of the area and lifestyle choices may also be contributing factors.

²⁴ Survey of Businesses in the Peak District and Rural Action Zone, 2005

Figure 4.6: Proportion of People Working at Home



% Of People Who Work Mainly At Or From Home

- Key**
- Local Authority
 - National Park

Shown at Census Output Area (COA)

Source: National Statistics website: www.statistics.gov.uk
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- % Of People**
- 0.00% - 5.00%
 - 5.01% - 10.00%
 - 10.01% - 15.00%
 - 15.01% - 20.00%
 - 20.01% - 25.00%
 - 25.01% +

nlp Nathaniel Lichfield and Partners

Project: Peak Sub-Region Employment Land Review

Title: % Of People Who Work Mainly At Or From Home

Client: Various

Date: 20.11.07

Scale: 1 : 250,000 @ A3

Drawn by: MAR

Dwg. No:

Downloaded from the Ordnance Survey map with the permission of the Ordnance Survey. Crown copyright material is reproduced with the permission of the Controller of HMSO.

GE Reference: S:MM42893 - High Peak/MA42893

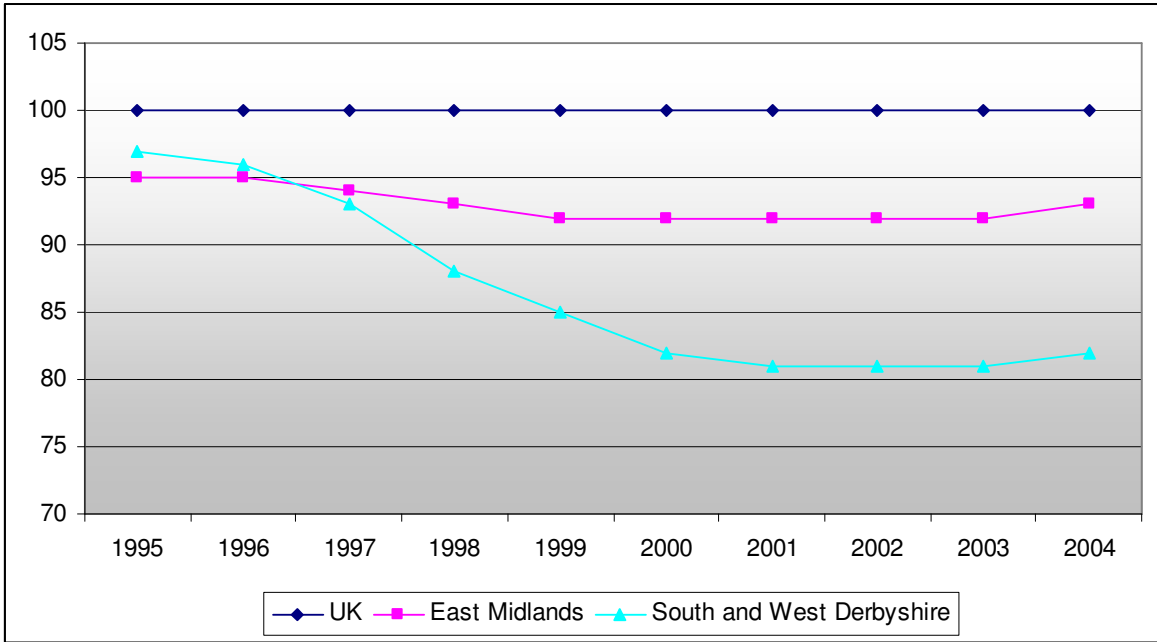
High Peak - ONS Census - Home Working - 19.11.07.mxd

4.60 Additionally, the map shows that within the study area, levels of home-working are typically lower in the centre of key settlements such as Glossop, Buxton, Matlock and Ashbourne. The highest instances of home-working are in the predominantly rural parts of the study area, with stakeholder consultations indicating that this is likely to be linked to the high levels of employment accounted for in these areas by the agriculture and tourism industries. Additionally, the consultation process has indicated that some of these home-workers may have city-linked jobs that allow them to work primarily from home.

Productivity

4.61 As highlighted in Section 3.0, *raising productivity* is one of the key aims of the RES. Figure 4.7 below illustrates how, as measured by Gross Value Added (GVA²⁵) per capita, the performance of South and West Derbyshire relative to the UK economy has declined significantly between 1995 and 2004.²⁶

Figure 4.7: GVA Growth 1995-2004



Source: ONS Regional Snapshot

4.62 In 1995, the GVA per capita of South and West Derbyshire was 97% of the UK average and above the regional average, but had fallen to just 82% by 2004.

²⁵ GVA per capita is a measure of an area’s economic performance relative to population size

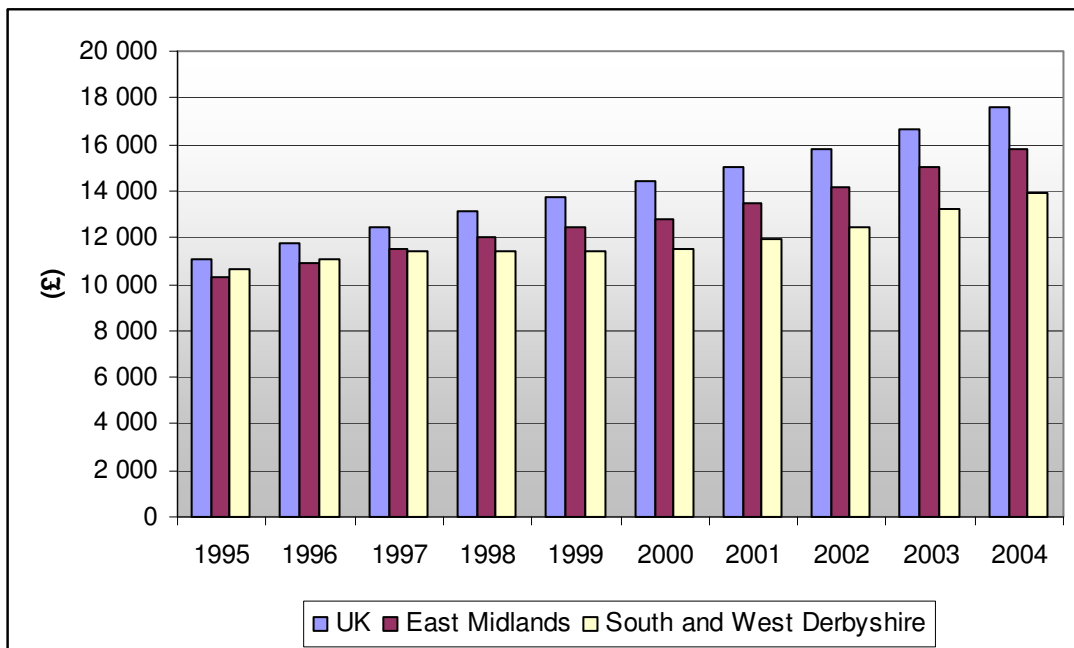
However, this decline appears to have stabilised, with the GVA per capita index of the area remaining at 81 in 2001-03 and climbing to 82 in 2004.

4.63 The economic performance of the East Midlands relative to the UK has also declined, albeit marginally, falling from 95% to 93% of the national average over the period 1995 to 2004. As a result, the economic performance of the region (in per capita terms) is now stronger than that of South and West Derbyshire.

4.64 Figure 4.8 below shows the growth of GVA per capita of the area in current basic prices.²⁷ This demonstrates that GVA per capita of South and West Derbyshire has increased at a slower rate than the region and nationally. In 1995 and 1996 the figure for South and West Derbyshire was above the regional average but has since fallen below the East Midlands.

4.65 The GVA per capita of South and West Derbyshire increased by 33.1% over the period 1995 to 2004, whereas the UK and East Midlands recorded growth rates of 58.3% and 54.8% respectively.

Figure 4.8: GVA per Capita (Current Basic Prices)



Source: ONS Regional Snapshot

²⁶ GVA data not available by Local Authority area and data for the NUTS3 area of South and West Derbyshire has been used as a proxy for the study area. The NUTS3 area comprises the Local Authorities of Derbyshire Dales, High Peak, Amber Valley, Erewash and South Derbyshire

²⁷ Current basic prices are adjusted for inflation to ensure that data is directly comparable over time

4.66 This shows that the decline in South and West Derbyshire's GVA per capita index does not represent a contraction in the area's economy. Its economy has continued to grow over time but is losing ground to the national and regional averages as it grows more slowly than them.

Housing Affordability

4.67 The Peak Sub-Region Housing Market Assessment undertaken by DTZ indicates that housing affordability is an issue within the study area. This has implications for the area with respect to the availability of key worker accommodation as well as housing for newly forming households and existing families. In addition, the lack of affordable housing is also one of the drivers of the out-migration of young economically active residents. Clearly, the issue of housing affordability has implications for the economic performance of the area.

Conclusions

4.68 The key messages identified in this section are set out below:

- both High Peak and Derbyshire Dales have seen modest population increases in recent years and further modest growth is anticipated by 2026, while significant decline is expected for the Peak District National Park;
- levels of self-employment are high throughout the Sub-Region, particularly in the National Park;
- both High Peak and Derbyshire Dales experienced net in-migration in 2006, most of High Peak's linked to Greater Manchester, whilst Derbyshire Dales interacts primarily with Derbyshire and South Yorkshire;
- manufacturing's share of employment has declined significantly in both High Peak and Derbyshire Dales over the period 1995 to 2005;
- the average gross annual pay of those people living within the Sub-Region is significantly higher than the corresponding figure for those people working within the Sub-Region, indicating a need for more, better paid local jobs;
- recent employment growth within High Peak has been strongest in 'services', 'public administration/ other services' and 'financial and business services' while in Derbyshire Dales, 'services' and 'distribution, warehousing and hotels' have experienced strong growth. Tourism accounts for a large proportion of employment within the National Park;

- High Peak and the National Park have a low proportion of jobs relative to their resident workforce;
- High Peak has a net outflow of workers primarily to Greater Manchester, while Derbyshire Dales has a net outflow related more to Derby and Sheffield; the National Park has a net outflow related to all surrounding conurbations;
- unemployment in High Peak, Derbyshire Dales and the National Park is significantly lower than regional and national rates;
- the area has a relatively highly skilled resident workforce compared with regional averages;
- the business base of both High Peak and Derbyshire Dales appears to be expanding over time albeit at lower rates than observed regionally;
- the Sub-Region has a high proportion of small firms compared with the regional average while levels of home-working and self employment are also high;
- the local economy is growing, but at a slower rate than regionally and nationally, and is falling behind;
- housing affordability is an issue, particularly in tourist locations and could restrict the economic growth of the Sub-Region.

5.0 THE CURRENT STOCK OF EMPLOYMENT SPACE

5.1 This chapter assesses the current stock of employment space in the Peak Sub-Region, as well as the amount of development which is committed or being developed in the short term. It looks at both the amount of employment land and the quantity of built employment floorspace, broken down by broad types of employment uses - primarily offices (use class B1(a/b)), warehousing/distribution (B8) and manufacturing industry (B1(c)/B2).

5.2 The current stock of employment space in the Sub-Region was assessed from the following sources:

- a) commercial floorspace data for local authority districts provided by VOA / DCLG (Department of Communities and Local Government);²⁸
- b) floorspace of individual premises held in the Valuation Office Agency (VOA) 2006 business valuation records;
- c) site areas of allocated employment land provided by High Peak Borough Council, Derbyshire Dales District Council, and the Peak District National Park.
- d) information provided on some sites by local property agents;
- e) information on floorspace and site areas derived from planning applications for employment proposals; and
- f) a visual inspection of the mix of land uses in the main employment areas.

Stock of Employment Floorspace

5.3 Data on numbers of premises and total floorspace of employment uses within local authority areas in 2006 is provided by DCLG and the Valuation Office Agency (VOA). These are collated on a local authority basis, so no specific data is available for the Peak District National Park area. Table 5.1 shows the number of B class employment-generating premises by main use category in High Peak and Derbyshire Dales districts, a number of adjoining Derbyshire districts, and districts outside of Derbyshire which include areas of the Peak District National Park.

²⁸ Summary 2006 VOA / DCLG data excludes non-commercial office space (e.g. Derbyshire County Council offices), but this is included within more detailed 2005 floorspace data.

Overall Stock and Type

- 5.4 The data confirms that Derbyshire Dales had a total of 1,179 employment premises in 2006, while the figure was similar at 1,209 premises in High Peak. Both districts have a similar number of employment premises in absolute terms compared to neighbouring Derbyshire districts, but not surprisingly generally fewer than those districts closer to the Greater Manchester and Sheffield conurbations. However, the number of premises in Derbyshire Dales relative to its population puts the district at the top relative to other surrounding districts, while High Peak is closer to the average for this area.

Table 5.11: Number of Employment Premises by use category, 2006

District	Commercial Offices	% of total	Factories	% of total	Warehouses	% of total	Total Premises	Premises per 1,000 population *
Derbyshire Dales	286	24.3	528	44.8	365	31.0	1,179	16.8
High Peak	277	22.9	558	46.2	374	30.9	1,209	13.1
Peak Sub-Region	563	23.6	1,086	45.5	739	30.9	2,388	14.6
Amber Valley	355	24.0	717	48.4	408	27.6	1,480	12.3
North East Derbyshire	247	23.1	592	55.4	229	21.4	1,068	10.9
South Derbyshire	136	16.4	479	57.9	212	25.6	827	9.2
Barnsley	609	25.0	1,225	50.3	599	24.6	2,433	10.9
Kirklees	1,931	26.7	2,765	38.3	2,528	35.0	7,224	18.1
Macclesfield	1,258	50.1	681	27.1	572	22.8	2,511	16.7
Oldham	759	24.3	1,487	47.6	876	28.1	3,122	14.2
Sheffield	2,206	32.0	2,704	39.2	1,993	28.9	6,903	13.8
Staffordshire Moorlands	139	12.8	583	53.5	368	33.8	1,090	11.4

Source: VOA / CLG, 2006. Note: Totals include all sectors including some not included in the above table. Based on 2006 ONS mid-year population estimates

- 5.5 The total employment floorspace by main uses in the Sub-Region and other adjoining districts is shown in Table 5.2. This confirms that Derbyshire Dales has the smallest stock of employment space overall compared to other districts in this area, while High Peak is higher although still relatively small (only North East Derbyshire has less). In particular, High Peak contains a relatively small amount of commercial office floorspace, just 28,000 m², with only South Derbyshire having less.
- 5.6 Relative to population size, High Peak has more employment space than Derbyshire Dales, and both have a middle ranking amongst other districts in the area, similar to

South Derbyshire, but greater than North East Derbyshire and lower than Amber Valley.

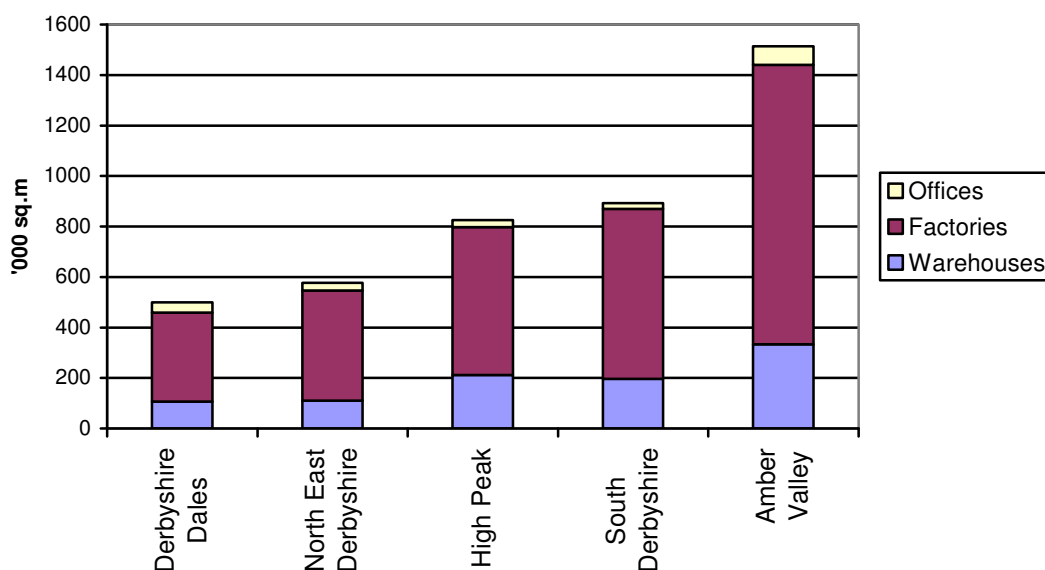
Table 5.2: Total Employment Floorspace by use category, 2006

	Commercial Offices (m ²)	% of total	Factories (m ²)	% of total	Warehouses (m ²)	% of total	Total* (m ²)	m ² per 1000 population **
Derbyshire Dales	41,000	8.2	353,000	70.7	106,000	21.2	499,000	7,149
High Peak	28,000	3.4	585,000	70.9	212,000	25.7	825,000	8,967
Peak Sub-Region	69,000	5.2	938,000	70.8	318,000	24.0	1,324,000	8,183
Amber Valley	74,000	4.9	1,107,000	73.1	333,000	22.0	1,514,000	12,617
North East Derbyshire	30,000	5.2	437,000	75.8	110,000	19.1	577,000	5,906
South Derbyshire	23,000	2.6	673,000	75.4	197,000	22.1	893,000	9,944
Barnsley	128,000	7.4	1,035,000	60.1	559,000	32.5	1,722,000	7,705
Kirklees	303,000	6.2	3,229,000	65.8	1,379,000	28.1	4,911,000	12,333
Macclesfield	309,000	23.5	664,000	50.6	340,000	25.9	1,313,000	8,718
Oldham	142,000	4.8	1,634,000	55.1	1,189,000	40.1	2,965,000	13,502
Sheffield	816,000	15.7	3,112,000	60.0	1,269,000	24.4	5,197,000	9,884
Staffordshire Moorlands	37,000	5.0	519,000	70.8	177,000	24.1	733,000	7,692

Source: VOA / CLG, 2006. * Totals exclude non commercial office space. ** Based on 2006 mid-year population estimates. Note: includes purpose built and converted offices including central Government but not local government offices

- 5.7 Figure 5.1 illustrates the relative proportions of different employment uses in each district. In both Derbyshire Dales and High Peak, factory / manufacturing space dominates, accounting for about 70% of the total stock, partly reflecting the area's historic activities and emphasising its industrial focus. Warehousing / distribution space accounts for a significant, if much smaller share of all employment space, at 26% in High Peak and 21% in Derbyshire Dales. Commercial offices comprise a relatively small proportion of employment space in both Derbyshire Dales (8%) and particularly High Peak (3%), although these are similar proportions to other Derbyshire districts such as Amber Valley (5%), North East Derbyshire (5%) and South Derbyshire (3%), confirming the strong industrial character of the area generally. Overall, in terms of non-factory floorspace, Derbyshire Dales has a higher proportion of office space, while High Peak is biased towards warehousing.
- 5.8 It is not possible to draw any clear conclusions on the mix of employment space within the National Park since it covers parts of several districts outside High Peak and Derbyshire Dales, and detailed data for such sub-areas is not published.

Figure 5.1: Employment Space by Type, 2006



Source: VOA / CLG, 2006

Stock by Size

5.9 More detailed information from VOA 2005 valuation records allows analysis of the distribution of floorspace by broad size band. Table 5.3 shows that the majority (60%) of employment floorspace in Derbyshire Dales is contained within units of 1,000 m² and over. There are very few large warehousing premises, but generally larger industrial premises. The larger office premises over 1,000 m² almost exclusively consist of Derbyshire County Council office buildings in Matlock.

Table 5.3: Breakdown of Employment Floorspace by size band, Derbyshire Dales

Size Band	Offices (m ²)	% of total	Factories (m ²)	% of total	Warehouses* (m ²)	% of total	Workshops / Open Storage / Other (m ²)	% of total	Total (m ²)
Under 50 m ²	3,761	45.3	62	0.75	0	0	4,478	53.9	8,301
51- 100 m ²	6,307	31.9	107	0.5	970	4.9	12,368	62.6	19,752
101- 500 m ²	21,017	19.5	4,495	4.2	12,068	11.2	70,039	65.1	107,619
501-1,000 m ²	3,745	6.9	10,467	18.7	10,400	18.6	31,341	56.0	55,953
1,001- 5,000m ²	18,170	13.8	39,019	29.6	22,989	17.5	51,343	39.0	131,521
Over 5,000 m ²	19,385	11.5	74,554	44.2	0	0	74,834	44.3	168,773

Source: VOA, 2005 * Note: includes stores and premises

5.10 Table 5.4 below shows the number of employment premises in Derbyshire Dales by different size bands and confirms there is a very low proportion of large employment units (above 5,000 m²) across the district, most of which are factories. The data also emphasises the low supply of sizeable office units, with 95% of all office units under 500 m². The majority of warehouse (90%) and workshop (70%) units are also relatively small in size, being below 500 m².

Table 5.4: Breakdown of Employment Units by size band, Derbyshire Dales

	Offices (no. of units)	% of total	Factories (no. of units)	% of total	Warehouses* (no. of units)	% of total	Workshops / Open Storage etc (no. of units)	% of total	Total (no. of units)
Under 50 m ²	126	47.0	2	0.75	0	0	140	52.2	268
51- 100 m ²	84	31.2	2	0.75	13	4.8	170	63.2	269
101- 500 m ²	105	21.7	17	3.5	46	9.5	315	65.2	483
501-1,000 m ²	6	7.8	13	16.9	15	19.5	43	55.8	77
1,001 - 5,000m ²	8	11.9	17	25.4	13	19.4	29	43.3	67
Over 5,000 m ²	1	6.7	8	53.3	0	0	6	40.0	15
All sizes	330	28.0	59	5.0	87	7.4	703	59.6	1,179

Source: VOA, 2005 * Note: includes stores and premises

5.11 In High Peak, Table 5.5 indicates that the majority of floorspace is also concentrated in premises of over 1,000 m², mainly in terms of factory and warehousing space, with no larger office premises. Office premises are generally below 500 m², while there is very limited smaller-scale factory or warehousing premises.

Table 5.5: Breakdown of Employment Floorspace by size band, High Peak

Size Band	Offices (m ²)	% of total	Factories (m ²)	% of total	Warehouses* (m ²)	% of total	Workshops / Open Storage / Other (m ²)	% of total	Total (m ²)
Under 50 m ²	10,915	75.1	37	0.25	92	0.6	3,482	23.9	14,526
51- 100 m ²	17,946	58.1	0	0	844	2.7	12,102	39.2	30,892
101- 500 m ²	6,124	6.6	3,908	4.2	15,573	16.8	67,155	73.4	92,760
501-1,000 m ²	2,595	3.3	8,269	10.5	24,165	30.7	43,612	55.5	78,641
1,001-5,000m ²	0	0	108,642	43.2	43,567	17.3	99,130	39.4	251,339
Over 5,000 m ²	0	0	144,161	37.9	78,944	20.7	157,726	41.4	380,831

Source: VOA, 2005 * Note: includes stores and premises

5.12 This picture is confirmed by data on numbers of employment premises by size band in High Peak (Table 5.6). Some 96% of office premises are below 100 m², while conversely there are very few small factory or warehousing premises below 100 m².

Table 5.6: Breakdown of Employment Units by size band, High Peak

	Offices (no. of units)	% of total	Factories (no. of units)	% of total	Warehouses* (no. of units)	% of total	Workshops / Open Storage etc (no. of units)	% of total	Total (no. of units)
Under 50 m ²	241	68.9	1	0.3	3	0.9	105	30.0	350
51- 100 m ²	91	34.2	0	0	11	4.1	164	62.0	266
101- 500 m ²	9	2.2	13	3.1	89	21.4	304	73.2	415
501-1,000 m ²	2	1.9	11	10.3	32	29.9	62	57.9	107
1,001 - 5,000m ²	0	0	46	37.7	24	19.7	52	42.6	122
Over 5,000 m ²	0	0	15	56.0	4	14.8	8	29.6	27
All sizes	341	26.5	86	6.7	163	12.7	695	54.0	1,287

Source: VOA, 2005 * Note: includes stores and premises

5.13 Different data has been sourced on the size of employment premises in the National Park area (Table 5.7). This is based on responses to a business survey conducted in 2005.²⁹ While there is no breakdown by type of space available, it confirms that the largest proportion of businesses (38.9%) is located in premises of less than 50 m².

Table 5.7: Breakdown of Employment Premises by size band, National Park area

	No of Businesses	% of Responses
Under 50 m ²	70	38.9
51- 100 m ²	29	16.1
101- 200 m ²	25	13.9
201- 500 m ²	30	16.7
501-1,000 m ²	10	5.6
Over 1,000 m ²	16	8.9
All sizes	180	100.0

Source: Survey of Businesses in the Peak District and Rural Action Zone. 2005

Stock by Age

5.14 Table 5.8 provides a breakdown of each district's employment space by age, based on earlier published VOA survey data.³⁰ This indicates that both districts have a high proportion of older stock.

5.15 The stock of office space is particularly old in each district, with some 72% of office space in Derbyshire Dales dating from pre-1940, and only 5% having been built since 1991. The situation is similar in High Peak, with 80% of office space built before

²⁹ Survey of Businesses in the Peak District and Rural Action Zone, Derbyshire Chamber of Commerce, March 2005

³⁰ Age of Commercial and Industrial Stock: Local Authority level (2004), ODPM / VOA

1970, and only small amounts of new office development have been built since. This VOA data relates to original buildings and some conversions will have taken place to provide modern premises so that the position may slightly better than indicated above.

- 5.16 The supply of factory premises also tends to be older, but particularly in High Peak where 65% of the factory stock originates from before 1940, with only 6% built since 1991. In High Peak, recent growth in warehousing premises is evidenced by the 15% of stock constructed since 1991. By comparison, in Derbyshire Dales the proportion is just 7%.

Table 5.8: Indicative Breakdown of Employment Floorspace by Age

	Offices (%)	Factories (%)	Warehouses (%)
Derbyshire Dales			
Pre-1940	72	35	36
1940 - 1970	15	20	26
1971 - 1980	3	23	7
1981 - 1990	3	11	14
1991 - 2000	5	5	7
High Peak			
Pre-1940	68	65	54
1940 - 1970	12	13	13
1971 - 1980	-	8	2
1981 - 1990	2	6	7
1991 - 2000	-	6	15

Source: ODPM / VOA, 2004

Stock by Main Locations

- 5.17 Table 5.9 and Table 5.10 below provide a broad indication of the geographical distribution of employment space across the sub area, and illustrates how most of current provision is concentrated in a relatively small number of locations.
- 5.18 In Derbyshire Dales, the largest main concentrations of employment space are in Matlock and Ashbourne. Matlock is the predominant office centre within the district, although about half of this space is accounted for by Derbyshire County Council buildings totalling about 27,500 m², spread across a number of sites. Ashbourne is the main centre for factory space. The majority of warehousing is found in Bakewell, Matlock and Ashbourne. Matlock also has the largest stock of workshop and other storage space, followed by Ashbourne.

Table 5.9: Breakdown of Employment Floorspace by Main Locations, Derbyshire Dales

Area	Offices (m ²) ¹	Manufacturing ² (m ²)	Warehouses ³ (m ²)	Workshops/Open Storage, other (m ²)	Total (m ²)
Ashbourne	5,993	59,322	20,702	65,044	151,061
Bakewell	11,787	8,239	7,502	18,199	45,727
Buxton (part)	344	12,930	1,756	8,328	23,358
Darley Dale	3,380	4,903	4,992	25,482	38,757
Hathersage	1,747	0	525	3,207	5,479
Hope Valley (part)	271	14,544	1,113	6,331	22,259
Matlock	45,486	16,774	23,922	78,332	164,514
Wirksworth	3,206	11,990	2,962	9,962	28,120

Source: VOA, 2005 Note: based on postcodes

1 includes B1(a) and B1(b) uses;

2. includes factories and other industrial uses

3. includes warehouses/storage

- 5.19 In High Peak, the majority of employment space is distributed across Buxton, and Glossop, and to a lesser extent Chapel-en-le-Frith and New Mills. Manufacturing space is generally concentrated in Glossop, Buxton and New Mills, while most warehousing space is found in Glossop and Buxton. Buxton and Glossop are the main office centres, and to a lesser extent New Mills.

Table 5.10: Breakdown of Employment Floorspace by Main Locations, High Peak

Area	Offices (m ²) ¹	Manufacturing ² (m ²)	Warehouses ³ (m ²)	Workshops/Open Storage, other etc ⁴ (m ²)	Total (m ²)
Buxton	12,054	46,652	58,947	93,163 *	210,816
Chapel-en-le-Frith	2,075	14,313	8,501	68,611	93,500
Glossop	12,407	90,920	63,608	116,619	283,554
Hope Valley (part)	1,139	8,399	4,707	3,590	17,835
New Mills	4,475	46,817	10,126	26,371	87,789
Whaley Bridge	2,318	19,231	13,670	17,529	52,748

Source: VOA, 2005 Note: based on postcodes

1 includes B1(a) and B1(b) uses;

2. includes factories and other industrial uses

3. includes warehouses/storage units

* Note: includes HSE Test Site and Laboratories

Emerging Supply of Employment Space

- 5.20 An indication of the scale of change in each district's employment space over recent years can be obtained from VOA / CLG data, as set out in Table 5.11 below.

Table 5.11: Change in Employment Floorspace, 2000- 2006

	Commercial Offices (m ²)	Factories (m ²)	Warehouses (m ²)	Total* (m ²)	% total change 2000-06
Derbyshire Dales	8,000	3,000	18,000	29,000	+ 5.9
High Peak	5,000	- 53,000	49,000	1,000	+ 0.1
Peak Sub-Region	13,000	- 50,000	67,000	29,000	+ 2.2
Amber Valley	25,000	- 54,000	59,000	30,000	+ 2.0
North East Derbyshire	11,000	11,000	4,000	26,000	+ 4.7
South Derbyshire	11,000	45,000	4,000	60,000	+ 7.2
Barnsley	38,000	55,000	29,000	122,000	+ 7.6
Kirklees	42,000	- 249,000	168,000	- 39,000	- 0.79
Macclesfield	26,000	141,000	1,000	168,000	+ 14.7
Oldham	20,000	- 287,000	174,000	- 93,000	- 3.0
Sheffield	157,000	- 131,000	38,000	64,000	+ 1.2
Staffordshire Moorlands	0	16,000	10,000	26,000	+ 3.7

Source: VOA / CLG, 2000 & 2006

Note: includes purpose built and converted offices including central Government but not local government offices.

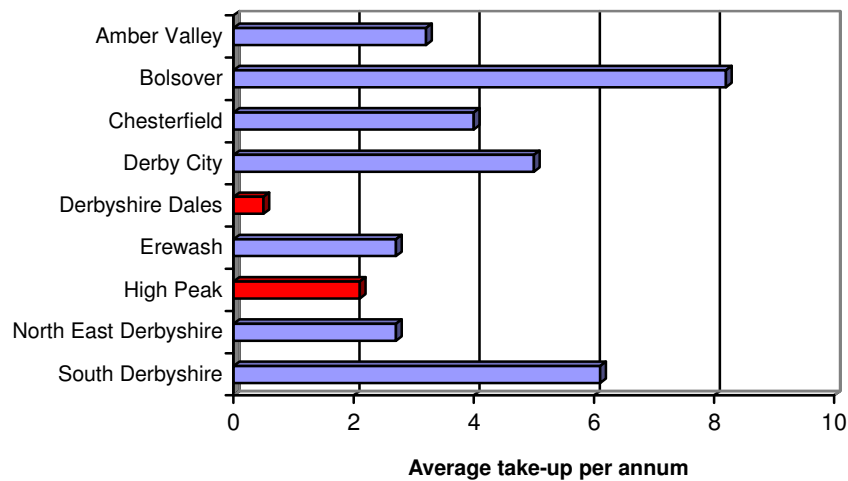
- 5.21 These figures suggest Derbyshire Dales had a strong overall net gain in employment space between 2000-06, second only to South Derbyshire in terms of adjoining Derbyshire districts. The most significant new development was in warehousing, but there were also smaller gains in office and factory space.
- 5.22 In High Peak, the overall change in stock has been minimal, but there has been significant variation between different types of premises. There have been significant losses of factory floorspace, which have been almost offset by growth in warehousing, for which the average employment densities are much lower. Details of losses of employment space are dealt with in paragraphs 5.32-5.35.

Take-up of Employment Land

- 5.23 The amount of new land developed in Derbyshire Dales for employment uses has been very low, averaging 0.47 ha per annum over the past 16 years, the lowest of all Derbyshire districts.³¹ The rate in High Peak has been higher at 2.1 ha per annum, but this is still lower than all of the other Derbyshire districts

³¹ This low annual take up reflects a longer period of 16 years than the 6 year period in which employment floorspace increased strongly, although this increase related to a few large developments in a short time period.

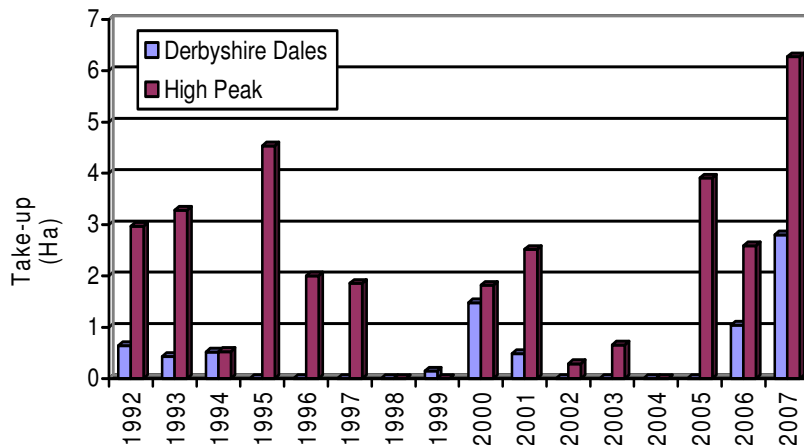
Figure 5.2: Take-up of Employment Land by District, 1992-2007



Source: Derbyshire County Council

5.24 Over time, the distribution of this take-up within Derbyshire Dales and High Peak indicates increased activity in both districts since 2005, although over the longer time period there has been significant annual variation. In particular, there have been several periods (1995-1998, 2002-2005) when there was no take-up of employment land in Derbyshire Dales, but also in High Peak (1998-1999) (Figure 5.3).

Figure 5.3: Take-up of Employment Land by Year 1992-2007



Source: Derbyshire County Council

Enquiries Data

5.25 Derbyshire Dales and High Peak Councils monitor the property enquiries they receive using a Tractivity system launched in April 2006. Data from this system covering the period April 2006 to October 2007 was provided to NLP and is discussed below.³²

Derbyshire Dales

5.26 Derbyshire Dales District Council recorded 21 enquiries over the period, although not all enquiries received by the Council have been captured through the Tractivity system. Of the 21 enquiries recorded, 9 did not include any information regarding the current location of the business, leaving address information for just 12 enquiries. Due to the limited sample of data available, only very broad conclusions can be drawn about the types and locations of property being sought.

5.27 The information shows that 58% of enquiries were made by businesses located within the District. The remaining 42% of enquiries came from companies currently located outside Derbyshire Dales, including the nearby larger urban areas of Sheffield, Chesterfield and Nottingham.

5.28 The data does not highlight any clear sectoral trends with respect to enquiries, although sectors that are already well established within the area, such as retail and food and drink account for the majority of the enquiries recorded by the Council.

5.29 In addition, NLP have reviewed the Council's database of available properties and the number of times they have been viewed. Although it is acknowledged that this data source is constrained given that it only refers to sites being marketed, it does provide some steer on what type of properties businesses are looking for and where. The key findings of the analysis undertaken for Derbyshire Dales are summarised below:

- Premises within the settlements of Ashbourne, Bakewell and Matlock appear to generate greater interest than premises elsewhere in the District;
- Demand within Bakewell appears to be stronger for office premises (119 viewings) than for industrial (44) and warehousing uses (30);

³² The Tractivity system is not used to record all enquiries received in Derbyshire Dales, hence the limited sample available. In High Peak, some additional enquiries are handled by DDEP, which are not recorded in the Borough's own figures.

- Within Ashbourne and Matlock, demand appears to be greatest for industrial premises (90 and 153 viewings respectively), although office (76 viewings Ashbourne and 88 in Matlock) and warehousing premises (59 viewings in Ashbourne and 45 in Matlock) were also well represented.

High Peak

- 5.30 High Peak Borough Council recorded 376 unique enquiries over the same time period, although details of the businesses' current location have been recorded for just 181 enquiries. Of the 181 businesses, 51% were located within High Peak and 49% outside the Borough, with Cheshire, Greater Manchester (particularly Manchester and Stockport) and Sheffield the most frequently cited locations.
- 5.31 It should be noted that these 376 unique enquiries recorded by High Peak Borough Council actually generated a much larger number of enquiries overall, including multiple enquiries by the same occupiers. This suggests that those properties listed on the database do not meet enquirers' requirements.
- 5.32 Based upon the Tractivity data, the sectors that generated the greatest number of enquiries within High Peak over the period were:
- Retail (24)
 - Leisure and Tourism (17)
 - Creative Industries (13)
 - Construction (13)
 - Food and Drink (11)
 - Logistics and Distribution (10).
- 5.33 NLP have also reviewed the Council's database of available properties and the number of times they have been viewed, with the key findings summarised below:
- Demand appears to be highest for premises within Glossop. Buxton, New Mills and Chinley are also popular business locations;
 - Within Glossop, demand appears to be dominated by premises for industrial and warehousing uses (1,227 and 980 viewings respectively). Office premises generated 491 viewings;

- Demand in Buxton is split between industrial (358 viewings) and office premises (299 viewings);
- Industrial premises appear to dominate demand in New Mills (386 viewings) whilst the level of interest in office and warehousing is comparable (160 and 186 viewings respectively);
- Viewings in Chinley were split evenly between industrial and warehousing uses (199 each).

Losses of Employment Space

- 5.34 Data on losses of employment land has been analysed where available, based on information provided by each local authority. Each authority records data on a different basis, so that the figures may not be directly comparable.
- 5.35 Derbyshire Dales reported losses totalling 3.67 ha since 2003. The largest losses related to the Johnson's Mill site in Darley Dale (2.39 ha) and the Ladygrove Mill site in Two Dales (0.95 ha).
- 5.36 In High Peak, total losses of employment land amounted to 5.3 ha over the period 2002-07, equivalent to about 1 ha per annum. The largest single permission related to a 2.0 ha site at Bowden Lane close to the A6 at Chapel-en-le-Frith, for a highway service area, hotel and other facilities. It is understood that the site is now subject to full planning applications for B1 office units and a restaurant, with full permission already granted for a public house.
- 5.37 The Peak District National Park has experienced only a small loss of employment land to other uses in the past three years, typically less than 0.5 ha per annum, although in some years no losses have been recorded.

Allocated Employment Land

Derbyshire Dales

- 5.38 There are 34.7 ha of employment land allocated in the 2005 Adopted Derbyshire Dales Local Plan, made up of 7 new sites or extensions to existing sites. These reflect policies contained in the Derby and Derbyshire Joint Structure Plan, 'saved' until the new Regional Spatial Strategy is adopted, which identifies two sub-areas for the distribution of employment allocations in the District: Ashbourne and Matlock /

Wirksworth. The largest is the 12 ha allocation at the disused Hall Dale Quarry in Matlock, an extension to the existing Ashbourne Airfield Industrial Estate (9.5 ha) and at Middleton Road, Wirksworth (9.1 ha). The remainder of the allocations are small sites of up to 2 ha, spread across the District.

High Peak

- 5.39 Employment allocations in the 2005 Adopted High Peak Local Plan include a number of allocations carried forward from the previous 1998 Local Plan without planning permission, subject to some alterations. These total 27.7 ha and are distributed across the Borough's three sub-areas: Glossopdale (8.2 ha), Central Area (10.3 ha) and Buxton (9.2 ha). The largest allocations consist of an extension to the Tongue Lane Industrial Estate (4 ha) and at Hoffman Quarry (3.6 ha) close to existing industrial and distribution activities.
- 5.40 The Local Plan also indicates a further 31.75 ha of commitments, being land with planning permission for employment development but not yet developed.

Peak District National Park

- 5.41 There are 10.25 ha of land allocated for employment purposes in the 2001 Peak District National Park Local Plan. This comprises a number of identified sites in the Hope Valley (Station Yard and Hall Farm in Hathersage, and Aston Industrial Estate), relating to B1 and B2 uses. A further two allocations totalling 2.35 ha are made in Bakewell for B1 / B2, including the Ashford Road former tip site (now known as Deepdale Business Park) and land adjacent to the Cintride factory. Comprehensive redevelopment of 5 ha on the existing Lumford Mill site (now known as Riverside Business Park) has also been permitted for B1 / B2 use, subject to a number of other policy criteria.

Conclusions

- 5.42 Derbyshire Dales has a relatively small stock of employment floorspace compared with nearby districts. Its current provision is dominated by manufacturing and warehousing premises, with a small proportion of commercial office space generally confined to small older units. Matlock and Ashbourne are the largest centres in terms of employment premises overall. There has been reasonable growth in employment

floorspace over recent years, largely sustained by warehousing, but overall take-up of employment land has been very low historically.

- 5.43 High Peak has a larger stock of employment space, but its characteristics are not dissimilar. The majority is also factory and warehousing space, with particularly limited amounts of office floorspace. Most of the stock comprises older premises, although there has been recent growth in warehousing space, which has offset large declines in factory space. Buxton and Glossop have the largest concentrations of employment space.
- 5.44 In terms of the National Park, Bakewell serves as the largest concentration of employment space, supplemented by a smaller stock of mainly office and workshop space in Hathersage. There are also smaller concentrations of employment space at other settlements across the National Park including Tideswell, and Castleton.
- 5.45 Across the Peak Sub-Region there are nearly 75 ha of employment land allocated through the respective current local plans to meet future needs, spread over a range of sites of varying sizes. This includes a number of former quarry sites which may have greater constraints to development. In High Peak there is also a significant amount of additional land with existing planning permission for employment development, a proportion of which have since been implemented.

6.0 THE SUB-REGIONAL PROPERTY MARKET

- 6.1 This section describes the current property market conditions in the Peak Sub-Region and the general area around it, including recent trends in demand for and supply of commercial property, and the factors affecting these. These findings are based on discussions with a number of property agents active in the area.
- 6.2 It should be noted, however, that there are a limited number of local agents active in this area, with most based in surrounding towns and cities, and the overall volume of commercial property transactions is fairly low. The Sub-Region does not form a single commercial property market but instead consists of a number of smaller sub-markets, with firms tending to move and relocate within the same area.

Overview

- 6.3 Accessibility and labour supply are viewed by the market as the key factors affecting demand for commercial property in the Sub-Region. In this context, notwithstanding the Sub-Region's geographically central location, accessibility from the strategic road network is generally limited.³³ Those areas which are closer to strategic routes, for example Ashbourne, generally experience greater demand, while improvements to the A6 have opened up areas around Matlock.
- 6.4 Market areas within the Sub-Region are also influenced to an extent by nearby larger centres of population and employment. For example, Glossop is affected by the Manchester conurbation, Ashbourne and Bakewell/Hathersage are closely related to Derby and Sheffield respectively, and the south west Peak is linked to the Potteries. These regional centres have a wider range of services and labour supply, and so tend to act as the main employment centres, drawing in commuters from the Sub-Region. Smaller centres such as Huddersfield, Macclesfield and Leek also attract workers who live within the Sub-Region. As a consequence, the commercial property market within the Sub-Region is relatively localised, orientated to meeting the needs of the local population, of businesses owned and operated by local residents, as well as its established traditional industries.

³³ Strategic roads denotes motorways and A/Trunk roads which are strategic in nature, linking different regions.

Industrial Land / Premises

- 6.5 Most demand for employment space in the Sub-Region is for industrial premises (which includes both manufacturing and distribution uses), and levels of demand are reported to have been good in recent years, although still modest in scale. In particular, there is strong demand for smaller, light industrial units up to about 460 m² (5,000 sq. ft.). Interest in industrial premises is predominantly from local firms (there are few enquiries from elsewhere), seeking to expand or relocate to better premises, since the importance of retaining staff tends to limit how far firms are willing to move. As with other parts of the country, demand is generally for small freehold units, although in some cases developers have been reluctant to release plots on larger sites for freehold development, and have tended to offer leasehold premises instead.
- 6.6 Relative to the size of the market, there is currently only a limited supply of new industrial space, including Rossington Park (Glossop), Waterside Park (Ashbourne) and Riverside Business Park (Bakewell). There is a reasonable supply of second-hand industrial units of varying quality available locally and no indication of significant unmet demand. There is also a general perception of industrial land being available, although some of it is constrained in terms of poor location and lack of infrastructure, and consequently not all of it is attractive for development.

Office Market

- 6.7 The Peak Sub-Region is not seen as a major location for office development, partly reflecting perceptions as a former industrial area with few significant towns, limited labour supply and relatively high house prices. Most demand for office space in this general area is focused on the large regional population centres - Manchester, Derby and Sheffield - which have a wider range of services and labour supply, and greater levels of commercial activity.
- 6.8 Despite this, the Sub-Region has a reasonable level of demand for certain types of office-based firms, mainly small professional businesses (for example accountants, solicitors), and to a more limited extent some financial and IT sector uses. These are generally from firms serving the local market, and others which do not require high levels of customer contact, or which are owned and operated by local residents. This demand is predominantly concentrated in the main market towns such as Glossop,

Matlock and Bakewell. As larger office users tend to go to the regional centres, most of the office demand within the Sub-Region is for small, individual freehold units up to about 185 m² (2,000 sq. ft.).

- 6.9 In quantitative terms the supply of office space appears adequate to meet demand, much of which is second-hand space above shop units in the main town centres, or conversions of residential or industrial premises. The supply of new office accommodation is limited, largely comprising speculatively built units located close to the main towns. These are seen as more attractive office locations, benefiting from access to local services and facilities. This includes seven new office units at Deepdale Business Park (Bakewell), where office accommodation has recently been let to Natural England.

Rental Levels

- 6.10 Commercial property rents in the Sub-Region are relatively low when compared to the main regional centres of Derby, Sheffield and Manchester (Table 6.1).

Table 6.1: Rental Levels in Peak Sub-Region (£/sq.m)

	Peak Sub-Region	Derby	Sheffield	Manchester
Industrial	£ 27-48	£ 48-64	£ 55-65	£ 55
Offices	£ 65-75	£ 100-115	£ 125-200	£180-300

Source: VOA Property Market Report, July 2007 / Survey of Property Agents

- 6.11 On this basis, the Sub-Region appears to be a relatively competitive location in cost terms, particularly for those areas which have better accessibility. Very low industrial rents are available for older industrial space of poorer quality. However, such low rents makes it unlikely that these older industrial units will be upgraded or redeveloped to provide modern space, while many are also on older sites in more remote locations.
- 6.12 For offices, lower rents will not necessarily compensate for other disadvantages, but do provide a competitive advantage to the peripheral areas closer to strategic routes and the larger regional centres. However, the potential for higher rental levels in the market towns and attractive areas of the Sub-Region has been sufficient to encourage some speculative new office and industrial development, although market interest has sometimes been slow.

6.13 With the levels of rents that prevail, former quarries and other redundant former industrial sites are seen as particularly difficult and costly to attract private sector development because of factors such as unstable ground conditions, contamination and costly infrastructure requirements. The view of agents was that future development may only be feasible with remediation and gap funding by EMDA or other public bodies. Some developer interest has been reported for employment development at Hall Dale Quarry, which benefits from being located on the edge of Matlock and close to the A6, while the adjoining Cawdor Quarry employment site has recently been developed for Sainsbury's, with residential and some workspace developments to follow.

Property Availability / Vacancy

- 6.14 The amount of vacant commercial property available in the Sub-Region is quite low, compared with a 'normal' vacancy level of around 9-10%, which allows firms to move and have some choice of premises. High Peak's overall vacancy rate for commercial property was 5% in 2004/05, having ranged between 3-5% over the previous five years. In Derbyshire Dales, overall vacancy was slightly higher at 6% in 2004/05, having averaged 4-6% over the previous five years. By comparison, the average for the East Midlands was 8% in 2003/04, and about 9% nationally.³⁴
- 6.15 For industrial premises, the survey of sites and discussions with agents generally confirms the low vacancy levels. The general view of local agents was that most of the vacancy is in poorer quality/older premises, although some reflected higher vacancy in newer units waiting to be let. In 2007, a survey by DDEP indicated the level of available industrial floorspace in High Peak was 41,800 sq.m (5% of the district's total stock), much of this reflecting new large units at Rossington Park. In Derbyshire Dales, it was just 10,200 sq. m. (2% of the district's total stock).³⁵
- 6.16 For office premises, reported vacancy levels are higher than for industrial premises. Much of this reflects older, smaller first floor office premises above shops or in converted buildings in the main market towns, which is often unsuitable or costly to modify for modern business needs, and therefore slow to be taken up. The 2007 DDEP survey shows the level of available office floorspace in High Peak was 6,300

³⁴ Vacancy Statistics for Commercial and Industrial Property, ODPM, 2005

³⁵ Strategic Sites Infrastructure Funding Report, Derby & Derbyshire Economic Partnership, 2007

sq.m (some 22% of the district's total stock), although this included a large single office development at Whaley Bridge (2,500 sq.m). In Derbyshire Dales available office space was 5,900 sq. m. (about 14% of district's total stock). These levels are higher than average and suggest low demand and/or lower quality supply.

Gaps in the Property Portfolio

- 6.17 The general view was that most forms of industrial and commercial property were catered for at some level in the Sub-Region, with few obvious gaps in the types of provision. However, several agents noted the lack of a 'marketable' product to attract private sector interest, for example sites with serviced plots available for immediate development. The view was that such provision might help stimulate greater market demand in the Sub-Region, particularly for those local / Sub-Regional firms seeking to develop their own premises for expansion purposes, but potentially also to capture some relocations from surrounding areas.
- 6.18 There is also limited modern start-up and follow-on accommodation available in accessible locations to provide for the needs of new and expanding businesses. Many of these types of businesses currently make use of small, older premises, often in poor condition, or alternatively some entrepreneurs operate businesses from home. A recent study for High Peak Borough Council indicated a clear need for a small business centre to serve the Glossop area, and highlighted the range of workspace provision available in areas surrounding High Peak, but that there was no directly comparable supply in the Borough.³⁶ Most of the facilities elsewhere are owned by local authorities (or through joint ventures) and have been built with the support of grant aid, ranging from generic office and workshop space, creative industries studios and incubation facilities aimed at science and technology businesses.
- 6.19 The former Glossop Gas Works has since been converted to a Business Centre with five serviced office units, now fully let, which will meet some of this need. The current development of a small business centre (230 sq.m of office floorspace over four units) at Hall Farm in Hathersage will go some way to meeting this need on the eastern side of the National Park, and depending on the success of that particular development, commercial agents felt that there could be scope for public sector intervention to provide additional start-up / incubation facilities elsewhere in the Sub-Region.

- 6.20 In addition, a feasibility study prepared for Derbyshire Dales District Council recommended that a Business Innovation Centre was achievable as part of the Cawdor Quarry development in Matlock, requiring an investment of about £4 million.³⁷ Planning permission currently exists for 1,770 sq.m of small workspace units on this site, but to date has not been implemented.
- 6.21 Small businesses will consider moving to more modern workspace, particularly to meet expansion needs, provided the price is competitive relative to the options currently available. The University of Derby has expressed an interest in developing an incubation centre, possibly in Buxton, drawing on students undertaking retail, tourism and hospitality vocational courses at the University's existing campus in the town.

Emerging Supply

- 6.22 A number of employment developments are understood to be coming forward in the Sub-Region over the next few years, and these will add to the current supply. At present, the most advanced proposals include:
- planning permission granted for B2 industrial units and open storage on the 2.6 ha Bridge Mills sites in Tintwistle, including the adjoining Primary Employment Zone site;
 - further development of industrial uses on vacant plots at Bowden Lane, Chapel-en-le-Frith;
 - implementation of extant planning permissions for further development of plots at Etherow Industrial Estate (Rossington Park), relating to B2 / B8 units and 38 home-working units;
 - Cawdor Quarry, Matlock, where outline planning permission has been granted for 1,770 sq.m of small industrial units / workspace;
 - Hall Dale Quarry, Matlock, where there is currently developer interest involving reuse of the former quarry site to provide for B1 / B2 uses; and
 - Waterside Park, Ashbourne, currently being developed for housing, non-food retail and 3,700 sq.m B1/B2 units.

³⁶ Easton House Business Centre: Needs Analysis, Focus Consultants, March 2006

³⁷ DDDC Innovation Centre Feasibility Study, December 2004

Supply in Adjoining Districts

- 6.23 The current and emerging supply of employment space in a number of surrounding districts was also considered, including those which form constituent parts of the Peak National Park, as such provision may potentially compete with the Sub-Region for available demand and future investment to some extent. Many of these districts have significant amounts of allocated employment land, as well as better strategic transport links and larger population centres than the Peak Sub-Region. The main employment locations and significant new sites proposed or currently being brought forward for development are summarised below.
- 6.24 Although generally a relatively localised property market, **Amber Valley** has seen considerable recent growth in distribution warehousing demand associated with the A38. The main employment allocation is a 30 ha site at Cinderhill, which has had long-standing access and remediation issues which have delayed its development. In future, it is likely to be developed for large-scale warehousing, but also potentially office and industrial uses. The 16 ha Denby Hall Business Park site is also currently being developed close to Ripley, with a mix of industrial / distribution uses and development plots available on a freehold basis. Losses of employment premises are reported to be occurring in Belper, where there are constraints on land supply and aspirations for residential uses by landowners, although the Belper Mill has recently been refurbished to include one of the few new office developments in the Borough.
- 6.25 **North East Derbyshire** contains a large industrial area in the former Holmewood Enterprise Zone, which is now largely occupied, although some industrial plots are available on the 6 ha Westhorpe Business Park near Junction 31 of the M1. The Westhorpe Innovation Centre provides small units to stimulate technological innovation and enterprise, while the Coney Green Business Centre at Clay Cross offers small industrial units. In terms of emerging sites, EMDA has brought forward a 19 ha site at Coney Green to provide a business park about 8 km from Junction 29 of the M1 which is partially developed, while the 100 ha Avenue Coking Works site at Wingerworth near Chesterfield is currently being cleared and remediated and is likely to be developed for a mixed-use employment and residential area. The Markham Employment Growth Zones (MEGZ) crosses the district's boundary with Bolsover, where there are plans to create an 85 ha business and industrial park on the site of the former Markham Colliery, between Chesterfield and Bolsover. Planning consents

and funding applications have been approved. The regeneration of this area is expected to generate up to 5,000 jobs, while a new M1 motorway junction has recently been completed to improve strategic access to this location. Half of the first development at this site, the Markham Vale Environment Centre in Bolsover, is now occupied.

- 6.26 In **Staffordshire Moorlands**, the commercial property market is dominated by the industrial sector, with very limited existing office accommodation. The largest recent development has been the 12 ha Victoria Business Park site in Biddulph, with 8 industrial units developed totalling 4,500 sq.m, catering mainly for local engineering companies. A second phase of this development is currently planned. Proposals are also underway for a new 15-20 unit Enterprise Centre and small industrial units (50-200 sq.m) as part of the Biddulph bypass site. A 50 ha 'Premium Employment Site' is allocated at Blythe Bridge to serve the needs of the North Staffordshire Sub-Region, but no development has come forward on this site to date.
- 6.27 **Sheffield** has undergone significant industrial decline over recent decades, and is now moving into more specialist engineering and manufacturing sectors. Many existing employment sites are occupied by outmoded premises, constrained by past contamination or restricted in terms of location. There is a general shortage of good sites for industrial uses, and in particular starter and follow-on units. The City is one of the largest office centres in the region, with recent developments at the 6 ha Broadfields Business Park (10,000 sq.m completed and 4,000 sq.m planned for final phase) and the 80 ha Sheffield Business Park close to Junction 33/34 of the M1, with 60,000 sq.m of office space already completed and land available for future expansion. Some future demand for City Centre office sites may be driven by a number of planned or potential public sector relocations. The City is also attracting interest from strategic distribution companies for sites close to the M1 motorway junctions.
- 6.28 **Macclesfield** has a reasonably buoyant commercial property market, where the need for public sector intervention is generally lower than some other parts of the North West region. About half of the Borough's industrial premises are concentrated around Macclesfield town; these estates have a strong emphasis on traditional manufacturing and most are fully developed. The northern part of the Borough has strong transport links with Manchester, and is therefore a stronger office market. The

25 ha Tytherington Business Park is currently being developed, with 17 ha remaining available in Phase Two. The Borough has a constrained supply of employment land, with a large proportion classified as not readily available for development, and it is understood that this is resulting in pent-up property demand. The two main employment allocations for future development are the 22 ha South Macclesfield Development Area designated for B1/B2/B8 uses, and the 11ha expansion site for Parkgate Industrial Estate in Knutsford. Future development of these sites will be important in relieving commercial property market pressures in the Borough.

6.29 **Stockport** is strongly influenced by activity in the wider Greater Manchester conurbation, with some employment land allocations designed to meet the land requirements of the Metropolitan area. The Borough's largest employment site is the Bredbury Employment Area, where 10 ha remains available for development, mainly for industrial uses. Significant development has occurred in recent years at Cheadle Royal Business Park (10.8 ha) where some land remains available for development. Other important employment locations include the large Heaton Mersey Industrial Estate, consisting largely of B2 and B8 uses. In future, new allocations will be brought forward to the north of the M60 motorway as part of the M60 Gateway corridor initiative to stimulate regeneration of this area.

6.30 **Oldham** has over 90 ha of allocated employment land across the Borough, of which only 37 ha was considered to be developable or attractive to potential investors. The Borough has 32 designated Primary Employment Zones (PEZs) which permit a wide range of employment and other commercial uses, but there is increasing pressure for housing development on some employment sites to deliver Housing Market Renewal objectives. The pattern of recent new employment development has been concentrated in the urban western parts of the Borough closest to the main strategic routes. The Borough's premium employment site is the Oldham Broadway Business Park (36.4 ha) where 80,000 sq.m of employment space has already been developed, and a further 27,000 sq.m planned. There are also aspirations to encourage more high-technology sector uses to locate in the Borough; a masterplan has been approved for the Hollinwood Business District, on a site close to the M60 and with good public transport links with Manchester City Centre. This proposes to deliver about 50,000 sq.m of office accommodation, including a flagship HQ building and smaller freehold space for local firms. There are also proposals to create an

urban technology park at Chadderton near Oldham town centre as a major new employment area for the Borough.

- 6.31 The emerging **Barnsley** LDF proposes employment land allocations totalling over 200 ha in the Borough. Given its mining heritage, the Borough has relatively few historic industrial/manufacturing employment sites which could be used for new development, and so the overall stock of employment land is a relatively small. The Borough's largest employment allocation is the remediated Grimethorpe colliery at Park Springs (30 ha), identified with potential for B1, B2 and B8 development.
- 6.32 **Kirklees** has a long established industrial base, with much of the district's employment development being located along transport routes in the river valleys and located in old buildings. Increasingly the M62 motorway is also attracting some employment development outside of traditional employment areas, particularly for large scale B8 uses. Huddersfield is perceived as having some potential to capitalise on the growth of business and financial services in nearby Leeds, where land values and rental levels are much higher. Current employment allocations total about 280 ha, of which some 220 ha are identified for open B1/B2/B8 uses, 40 ha for B1/B2 and nearly 20ha for B1 uses only. In terms of new employment developments, Bretton Business Park is currently being built on the 11 ha site of a former gas works. Once completed, the Park will offer over 38,000m² of new business space, including a site to accommodate a unit of over 23,000m².
- 6.33 Overall, there appears to be a good potential supply of employment sites and premises available or planned in areas adjoining the Sub-Region. None of the major employment sites are within the National Park area, although some are close to its boundaries. Some of these sites benefit from more direct strategic road access and greater proximity to the main centres of employment and population. These areas will compete to some extent with the Sub-Region for inward investment, or provide an alternative for any firms moving out of the Sub-Region due to insufficient sites or premises. However, the Peak Sub-Region competes on low cost and quality of life factors, particularly for certain types of firms that do not require urban locations or very good road access.

Conclusions

- 6.34 The property market in the Peak Sub-Region is strongly influenced by the draw of the nearby conurbations and the limited access to the strategic road network. This means that the property market is relatively localised, with demand for commercial premises driven by the needs of local companies. The area is not one that attracts significant inward investment or relocations from elsewhere.
- 6.35 Sub-Regional demand is generally for industrial premises, although moderate in scale. Relative to the size of the market, there is a limited supply of new industrial space, supplemented by a reasonable supply of cheaper, second-hand space. Demand for office space is much more limited, with strong competition from larger centres, although a reasonable level of demand exists to serve the needs of local professional and other service firms, concentrated in the main market towns. There have also been some recent new office developments completed in the main settlements.
- 6.36 Most forms of commercial property are catered for to some extent, although there appears to be a lack of small, flexible, managed workspace available compared to surrounding areas. This suggests that employment sites and premises need to be provided in the Peak Sub-Region to meet the needs of local businesses that are either business start-ups or seeking to expand. Some agents indicated that bringing forward sites with serviced plots might serve to fulfil the needs of local businesses wanting to develop their own premises or expand, and potentially attract some relocations from elsewhere. However, in view of low rents and uncertain levels of demand, it appears that private developers may be cautious in bringing forward speculative employment development. In this case, public funding or some forms of enabling development where appropriate may assist in ensuring that some existing sites are unlocked for development.
- 6.37 A small number of development sites are now coming forward in the Sub-Region, some already with planning permission for employment uses, which appear capable of meeting much of the requirements for modern work space. There will be competition in the future from new employment developments in adjoining districts, some of which are located closer to larger settlements and benefit from greater strategic road access. In most cases these appear to be serving different markets,

although may compete with the Sub-Region if higher levels of inward investment are sought there.

7.0 REVIEW OF CURRENT EMPLOYMENT SITES

Introduction

7.1 This section assesses the characteristics and quality of provision of existing and allocated sites in the Peak Sub-Region. An assessment was made of each site's suitability for employment use in terms of criteria outlined in Appendix 1. The criteria used reflect those in DCLG Guidance on Employment Land Reviews and are listed below. The results of the site assessments are set out in Appendix 4.

- Site access;
- Location;
- Quality of site in terms of size, topography, environment and development constraints;
- Likely market attractiveness;
- Status of site;
- Availability;
- Age of buildings;
- Alternative desirable use;
- Adjacent uses.

7.2 NLP have undertaken a site visit of all employment sites that fall within the administrative boundary of Derbyshire Dales District Council and High Peak Borough Council. Those employment sites that fall within the National Park but outside of Derbyshire have also been taken into account by means of a desktop review, in accordance with the study brief.

7.3 Whilst an assessment of the Sub-Region's employment land portfolio has been undertaken in accordance with the DCLG criteria, this study does not seek to make any recommendations regarding the future use, retention or de-allocation of these sites. Site specific decisions regarding the future of the Sub-Region's employment land portfolio are to be taken by the respective Local Authorities. These decisions should be made having regard to the data contained within the site assessment

matrices, as well as a number of other factors including the role and function of the sites within the local economy and the Local Authority's aspirations regarding a site's future potential role.

- 7.4 Although the Sub-Region has a sufficient supply of sites in quantitative terms, the qualitative assessment has highlighted that a large number of sites are constrained, with very few being immediately available. Access is a key constraint, both to the strategic road network and also to individual sites. Environmental issues including topography, flood risk and contamination also affect a number of sites throughout the Sub-Region. Due to the area's industrial heritage (textiles, mining, quarrying and manufacturing) a number of employment sites are in remote locations, have poor access, contain buildings of a poor quality and are potentially in conflict with adjacent uses.
- 7.5 The lack of high quality readily available sites is likely to impact on the area's ability to attract and retain businesses.

Available Employment Sites

High Peak

- 7.6 The High Peak Local Plan allocates 77 ha of employment land over the period 1991 to 2011. The site survey has identified 30 available³⁸ sites comprising in excess of 63 ha of employment land available within High Peak. All of the sites are identified within the Local Plan as allocations or as Primary Employment Zones. Adjusting the total land area of sites to take account of the need for access, landscaping and environmental constraints results in 56.9 ha of net developable employment land. Based on past take-up rates this would equate to 22 years of supply. Six sites, the majority of which are located in Glossopdale and amount to 12.1 ha net of employment land, are immediately available.
- 7.7 The Sub-Region in general suffers from poor accessibility and a large number of sites in High Peak are constrained by issues of topography, flooding, limited site infrastructure and, in some instances the need for improved site access. It is likely that many of these sites will require significant investment to address their constraints

and that this will require public sector funding or end uses with a higher value than B2 and B8. There are, however, a number of sites in close proximity to the A6 and the market towns of Glossop and Buxton which have better quality infrastructure and contain better quality premises with lower vacancy rates.

- 7.8 It should, however, be noted that when determining sites to be retained for employment purposes that there is a need to provide a range of sites for different business needs and employment markets as well as to provide employment opportunities for residents throughout High Peak.

Glossopdale

- 7.9 Ten sites were identified in Glossopdale amounting to 21.6 ha gross (18.78 ha net) of land. Sites in Glossopdale include Rossington Park, where there are three plots totalling 5.73 ha net available. Rossington Park is a relatively new development which has been developed for B2 and B8 uses and where a number of the premises are currently available. The site has good access to the A628, is well positioned in relation to the Manchester City Region and is of a high quality in terms of landscaping and premises.
- 7.10 Other sites in the area include Waterside, Hadfield (1.6 ha), which is currently in use for storage by a construction firm and BridgeMills, Tintwistle (which includes two sites of 1.4 ha and 2.6 ha) and has permission for the construction of two industrial (B2) units with adjacent storage facilities. These sites are relatively flat and well located on the periphery of Glossop, but access and infrastructure improvements will be required.
- 7.11 If the Turnlee/Charlestown Road site (3.6 ha) is to be brought forward, it will require investment or the removal of the existing infrastructure to provide fit-for-purpose employment accommodation. Given the site's location on the periphery of Glossop, a mix of uses may be appropriate to enable employment uses on the site.
- 7.12 Although located at the edge of a well-established industrial area, Sumners Fields, Wren Nest Road (1.5 ha) is significantly constrained, most notably with respect to topography. The site adjacent to Glossop Road (0.8 ha) has the potential to provide

³⁸ Sites were identified as available where there is currently no development on site, or where any buildings on

employment in an area where unemployment is relatively high. However this will require significant investment including new access and services, therefore consideration should be given to allowing a mix of uses to include residential and an employment component. Discussions are ongoing about the possibility of developing a new railway station on part of the site. If this were to come forward it would increase the attractiveness of the site for employment uses.

- 7.13 Although partly occupied, the Hawkshead Mill site (1.55 ha) has very poor access, is located within a predominantly residential area, comprises derelict mill buildings and is on sloping land.

Buxton

- 7.14 There are eight available sites within Buxton, totalling 13.04 ha gross or 11.64 ha net of land. All of this land is located on established industrial estates. There are two sites at Staden Lane (0.18 ha and 1.6 ha), an area with low vacancy levels and good quality units and occupiers on the remainder of the estate. However, the available land is located at the back of the industrial estate and would need to be brought forward with appropriate landscaping given its proximity to adjacent farmland.
- 7.15 Tongue Lane is another existing industrial estate with available land (three sites totalling 5.26 ha). The estate is well-established, with low levels of vacancy and recent development activity. However, the available land lies rear of the existing industrial estate. Further development of the estate will be facilitated by construction of the Fairfield Link Road. It is understood that the timetable for delivery of the road is uncertain because of the scheme's dependency upon private sector funding. The estate is in close proximity to residential areas and this will need to be taken into account in terms of design and also access into the industrial estate.
- 7.16 Waterswallows Road (1.9 ha) has full planning consent for an integrated waste management facility and is identified in the Preferred Options stage of Derbyshire County Council's Waste Site Allocation DPD. The site is relatively remote from both the strategic highway network and Buxton.

site have clearly reached the end of their functional life and could be candidates for redevelopment.

- 7.17 Sites at Harpur Hill (0.5 ha) and Hoffman Quarry (2.2 ha) are remote from the strategic highway network and Buxton. The environmental quality of Harpur Hill varies considerably with the Health and Safety Executive investing in new premises in the late 1990s and resulting in improved estate access. In contrast, there are a range of other uses and buildings that are of mixed/low quality as well as underused land. Investment in the environment will be needed if it is to attract high-technology businesses that would benefit from being in close proximity to the Health and Safety Executive. Hoffman Quarry is a disused quarry adjacent to Harpur Hill that would require significant investment to prepare the site for development.
- 7.18 It is noted that the area is considered within the County Council's Waste Allocations DPD. If the location of the Health and Safety Executive can be built upon to generate clustering benefits then any such waste proposals for the site should be resisted. If such clustering cannot be achieved, the location, access and quality of users, as well as the level of remediation required at Hoffman Quarry make this one of the poorer sites in Buxton.

Central Area

- 7.19 Within the Central Area of High Peak there are twelve available sites. These sites comprise 28.63 ha gross or 26.48 ha net of employment land. Improvements to the A6 have enabled land to be released for employment use and available sites in the area include; the two plots at the A6 link road (2.19 ha and 0.26 ha), three plots at Sheffield Road (0.44 ha, 1.3 ha and 2.2 ha) and two plots at Bowden Lane (3 ha and 1.1 ha). However, a number of the sites are constrained by topography and access as well as issues of multiple ownership.
- 7.20 A full planning application for the development of a public house has been approved for the largest site adjacent to the A6 link road, whilst it is understood that High Peak Borough Council is currently considering separate full applications for a restaurant and nine B1 office units on the remainder of the site. A planning application for industrial units is anticipated to be resubmitted for the largest site at Bowden Lane.
- 7.21 These sites are well located with respect to the A6, one of the key highway routes in the Sub-Region and are in close proximity to Greater Manchester. There has been recent development activity in the area providing high quality premises on well

landscaped estates. As a result these sites offer the potential to provide high quality employment land for B2 and B8 uses as well as high-technology businesses.

- 7.22 The Furness Vale site (0.4 ha) comprises refurbished premises for a range of small businesses complemented by high quality landscaping. There is potential to provide new build premises, although the access to the site is particularly poor.
- 7.23 Sites at Forge Mill Chinley (7.42 ha), Newtown Industrial Area (7.1 ha) and Salem Mill (0.27 ha) are constrained in terms of their potential for future development, particularly with respect to access, quality and market attractiveness. The site at Chinley is in a remote location and in close proximity to residential properties.
- 7.24 The site at Bingswood, Whaley Bridge (0.8 ha) suffers from particularly poor access and is located in close proximity to residential development. Discussions are underway with the East Midlands Development Agency to identify funding to improve the access via a bridge across the River Goyt. This would link the site to the new Tesco development and sites that are currently being marketed for B1 use.

Derbyshire Dales

- 7.25 Eight sites comprising 48 ha gross of land are currently available in Derbyshire Dales, but adjusting this to take account of the need for improved access, servicing and landscaping, results in a net supply of 28ha. This would amount to 60 years of supply based on past take-up rates. The majority of sites are located near the main settlements of Matlock, Wirksworth and Ashbourne.
- 7.26 Similarly to High Peak, a number of sites in Derbyshire Dales will require significant investment to address constraints, including site remediation of former quarries, demolition or refurbishment of poor quality buildings and access improvements.

Ashbourne

- 7.27 Four sites are available in Ashbourne equating to 10.4 ha gross, or 9.01ha net. They are all located within a well established industrial estate which provides sites for a range of businesses. There is only one access to the Ashbourne Airfield Industrial Estate, which is constraining the potential for the estate to be extended. Other constraints include the need to upgrade services, particularly water supply and

drainage. If the above constraints can be addressed, these sites are well placed to attract a range of businesses particularly commercial/distribution and warehousing.

Matlock

- 7.28 Within the vicinity of Matlock there are three available sites totalling 28.67 ha gross, 13.37 ha net. These include the former Cobb Slater works on Church Road, Darley Dale (0.77 ha). At present the site contains a single, large, old, vacant industrial unit, which is unlikely to meet the needs of modern businesses. It could be redeveloped or alternatively demolished to facilitate the redevelopment of the site. This is in a good location in close proximity to the Molyneux Business Park (which is of a high quality and has high occupancy rates). Development of a similar scale and type as that on the Molyneux site could be brought forward if demand exists.
- 7.29 Two sites are located within the main settlement of Matlock; both are former quarries and will require significant remediation and environmental improvement work to bring them forward. Following completion of the Sainsbury's supermarket at Cawdor Quarry, access to the Hall Dale Quarry site (12 ha) has been upgraded, thereby improving the connectivity of Hall Dale Quarry to the A6. This is a large site and provides significant potential to generate employment for Matlock through a range of uses including an innovation centre and move-on accommodation. This site may need to be brought forward as a mixed use site if public sector subsidy is not available to address its constraints.
- 7.30 The Harveydale Quarry site (0.6 ha) is smaller and will require access improvements and remediation work to stabilise the cliff face. Given its size and constraints it is unlikely to be viable for the private sector to bring this site forward.

Wirksworth

- 7.31 The Middleton Road site at Wirksworth (5.5 ha) will require extensive remediation work and access improvements to bring it forward. However it is well located in terms of being close to Wirksworth and the wider area.

Peak District National Park

- 7.32 In the National Park there are four sites all of which are immediately available, comprising 6.18 ha gross, 4.35 ha net, a number of which have proposals in place. These sites all fall within the High Peak and Derbyshire Dales local authority areas.
- 7.33 Permission is in place for the redevelopment of the Hall Farm site in Hathersage (0.26 ha) for office use. The site comprises listed buildings within a conservation area, which require substantial investment.
- 7.34 Newburgh Works, Bradwell (2.23 ha) and the former Cintride Factory, Bakewell (0.76 ha) are sites that are partly occupied. A masterplan is being developed for the former site to enable it to be redeveloped for B1, housing and elderly accommodation with improved retail and a doctor's surgery. Land adjacent to the Cintride Factory site is unlikely to come forward whilst the factory is in low-level use.
- 7.35 A small amount of land remains available on the recently developed Ashford Road site in Bakewell (1.10 ha). This site comprises high quality office and industrial units and is well occupied.
- 7.36 No available development sites have been identified in the National Park outside of the High Peak and Derbyshire Dales local authority boundaries.

Developed Employment Sites

- 7.37 The majority of developed employment sites within the Sub-Region are well established industrial estates, converted mill buildings, sites that have been developed specifically for an end user or quarries. A number of sites reflect the area's industrial heritage and do not meet the needs of modern businesses. This results in a number of problems including; being in conflict with adjacent uses, poor access, environmental issues as well as sites and premises of varying quality.
- 7.38 The results of the site surveys are set out in Appendix 4. This sub section focuses on the sites where access, quality and sustainability factors are particular issues which could impact on their retention for employment.

High Peak

- 7.39 Of the developed sites within High Peak, Rossington Park is particularly good quality. It is a relatively new development providing high quality B2 and B8 premises and landscaping with good access to the A628. It should be noted that approximately 5.73ha of land is still available at Rossington Park. The available sites have been discussed earlier in this section.
- 7.40 Hallsteads West Dove Holes, Bingswood Whaley Bridge, Brookfield, Dinting Lane and Dinting Vale Industrial Estate are existing employment estates where the quality of units and the environment are poor. The Dinting Lane Estate has a high proportion of old and mediocre units, a number of which are vacant at the entrance to the estate with more modern units towards the rear.
- 7.41 Proposals are being developed to improve the access to the Bingswood Estate at Whaley Bridge. Presently, access is constrained, particularly given the site's proximity to residential/leisure uses.
- 7.42 The quality of the Harpur Hill site varies particularly when compared to Staden Lane and to a lesser extent Tongue Lane, with sites presently used for go-karting, storage and haulage. This is in contrast to the quality of the prestige Health and Safety Executive building.
- 7.43 The above estates would benefit from investment in the form of environmental improvement works and the development of modern premises to replace obsolete/older units.
- 7.44 A number of sites throughout High Peak are in use by a single firm and have been developed to meet their needs. The site survey has highlighted a number of issues with the sites below, including the quality of the buildings, accessibility and proximity to other uses.
- Thornsett Industrial Estate Birch Vale - poor access particularly for HGVs, in close proximity to residential;
 - Thornsett / Garrison Works - poor access, remote location;
 - Knowles Industrial Estate - poor access/in close proximity to residential;
 - St George's Mill -access issues and poor quality buildings;

- Stephanie Works, Chinley - remote location, access issues;
- Smalldale Road, Smalldale - remote location, access issues;
- Shepley Street Glossop - in close proximity to residential, access issues;
- Hadfield Mill, Padfield - opposite residential development, access issues;
- New Mills, Hayfield - in close proximity to residential;
- Manchester Road, Tunstead Milton - remote location opposite residential.

7.45 Two other sites are currently the subject of proposals to bring forward mixed use development. The Council is working with landowners of Howard Town Mills and Sovereign Mills to determine how these sites should be redeveloped for uses including housing, employment, retail and leisure at Howard Town Mills and a mix of housing and employment at Sovereign Mills.

Derbyshire Dales

7.46 Almost all of the developed sites within Derbyshire Dales are located within or in close proximity to the market towns of Matlock and Ashbourne, with smaller sites located in Darley Dale and Wirksworth. The sites and premises are of a relatively good quality and provide predominantly B2 and B8 accommodation. Vacancy rates are low with the majority of sites fully occupied.

7.47 The need for investment to improve the quality of and access to the Ashbourne Airfield Industrial Estate has been highlighted in previous studies including the Ashbourne Economic Assessment (2007). Two of the three roads have been brought up to adoption standard (including drainage and other services) by Derbyshire Dales District Council. Access to the site is currently via one access road (which is also used by an adjacent residential estate and hotel). Providing a second access would enhance the industrial estate for existing businesses and improve its prospects for expansion. Additionally the environment and the quality of a number of units are poor.

7.48 William Twigg Ltd operate from a prominent site in close proximity to the A6 and Matlock Town Centre. If it were to become available, this site could be redeveloped for a range of different employment related uses.

- 7.49 Brookfield Industrial Estate and Lime Tree Business Park are well established employment locations in the Matlock area, providing small business units of a reasonably good quality.
- 7.50 Firth Rixson currently operate at Dale Road North, Darley Dale which is located opposite residential properties adjacent to the A6. If it were to become available this site would be a good site for redevelopment to provide new employment premises. The Unity Garage in Darley Dale includes a car maintenance facility and a number of B2 units of varying quality. It is understood that all the units on the site are in use for employment purposes and that this is anticipated to continue in the foreseeable future.
- 7.51 The Molyneux Engineering site on Whitworth Road, Darley Dale has been fully developed out to provide modern, good quality B1 and B2 units. Whilst it is understood that there is no potential for further development on the site, a small number of units may be available.
- 7.52 The Harrison Way site at Northwood is well located and is of a good quality. In 2005 the District Council constructed a depot on the majority of the site. The remainder of the site was sold to a local business in 2007 to enable it to relocate from Station Yard, Rowsley.
- 7.53 Located just outside the National Park, at Station Yard, Rowsley is fully occupied and provides useful accommodation for small local businesses. A training workshop is currently being built on the site. Additionally, Peak Village, Rowsley is in use as retail complex and it is understood that there are no plans for expansion or contraction of the existing operations on the site.
- 7.54 Although fully occupied, the Kingsfield Industrial Estate in Wirksworth comprises relatively old units. In the longer term, investment may be required to modernise the estate. Ravenstor Road, Wirksworth comprises a number of good quality B1 and B2 units and may provide opportunities to link with the development of education and training facilities at the nearby National Stone Centre. The Centre has recently received funding to develop a range of facilities including a workshop and studio.

- 7.55 The Porter Lane / Cromford Road site is made up of a small number of relatively new B2 units. Although the site provides good quality accommodation, it is bounded by a steep slope which means there is no scope for further development.

Peak District National Park

- 7.56 The developed sites in the National Park are generally close to the larger settlements, although there are significant exceptions such as Belle Engineering at the small village of Sheen. Because of tighter planning control, they tend to be of a higher quality than those in the rest of the Sub-Region. In undertaking the site surveys, vacancy rates on sites in the National Park appeared to generally be lower than elsewhere in the Sub-Region.
- 7.57 There has been recent development on a number of the sites providing modern units for B2 use or knowledge-based, small to medium size enterprises.
- 7.58 A masterplan is being developed for the former Lumford Mill site, Bakewell (now known as Riverside Business Park). Access is currently via a narrow bridge and the units vary in quality. The masterplan considers access improvements including a new bridge, and how the site can be brought forward for a mix of uses.
- 7.59 The Markovitz site in Tideswell is within the centre of the village, in close proximity to residential properties and has poor access, although it is currently occupied. The industrial estate at Great Longstone is of a very poor quality, in a remote location and is accessed via a narrow road, but is currently used by a garage/recovery firm. Aston Industrial Estate is accessed via a bridge over the railway line; despite the recent development of two new units, the quality of the rest of the site is poor.
- 7.60 Four sites located within the National Park but outside the administrative boundaries of Derbyshire Dales and High Peak have also been assessed. Notwithstanding the comment above regarding vacancy rates within the National Park, levels of vacancy are very high at Warslow Industrial Estate and Longnor Industrial Estate. Both these sites in Staffordshire Moorlands district were developed in the 1980's to provide EP advance factory units but have since been vacated. Longnor Industrial Estate is currently being used as a training/ community facility due to difficulties in attracting new business tenants.

- 7.61 The Belle Engineering site in Sheen, also in Staffordshire Moorlands district, is a large site in the open countryside that is currently occupied by a thriving business and is anticipated to remain in employment use for the foreseeable future. It is understood that there are some active permissions relating to expansion on site, although none of these have been implemented to date.
- 7.62 The Hartington Creamery site near Buxton in Staffordshire Moorlands district is currently in operation and it is understood that whilst the current occupier does not expect to expand significantly, there is no threat of closure on site. The site is likely to remain in employment use for the foreseeable future.
- 7.63 Appendix 4 sets out the results of the criteria-based assessment for all of the developed sites within the Peak District National Park.

Conclusion

- 7.64 Due to the area's industrial heritage as well as its environment, a number of available and developed sites are constrained, whilst the designation of the National Park affords a level of landscape protection that restricts the potential of the Peak District National Park for new employment development. This provides the Sub-Region with a limited supply of high quality sites that can meet the needs of modern businesses. Additionally a number of allocated sites will require investment to enable them to be brought forward for employment use or to improve the quality of existing sites. This is a significant issue for the area in terms of retaining and attracting businesses.
- 7.65 When considering which sites are most suitable for employment uses, proximity to the strategic road network, good site access, a high quality environment and being in close proximity to the key settlements are all important factors, as is whether they are viable to develop and capable of attracting/retaining businesses. Increasingly, access to broadband/wireless technology is becoming more important. A range of sites will be required to meet the varying needs of businesses within the Sub-Region. At present there is a shortage of sites that meet the needs of high technology businesses and the growth sectors of other knowledge-based and creative industries.
- 7.66 Table 7.1 below sets out the available employment land within the Sub-Region. Take-up of employment land is typically recorded on a plot-by-plot basis, which equates to a net developable area. To be consistent, availability should therefore be

measured on the same basis. As a result, it may be necessary to make gross to net adjustments for some sites. NLP have considered each site and estimated the proportion of land likely to be required for servicing and landscaping etc.³⁹

Table 7.1: Available Employment Land Supply

High Peak NLP Ref	Site Name	
NLP001	A6 LINK ROAD	2.2
NLP002	A6 LINK ROAD	0.3
NLP100	SHEFFIELD ROAD	0.4
NLP101	SHEFFIELD ROAD,	1.3
NLP102	SHEFFIELD ROAD,CHAPEL	2.2
NLP005	BOWDEN LANE	3
NLP034	BOWDEN LANE	1.1
NLP028	BINGSWOOD,WHALEY BRIDGE	0.8
NLP053	FURNESS VALE	0.4
NLP099	SALEM MILL, NEW MILLS	0.3
NLP094	NEWTOWN INDUSTRIAL AREA	7.1
NLP052	FORGE MILL, CHINLEY	7.4
NLP108	STADEN LANE	0.2
NLP141	STADEN LANE	1.6
NLP070	HARPUR HILL I.E.BUXTON	0.5
NLP072	HOFFMAN QUARRY	2.2
NLP142	TONGUE LANE,BUXTON	1
NLP143	TONGUE LANE,BUXTON	2
NLP144	TONGUE LANE,BUXTON	2.3
NLP157	WATERSWALLOWS ROAD, BUXTON	1.9
NLP165	Rossington Park	2.5
NLP165	Rossington Park	0.7
NLP165	Rossington Park	2.5
NLP146	TURNLEE/CHARLESTOWN ROAD	3.6
NLP153	WATERSIDE,HADFIELD	1.6
NLP122	SUMNERS FIELDS,WREN NEST ROAD,GLOSSOP	1.5
NLP077	HAWKESHEAD MILL, OLD GLOSSOP	1.6
NLP059	GLOSSOP ROAD	0.8
NLP035	BRIDGE MILLS, TINTWISTLE	1.4
NLP036	BRIDGE MILLS,TINTWISTLE	2.6
Total		56.9

³⁹ Net site area based on 100% for a fully serviced site ready for occupation, 80% for an industrial estate requiring landscaping and servicing, and 60% for a site requiring significant landscaping and provision of new services and access roads.

Derbyshire Dales	Site Name	Net Size (Ha)
NLP Ref		
NLP010	ASHBOURNE AIRFIELD	0.3
NLP014	ASHBOURNE INDUSTRIAL ESTATE	2.3
NLP015	ASHBOURNE INDUSTRIAL ESTATE	0.9
NLP016	ASHBOURNE INDUSTRIAL ESTATE	5.5
NLP091	MIDDLETON ROAD, WIRKSWORTH	5.5
NLP062	HALL DALE QUARRY, MATLOCK	12
NLP075	HARVEYDALE QUARRY	0.6
NLP042	CHURCH ROAD, DARLEY DALE (COBB SLATER)	0.8
Total		27.9

Peak District National Park	Site Name	Net Size (Ha)
NLP Ref		
NLP063	HALL FARM, HATHERSAGE	0.3
NLP093	NEWBURGH WORKS, BRADWELL	2.2
NLP084	LAND ADJOINING CINTRIDE FACTORY	0.8
NLP020	ASHFORD ROAD, BAKEWELL	1.1
Total		4.4

8.0 CONSULTATION

Introduction

8.1 Consultation with stakeholders is essential to ensure that employment land projections and allocations meet the needs and aspirations of the Sub-Region. Consequently, stakeholder engagement and consultation formed an integral part of the Employment Land Review. This process included holding a stakeholder workshop and distributing a business survey.

Stakeholder Workshop

8.2 To help inform the development of the Employment Land Review, a visioning workshop was held on Tuesday 15th January. The workshop was facilitated by NLP and attended by Council officers from Derbyshire Dales, High Peak, Peak District National Park and Derbyshire County Council, as well as a range of stakeholders. The key messages that emerged from the workshop are summarised below.

Economic Growth and Competitiveness

8.3 The following sectors were identified as the key drivers of future economic growth within the Sub-Region:

- Knowledge-based industries;
- Creative industries;
- Food and drink;
- Tourism.

8.4 It was acknowledged that the Sub-Region has a number of existing assets, which must be capitalised upon and promoted to help drive future economic growth. Of particular importance was the quality of life on offer within the Sub-Region, which is result of the environmental quality and a range of other factors including the low crime rates and good schools in the Sub-Region. The Sub-Region also benefits from a central location in close proximity to the markets and supply chains of the neighbouring conurbations.

- 8.5 In addition, the Sub-Region has a good quality workforce, and this is supplemented by the provision of vocational training at the University of Derby's Buxton campus. The resident population is also highly skilled and this should be capitalised upon to help drive economic growth.
- 8.6 Whilst the Sub-Region has a number of assets and opportunities as outlined above, the following measures were identified as important to ensure that it is competitive as a business location:
- Establish a greater understanding of the key clusters and support and promote their development;
 - Assist the resident population in establishing their own business in the Sub-Region, which may result in the need to provide more managed workspace/incubator units;
 - Develop a portfolio of sites and premises that meets the needs of modern businesses;
 - Reduce the out-migration of young people from the Sub-Region.

Challenges and Risks

- 8.7 The current stock of employment land and premises was identified as an issue in terms of the growth potential of the Sub-Region's economy. The industrial heritage of the Sub-Region is reflected in the portfolio of premises and as a consequence, many do not meet the needs of modern businesses. Attendees suggested that some old premises that have no prospect of attracting an occupier should be demolished. This would then provide an opportunity to replace these premises with new units to meet the requirements of modern businesses.
- 8.8 The site assessments highlighted that a significant proportion of the available employment land in the Sub-Region is constrained by environmental, infrastructure or topographical issues and this was also highlighted by a number of stakeholders at the workshop. Some of these sites would be suitable for employment use if these constraints could be overcome and public sector funding or mixed-use development could be considered to provide the finance to pump-prime these sites. However, attendees indicated that some sites have no prospect of coming forward for employment use and that it may be appropriate to de-allocate such sites and replace them with new allocations if necessary.

- 8.9 Unemployment levels in the Sub-Region are low and the tight labour market has resulted in local businesses experiencing some recruitment difficulties for both high and low-skilled positions. These recruitment difficulties are exacerbated by the poor public transport provision in parts of the Sub-Region and the high house prices.
- 8.10 The Sub-Region experiences a net out-migration of young people. It is understood that this is driven primarily by young people moving elsewhere to pursue higher education.
- 8.11 Accessibility within the Sub-Region is poor, particularly via public transport, whilst remoteness from the strategic highway network is also an issue in parts of the Sub-Region. In response to this, attendees suggested that the provision of employment sites and premises should be focused along the Sub-Region's main roads, such as the A6.
- 8.12 In comparison with nearby cities, it is understood that less grant assistance and financial incentives are available to businesses in the Sub-Region, which makes it more difficult to attract firms to the area or for those in the area to develop

Business Survey

Introduction

- 8.13 To help determine the property and land requirements of the local business community, a postal survey of businesses within Derbyshire Dales, High Peak and the Peak District National Park was undertaken by NLP in October 2007. Experian Business databases provided by Derbyshire Dales District Council and High Peak Borough Council were used providing contact details for 8,050 businesses.⁴⁰ The information within the databases was sorted to ensure that surveys were sent out to a range of industrial sectors and that all of the main settlements within the study area were covered.
- 8.14 The postal survey was sent out to a sample of 500 businesses identified using the process outlined above. NLP received 81 completed surveys, representing a

⁴⁰ Experian Business Lists contain data for businesses that advertise in Yellow Pages and other sources. This figure under represents the total number of businesses within High Peak and Derbyshire Dales.

response rate of 16%. This type of response rate is not untypical of postal surveys of businesses.

8.15 The results generated by this overall response rate provide a statistically valid sample for the Sub-Region as a whole.⁴¹ However, this is not the case when the findings of the survey are separated out by authority or sector, and as a consequence it is necessary to exercise some caution in drawing conclusions from the data. The business survey forms just one part of the evidence base and is adequate to identify key issues affecting businesses in the area.⁴²

8.16 Additionally, the results of the NLP survey have been supplemented, where appropriate, by other data sources such as VOA and CLG floorspace information, as well as the findings of the Survey of Businesses in the Peak District and Rural Action Zone. The latter was published in 2005 and represents a more comprehensive survey, with a response sample of 290 businesses in the National Park.

8.17 The NLP survey was used to examine a range of issues as outlined below. However, a full copy of the survey is attached at Appendix 2:

- Business background - activity, size and location;
- Current premises - type, size, length of occupation;
- Future growth - anticipated growth and the impact on land and premises requirements;
- The study area - advantages, constraints and existing levels of satisfaction.

Summary of Respondents

8.18 The survey responses from 81 businesses were analysed in five categories, to reflect the different boundaries within which the Planning and Economic Development functions of High Peak and Derbyshire Dales operate, as well as the planning role of the National Park Authority. These categories and the distribution of responses are summarised below:

⁴¹ According to the Experian databases, there are approximately 8,050 businesses in the survey area. Software developed by Raosoft was used to calculate that based upon this population size, 68 responses would produce results that were statistically significant to the 90% confidence level with a 10% margin for error

⁴² Note: there is no requirement within the DCLG Guidance Note on Employment Land Reviews for the findings to be statistically significant.

- Derbyshire Dales (including National Park) - covering the full administrative boundary of the Local Authority (31 of the 81 responses or 38%);
- High Peak (including National Park) - covering the full administrative boundary of the Local Authority (50 of the 81 responses or 62%);
- National Park - comprising all of the area covered by the Peak District National Park administrative boundary (15 of the 81 responses or 19%);
- Derbyshire Dales (excluding National Park) - covering the area of Derbyshire Dales outside of the National Park boundary (24 of the 81 responses or 30%);
- High Peak (excluding National Park) - covering the area of High Peak outside of the National Park boundary (42 of the 81 responses or 52%).

8.19 Table 8.1 below sets out the base numbers that have been used in compiling the figures and tables in the remainder of this section. For ease of reference these are also summarised below each figure/table.

Table 8.1: Business Survey Results – Base Numbers

	High Peak (excluding National Park)	Derbyshire Dales (excluding National Park)	National Park
Figure 8.1	42	24	15
Figure 8.2	42	24	15
Figure 8.3	42	24	15
Table 8.2 (Relocations)	42	24	15
Table 8.2 (Containment)	23	8	10
Figure 8.4	42	24	15
Table 8.3	42	24	15
Table 8.4	42	24	15
Figure 8.5	42	24	15
Figure 8.6	42	24	15
Table 8.5	42	24	15
Table 8.6	42	24	15
Figure 8.7	42	24	15
Figure 8.8	42	24	15
Table 8.7	42	24	15
Figure 8.9	20	11	9

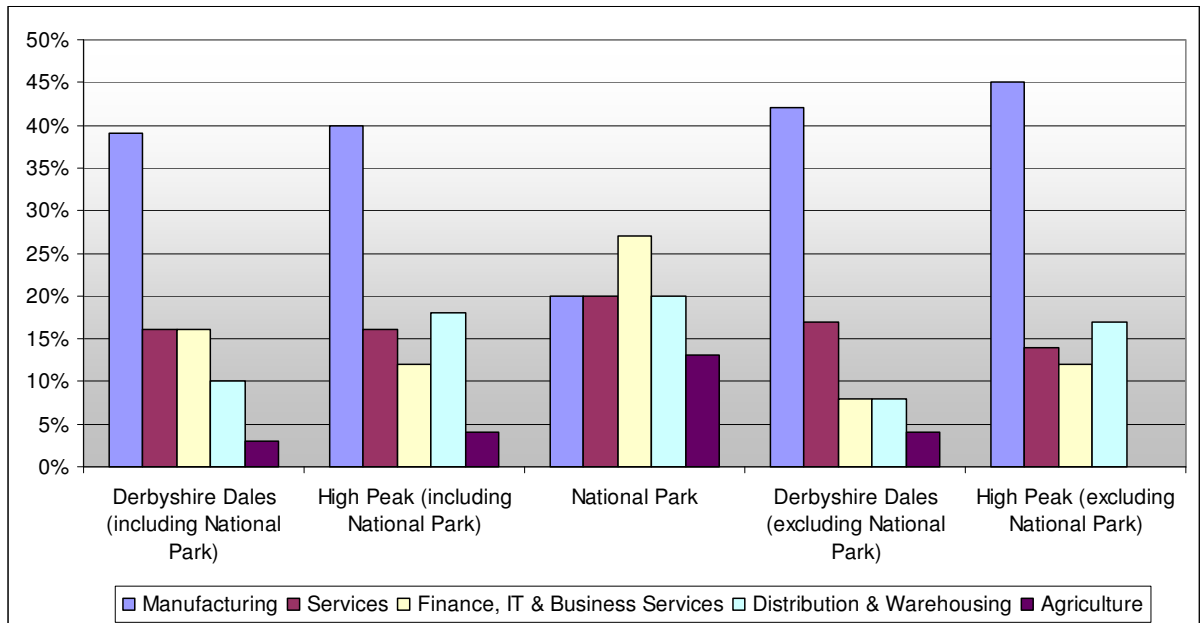
Business Background

8.20 Figure 8.1 below shows the key business function of respondents and clearly illustrates that:

- The majority of respondents classified themselves as a manufacturing firm, although the sector accounted for far fewer responses in the National Park;

- A higher proportion of respondents cited distribution and warehousing as their core business function in High Peak (excluding National Park) than in Derbyshire Dales (excluding National Park);
- The National Park accounts for a higher proportion of respondents operating within the agriculture, distribution & warehousing and finance, IT & business services sectors, but least in manufacturing.

Figure 8.1: Business Survey Respondents by Industry



Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.21 The 2005 Survey of Businesses in the Peak District and Rural Action Zone included a larger sample of 290 businesses within the Peak District National Park. The main business activities of respondents are summarised below:

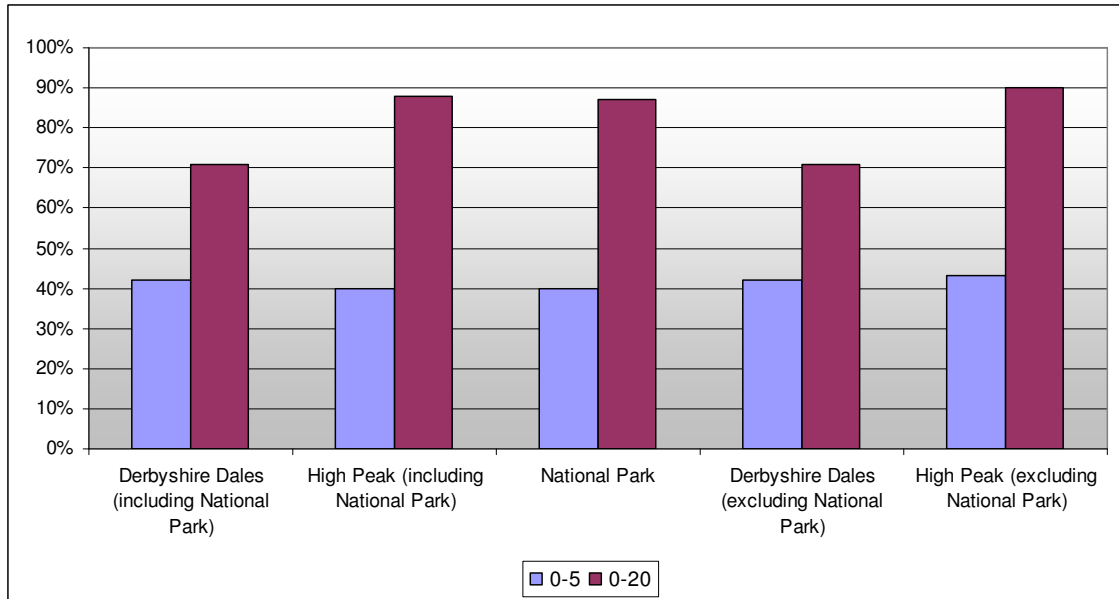
- Agricultural (17.4%);
- Tourism (14.6%);
- Business Services (11.0%);
- Wholesale and retail (9.6%);
- Manufacturing (6.05%).

8.22 The majority of businesses responding to the 2007 survey within the study area are small with 20 or less employees. As shown in Figure 8.2, 38 respondents from 42 (90%) in High Peak (excluding National Park) and 17 respondents from 24 (71%) in Derbyshire Dales (excluding National Park) employed no more than 20 people. The

graph below also illustrates that respondents include a significant number of micro-businesses (employing 5 people or less).

8.23 The Peak District and Rural Action Zone Survey also highlighted the high proportion of small businesses in the area, with 94.8% of respondents stating that they employed less than 20 people.

Figure 8.2: Business Survey Respondents by Size of Firms

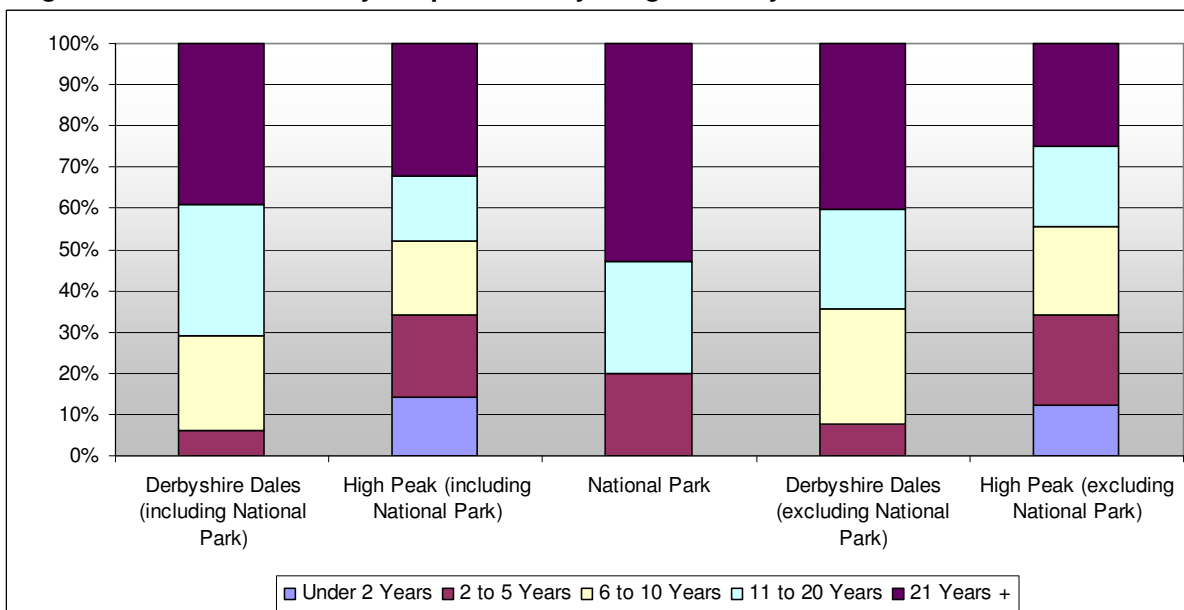


Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.24 A high proportion of businesses responding have been located within their area for a long time, as illustrated by Figure 8.3. This shows that 12 out of 15 respondents (80%) within the Peak District National Park have been there for over 10 years. This compares with 67% (16 from 24) and 48% (20 from 42) of respondents respectively in the Derbyshire Dales (excluding National Park) and High Peak (excluding National Park).

Figure 8.3: Business Survey Respondents by Length of Stay



Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

Current Premises

- 8.25 Data regarding the current premises occupied by responding businesses is set out below. However, it should be noted that the data contained within this sub-section is based solely upon the responses collected by NLP from a small sample of the business population. VOA data provides a more comprehensive assessment of the stock of premises within the study area and is considered within Section 5.0.
- 8.26 Table 8.2 shows the proportion of responding businesses that had relocated to their current premises (i.e. the proportion of firms that had premises elsewhere, irrespective of location, before occupying their current premises) and the containment rate (i.e. the proportion of firms that have relocated from elsewhere within the area) for each area. This shows that of the 8 businesses that had relocated to premises in Derbyshire Dales (excluding National Park) 7 had previously been located elsewhere in the District. This represents 88%, although it is acknowledged that no firm conclusions can be derived given the small sample size. Similarly, 10 businesses had relocated to premises in the Peak District National Park with 7 (70%) moving

within the National Park.⁴³ Businesses in High Peak (excluding National Park) are more likely to have moved in from outside the Borough. Of the 23 businesses surveyed that had moved to their existing premises from elsewhere, just 11 had previously been located in the Borough (48%), indicating that this area attracts a greater number of businesses from beyond its own borders.

Table 8.2: Business Relocations and Local Authority Containment Rates

	Relocations	Containment
Derbyshire Dales	45%	71%
High Peak	56%	46%
National Park	67%	70%
Derbyshire Dales (excluding National Park)	33%	88%
High Peak (excluding National Park)	55%	48%

Source: NLP survey of businesses (2007)

Base Numbers (Relocations): High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

Base Numbers (Containment): High Peak (excluding National Park) 23, Derbyshire Dales (excluding National Park) 8, National Park 10

8.27 The most significant source of relocations to High Peak (excluding National Park) is Greater Manchester, accounting for 6 of the 23 businesses (26%) that have moved from previous premises. The majority of firms that have relocated to the National Park had previously been located in South Yorkshire. Just one firm surveyed had located to Derbyshire Dales (excluding National Park) from elsewhere (Staffordshire).

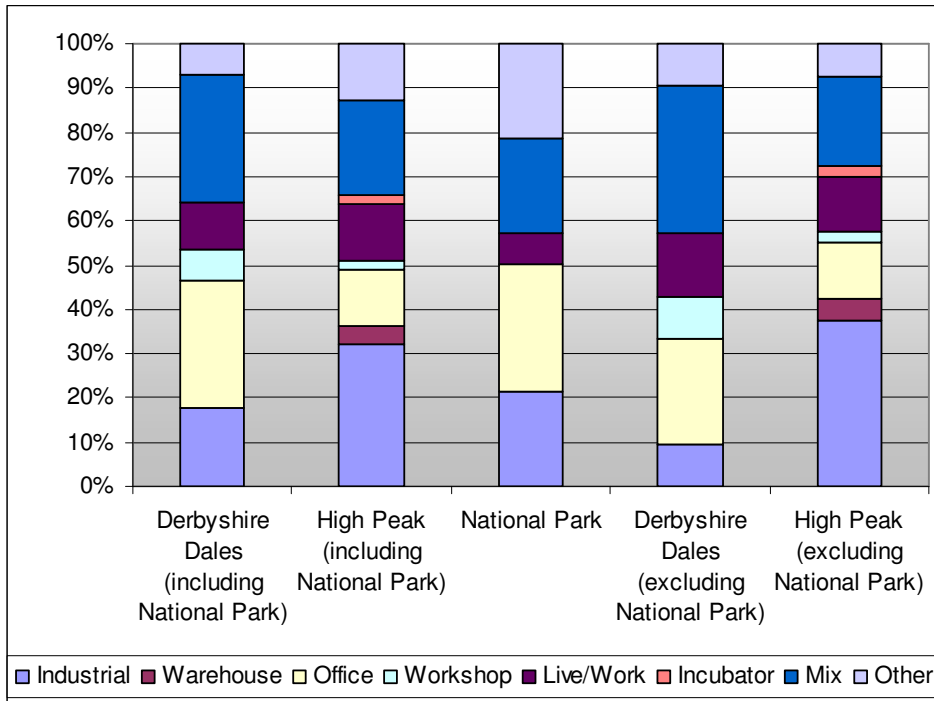
8.28 The participating businesses were asked to classify their current premises, with the results summarised in Figure 8.4 overleaf. This clearly shows that:

- 22% (18 responses from 81) in the Sub Region classified their premises as comprising of a mix of uses (i.e. warehousing and industrial, industrial and office etc);
- High Peak (excluding National Park) includes a larger share of industrial premises (15 from 42 responses or 36%) compared to the Peak District National Park (3 from 15 responses or 20%) and Derbyshire Dales (excluding National Park) (2 from 24 responses or 8%);
- 4 respondents in the National Park (27%) and 5 in Derbyshire Dales (excluding National Park) (21%) respectively occupy office premises. The corresponding figure for High Peak (excluding National Park) is 12% (5 respondents);

⁴³ However, it should be noted that the 2005 *Survey of Businesses in the Peak District and Rural Action Zone* found that just 18.1% of respondents that had previously been located elsewhere had moved within the National Park

- Very few businesses categorised their premises as warehousing. However, a large proportion of those premises classified as mixed include a warehousing component. Taking this into account, premises with an element of warehousing account for 27% of responses in the National Park (4 respondents) and 13% (3 respondents) and 12% (5 respondents) respectively in Derbyshire Dales (excluding National Park) and High Peak (excluding National Park).

Figure 8.4: Business Survey Respondents by Types of Premises



Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.29 In relation to the location of respondents by industry, the business survey revealed the following:

- Within the National Park, 4 respondents classified their premises as offices and 3 of these were located in Bakewell. The VOA data examined in Chapter 5.0 indicates that there is almost 12,000sq.m of office floorspace in Bakewell, illustrating that it is a significant office location within the study area;
- Of the 5 respondents in Derbyshire Dales (excluding National Park) that classified their premises as offices, 3 were located in Ashbourne and 2 in Matlock. VOA data shows that Matlock is the District's key office location with over 52,000 sq.m of office floorspace. Almost 6,000 sq.m of office floorspace was identified in Ashbourne;
- 15 respondents in High Peak (excluding National Park) classified their premises as industrial. 5 were located in Buxton, 4 in Glossop and 4 in Whaley Bridge. VOA data shows that Glossop and Buxton are the Borough's key industrial

locations, accounting for approximately 91,000 sq.m and 46,500 sq.m of floorspace respectively.

- 8.30 Few businesses responded on the size of their premises preventing any meaningful analysis of this data. However, the 2005 Survey of Businesses in the Peak District and Rural Action Zone, which was based upon a larger sample size found that the majority of business premises in that area are small scale. Table 8.3 summarises the results of the study, which found that almost 40% of respondents occupy premises of 465 sq. m (500 sq. ft.) or less.

Table 8.3: Commercial Premises by Size Band

Size of Premises (Sq. ft.)	Derbyshire Dales	High Peak	Peak District National Park
0-500	38.02%	33.83%	38.89%
501-1,000	20.06%	17.91%	16.11%
1,001-2000	13.17%	16.92%	13.89%
2,001-5,000	14.07%	9.95%	16.67%
5,001-10,000	6.59%	6.97%	5.56%
10,000+	8.08%	14.43%	8.89%

*Source: Survey of Businesses in the Peak District and Rural Action Zone (2005)
Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 10*

- 8.31 These figures appear slightly different to the VOA data analysed in Chapter 5.0, which shows that just 23% of units in Derbyshire Dales and 27% in High Peak are 50sq.m or less (approximately 540sq.ft). The VOA data indicates that the largest proportion of premises in Derbyshire Dales (41%) and High Peak (32%) are within the 101 to 500sq.m category.

Future Premises

- 8.32 The business survey also included questions relating to the growth prospects and future land requirements of respondents. A high proportion of responding businesses within the Peak Sub Region (77%) stated that they expect their business to grow over the next 10 to 15 years, as outlined in Table 8.4.

Table 8.4: Proportion of Respondents Expecting Future Growth

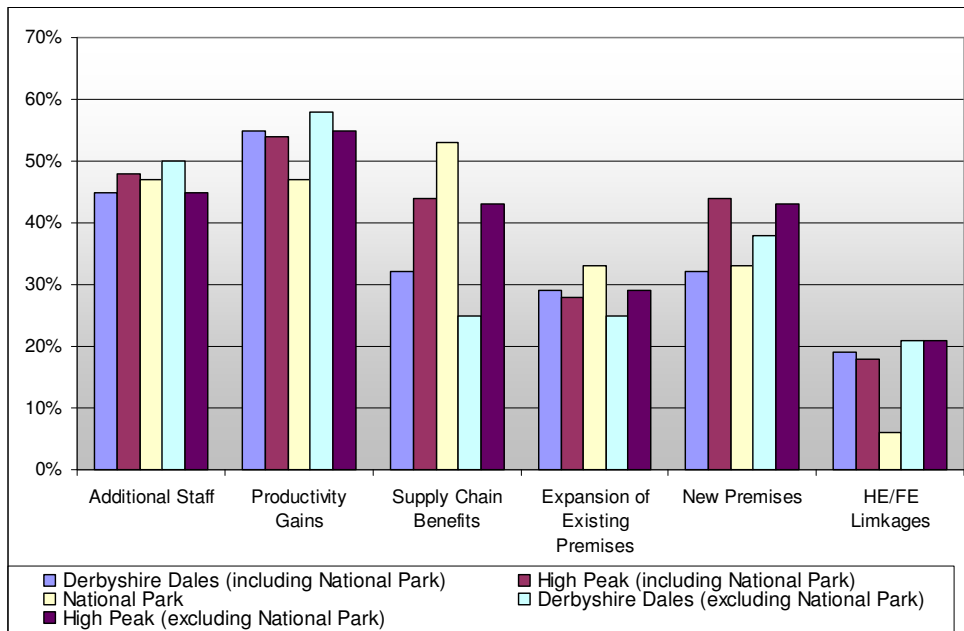
	Anticipating Growth
Derbyshire Dales	84%
High Peak	81%
National Park	87%
Derbyshire Dales (excluding National Park)	83%
High Peak (excluding National Park)	74%

Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.33 Figure 8.5 below indicates that the majority of respondents in both Derbyshire Dales (excluding National Park) (14 respondents or 58%) and High Peak (excluding National Park) (23 respondents or 55%) expect this growth to be driven by productivity gains. Within the National Park, supply chain benefits arising from greater utilisation of firms within the area are expected to be the main driver of growth (cited by 8 respondents, representing 53%).

Figure 8.5: Business Survey Respondents - Factors influencing Future Growth



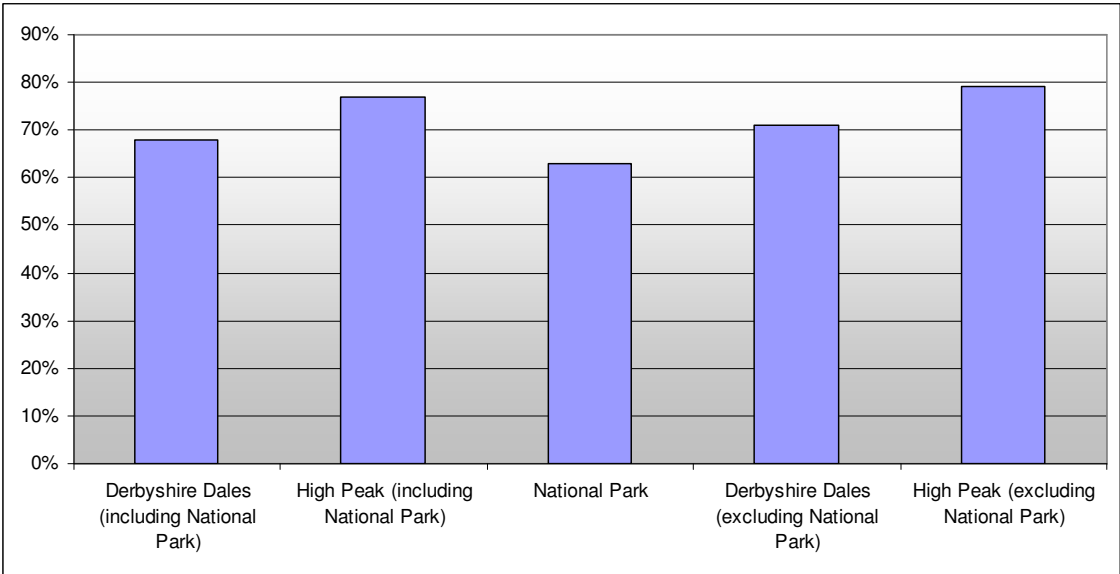
Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

- 8.34 The graph also suggests that a significant proportion of responding businesses within the study area expect the growth of their business to result in the need to expand their existing premises. The figure is high amongst those respondents in the Peak District National Park (5 respondents or 33%) in comparison with Derbyshire Dales (excluding National Park) (6 respondents or 25%) and High Peak (excluding National Park) (12 respondents or 29%).
- 8.35 An even greater proportion of respondents expect this growth to result in the need for new premises. 8 respondents (43%) within High Peak (excluding National Park) indicated that they anticipate this to be the case. The figures were lower for Derbyshire Dales (excluding National Park) (9 respondents or 38%) and the Peak District National Park (5 respondents or 33%).
- 8.36 The figures regarding the anticipated need to expand existing or acquire new premises within the National Park appear somewhat high given the results in the more statistically robust Survey of Businesses in the Peak District and Rural Action Zone 2005 that found:
- 13.6% of businesses in the National Park stated that they were very likely to need larger premises over the next 10 years
 - 10.1% of business in the National Park indicated that this was fairly likely.
- 8.37 The graph indicates that more than one in five responding businesses (21%) in both Derbyshire Dales (excluding National Park) and High Peak (excluding National Park) expect new/enhanced linkages with colleges and universities to be a driver of growth, cited by 5 and 9 respondents respectively. However, far fewer businesses within the National Park (1 respondent or 6%) expect this to be the case. The development of the University of Derby campus at Buxton is likely to play a key role in fostering these linkages which could in turn help to fuel greater levels of growth in the study area.
- 8.38 A large proportion of respondents in Derbyshire Dales (excluding National Park) (50%), the National Park (47%) and High Peak (excluding National Park) (45%) indicated that they are likely to require additional staff over the next 10 to 15 years. Based upon the data collected, the majority of employment growth is likely to be small scale, with only 3 businesses stating that they expect to create in excess of 10 jobs. Two of these businesses were manufacturing firms in Derbyshire Dales and the other a distribution/ warehousing business in the National Park.

8.39 As discussed above, a significant proportion of responding businesses expect their future growth to result in the need for new premises. The majority of this demand is likely to be expressed within the study area. Businesses were asked whether they would like to remain within their existing area if they were to relocate, with the results shown in Figure 8.6. Over 60% of respondents in the Peak Sub Region indicated that they would, with the highest proportion (33 respondents or 79%) in High Peak (excluding National Park).

Figure 8.6: Business Survey Respondents - Intention to Remain in Sub-Region



Source: NLP survey of businesses (2007)
 Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.40 This desire to remain within the area is reinforced by the Survey of Businesses in the Peak District and Rural Action Zone 2005. The study asked businesses where their preferred location would be if they were to relocate, with 76.6% of businesses within the National Park signalling a desire to remain within the area.

8.41 The NLP business survey also asked participants to set out their preferred locations if they were looking to move to new premises within the Sub-Region. However, this generated a wide range of responses, with no clear preferred locations emerging. This was also the case when businesses were asked to set out the size of premises they would require if they were to relocate.

Advantages and Constraints

- 8.42 Businesses were asked to outline the level of satisfaction with their current area as a business location. The results are shown in Table 8.5. The proportion of businesses that are very or fairly satisfied within Derbyshire Dales (excluding National Park) (15 respondents or 63%) and High Peak (excluding national Park) (24 respondents or 57%) is lower than in the National Park (11 respondents or 73%). Given the high proportions of businesses who would like to remain within their area, as discussed above, these levels of satisfaction appear lower than might be expected.

Table 8.5: Satisfaction Levels by Business Location

	Very / Fairly Satisfied
Derbyshire Dales	64%
High Peak	60%
National Park	73%
Derbyshire Dales (excluding National Park)	63%
High Peak (excluding National Park)	57%

Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

- 8.43 The business survey also highlighted that a greater proportion of respondents in High Peak (excluding National Park) are members of a business forum or network in comparison with Derbyshire Dales (excluding National Park) and the Peak District National Park. This is illustrated by Table 8.6.

Table 8.6: Membership of Business Forum(s)

	Member of Business Forum(s)
Derbyshire Dales	23%
High Peak	38%
National Park	27%
Derbyshire Dales (excluding National Park)	29%
High Peak (excluding National Park)	36%

Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

- 8.44 The results of the survey highlighted a broad range of organisations to which businesses belong, including those cited below. This existing support network should be viewed as an asset of the area. For instance, the Peak District Products initiative

is helping to create a critical mass amongst a number of small independent producers to enhance their profile and bargaining power with potential customers and suppliers.

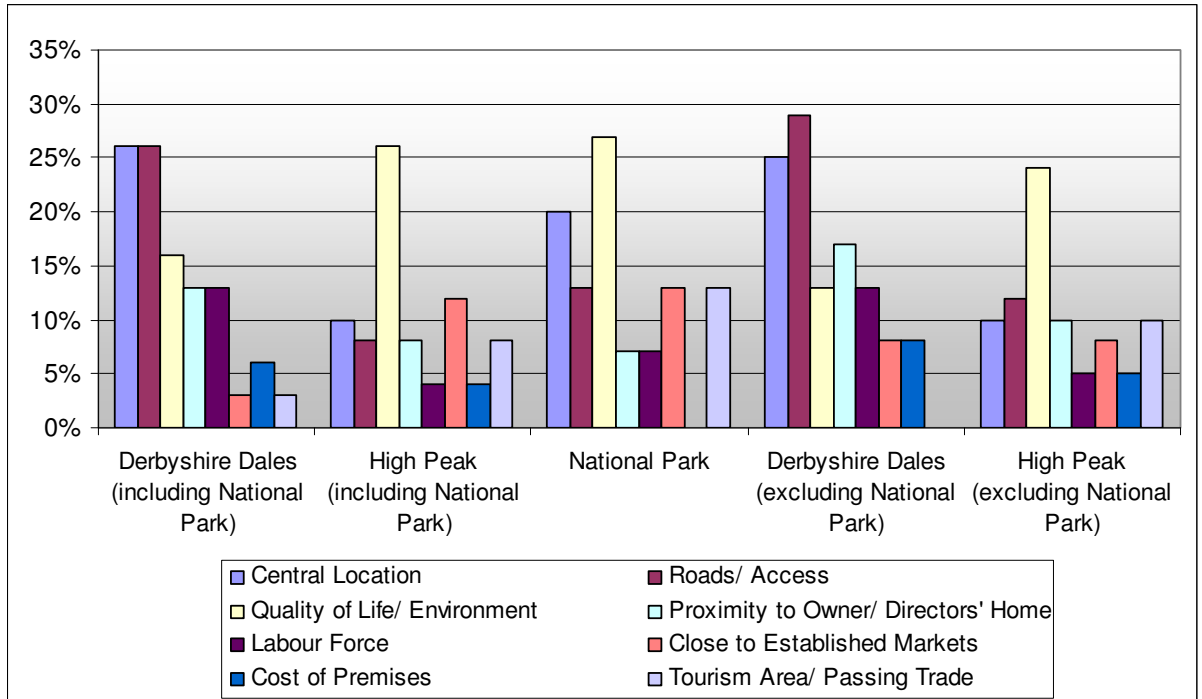
- Federation of Small Businesses;
- Chamber of Commerce;
- Small Business Forum;
- Glossop Business Network;
- Peak District Products;
- A range of industry-specific organisations.

8.45 Participants were asked to outline what they considered to be the key advantages of their area as a business location. Figure 8.7 summarises the most frequently cited advantages as follows:

- for Derbyshire Dales, principally its central location within England and Wales and proximity to key motorway networks⁴⁴. These factors were also highlighted by a smaller proportion of businesses in the National Park;
- within the National Park and High Peak, principally the quality of the environment and the quality of life that this affords residents. This was also identified as a significant benefit of Derbyshire Dales;
- for all three Planning Authorities, the fact that company owners/ directors live in the area;
- the quality of the local labour force, particularly by companies located within Derbyshire Dales (excluding National Park);
- the proximity of the area to established markets, particularly in the city regions of Sheffield and Manchester;
- Businesses recognised that the comparatively low cost of premises, in comparison to the offer within the nearby cities which firms saw as a benefit to locating within the Peak Sub-Region;
- being located in a tourist area, which serves to generate passing trade and is of particular importance to holiday accommodation, attractions and other tourist related businesses particularly in the National Park and High Peak.

⁴⁴ The majority of businesses in Derbyshire Dales (excluding National Park) that highlighted the road network and accessibility as an advantage were located in Ashbourne and Wirksworth

Figure 8.7: Locational Advantages Identified by Firms



Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

8.46 The issue of businesses locating in close proximity to the home of an owner / director(s) is also highlighted by the Survey of Businesses in the Peak District and Rural Action Zone 2005. Participants were asked why their business was established at its current location, with proximity to home the most popular response (34.4%), possibly highlighting the attractiveness of the area as a place to live a factor in attracting or renting firms. Other factors highlighted by the study included:

- Local markets (10.1%);
- Location (8.8%);
- Family/ personal reasons (6.2%).

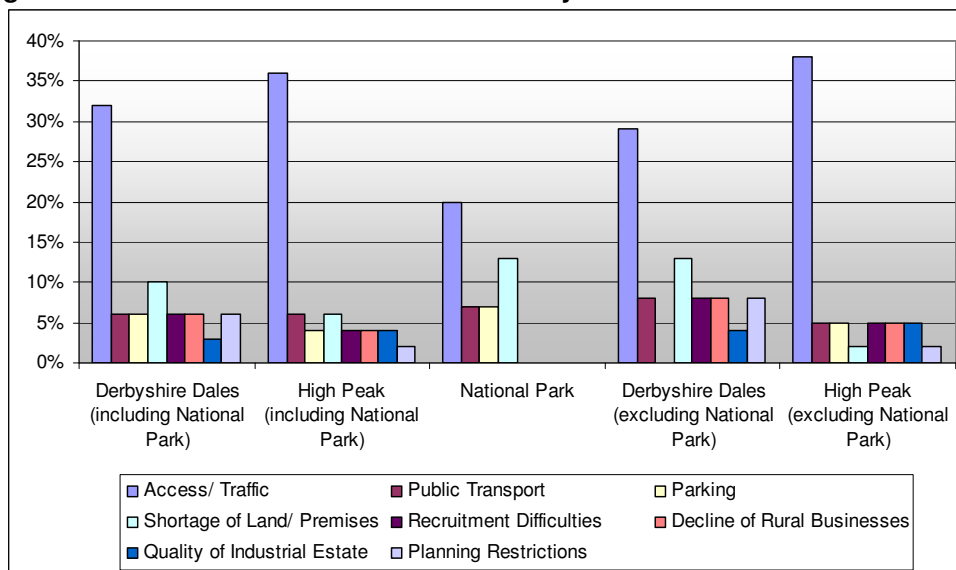
8.47 In terms of the principal constraints of their area as a business location, Figure 8.8 summarises the most frequently cited responses and illustrates that:

- The relatively poor accessibility of the Sub-Region is the most significant constraint in all three Planning Authorities, whilst there are also issues of traffic congestion in and around Glossop;

- there is a shortage of employment land/ premises, particularly for respondents in the National Park and Derbyshire Dales, whilst the quality of some industrial estates was also highlighted;
- recruitment difficulties are often caused by the tight labour market, and are a constraint of operating in the Sub-Region;
- the decline of the traditional rural economy has an adverse impact upon suppliers;
- public transport is a problem, particularly the impact this can have on recruitment of low-wage staff;
- lack of parking was a constraint of the Sub-Region for businesses;
- planning policy within the area is perceived to be restrictive and is a potential constraint to future economic growth of the study area. Interestingly, this was highlighted by businesses located outside of the National Park⁴⁵

8.48 It is interesting to note that accessibility has been highlighted as both a major advantage and constraint of the Sub-Region. However, these do not appear to be directly contradictory. The area's central location within England and its proximity to key motorway networks create the potential to serve a large market. Notwithstanding this, there are localised issues relating to traffic congestion and poor access within the Sub-Region to those areas not served by the key road networks such as the A6.

Figure 8.8: Locational Constraints Identified by Firms



Source: NLP survey of businesses (2007)
 Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15

⁴⁵ It should be noted, however, that Appendix 1 of the Survey of Businesses in the Peak District and Rural Action Zone 2005 includes comments from 11 respondents relating to the need to relax planning restrictions in the area.

8.49 A shortage of land / premises was identified as a significant constraint to locating within the study area. Table 8.7 shows the proportion of respondents that have experienced difficulties finding a site or premises in the area. Respondents did not, however, provide any feedback on how they were able to resolve this when searching for premises. This illustrates that the proportion experiencing such problems was higher in the National Park (9 respondents or 60%) than in High Peak (excluding National Park) (20 respondents or 48%) and Derbyshire Dales (excluding National Park) (11 respondents or 46%).

Table 8.7: Proportion of Businesses that Experienced Difficulty in Finding a Site

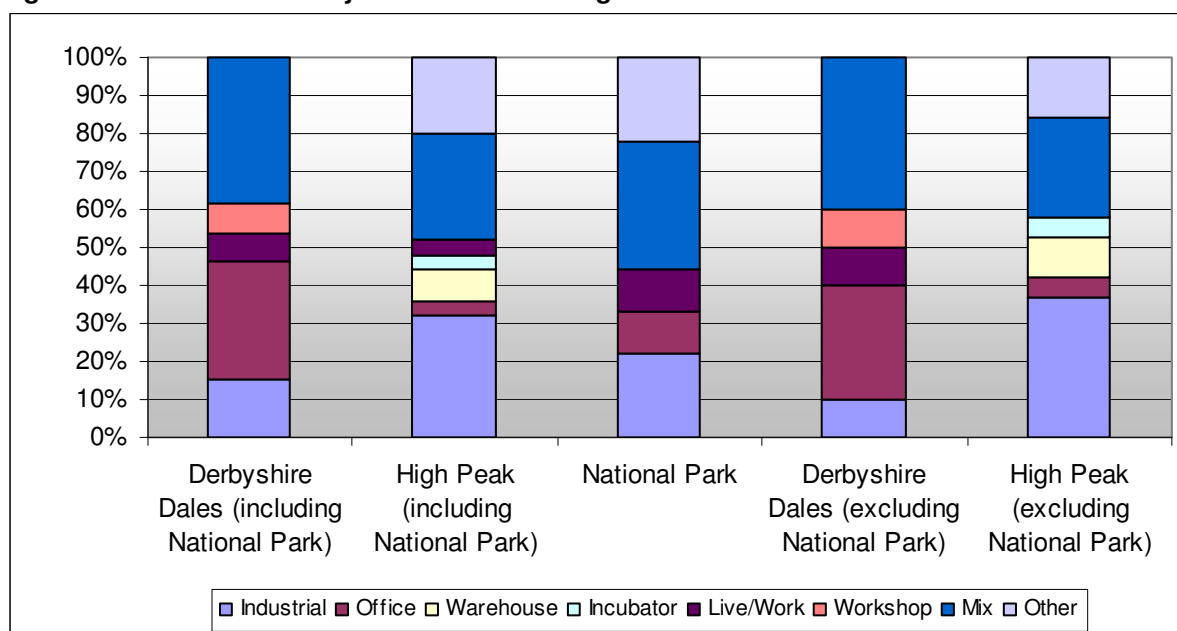
	Difficulty Finding a Site / Premises
Derbyshire Dales	45%
High Peak	52%
National Park	60%
Derbyshire Dales (excluding National Park)	46%
High Peak (excluding National Park)	48%

*Source: NLP survey of businesses (2007)
Base Numbers; High Peak (excluding National Park) 42, Derbyshire Dales (excluding National Park) 24, National Park 15*

8.50 Figure 8.9 overleaf shows that of the 40 businesses that experienced difficulties in finding a site or premises:

- 7 respondents (35%) within High Peak (excluding National Park) were looking for industrial premises and 5 (25%) for premises comprising a mix of uses;
- 3 respondents (27%) in Derbyshire Dales (excluding National Park) were looking for office premises and a further 4 (36%) for premises to accommodate a mix of uses;
- 2 respondents (22%) within the National Park were looking for industrial premises and 3 (33%) for mixed premises.

Figure 8.9: Business Survey – Problems Finding Premises



Source: NLP survey of businesses (2007)

Base Numbers; High Peak (excluding National Park) 20, Derbyshire Dales (excluding National Park) 11, National Park 9

Telephone Interviews

- 8.51 In addition to the distribution and analysis of the business survey, as summarised above, NLP also conducted telephone interviews with local businesses. The key messages that emerged through this process are summarised in this section.
- 8.52 The telephone interviews re-emphasised the large proportion of small businesses within the Sub-Region, with the majority of respondents indicating that they employ fewer than 20 people.
- 8.53 Levels of business confidence are high amongst the business community, with the majority of participants indicating that they expect their business to grow over the next 10 to 15 years. Very few of the businesses anticipating future growth expect to expand on their existing site. However, almost half indicated that the projected growth is likely to result in the need for new premises, with all of these firms expressing a desire to remain within their existing area. This illustrates a strong commitment to the Sub-Region within the business community.
- 8.54 Participants were asked to identify what they considered to be the main advantages of the Sub-Region as a business location, with the following identified as key assets:

- The natural beauty and environmental quality of the Sub-Region, as well as the quality of life on offer;
- Being located in close proximity to their client base; and
- The high quality of existing, locally-based staff.

8.55 In contrast, the key disadvantages of the Sub-Region as a business location were considered to be:

- Recruitment difficulties and in particular a lack of young people within the Sub-Region;
- Insufficient parking provision; and
- Remoteness from the motorway network.

Conclusions

8.56 The key indications emerging from the business consultation are summarised below. However, as set out at the beginning of this section, it should be noted that the results of the survey are not statistically significant when analysed at the local authority level:

- A large proportion of respondents in High Peak (excluding National Park) and Derbyshire Dales (excluding National Park) classified themselves as manufacturing firms;
- There is a high proportion of small businesses in the Sub-Region, particularly in High Peak (excluding National Park) where 91% of respondents have less than 20 employees;
- Many firms have long been established in the study area; with more than half of respondents having been located in their area for over 10 years;
- High Peak (excluding National Park) appears to be the most open market; with a higher proportion of respondents having relocated from outside the Local Authority area. A large proportion of the inflow to the former is from Greater Manchester;
- The growth prospects for firms in the area are reasonable, with over two-thirds of respondents expecting to grow over the next 10 to 15 years:
 - The main driver of this growth is expected to be productivity gains in Derbyshire Dales (excluding National Park) and High Peak (excluding National Park)
 - More than one quarter of respondents expect this growth to result in the need to expand their existing premises

- More than one third of firms expects this growth to result in the need for new premises
- The majority of firms expecting to require new premises would prefer to remain within their existing area;
- Businesses highlighted the following factors as the key advantages of the Peak Sub-Region as a business location:
 - Central location and accessibility to motorway network (particularly within Derbyshire Dales)
 - The quality of the environment and the quality of life (particularly High Peak and the National Park)
 - The owner/director(s) of the company live in the area
 - The quality of staff available in the area
 - The proximity of the area to established markets such as the Greater Manchester and Sheffield City Regions.
- Participants also identified the following as the Sub-Region's key disadvantages as a business location:
 - Accessibility constraints and traffic congestion
 - A shortage of employment land/ premises, particularly within the National Park and Derbyshire Dales
 - Difficulties in recruiting staff
 - Limited public transport provision
 - Poor/ limited parking facilities
 - The decline/ recent difficulties of the rural economy and the impact upon supply chains
 - Restrictive planning policy, although this was not cited by any firms within the National Park.

9.0 THE FUTURE ECONOMIC ROLE OF THE SUB-REGION

9.1 Before assessing future employment land needs in the Sub-Region, the area's potential future economic direction and the factors likely to drive economic growth need to be considered. At the same time, it is also important to identify any challenges or risks facing the Sub-Region's economy that could constrain future economic growth. Together, these factors will influence future demand for employment land and premises in the Sub-Region.

Indicators of Demand

9.2 The amount and type of employment space that will be required in the Sub-Region up to 2026 will be driven largely by the number of locally-based companies starting-up, expanding or relocating, as well as the land requirements of any new companies wishing to relocate to the Sub-Region. It will also be determined by the number of businesses contracting or closing within the area. In order to estimate the general direction and broad scale of potential future demand, a number of indicators are considered below, drawing upon the findings of the preceding chapters.

9.3 Long term **take-up rates** of employment land can provide a good basis for informing future land needs, particularly when viewed over a business cycle of 10 years or more. However, these rates are less reliable where land supply has been constrained by non-demand factors, such as owners holding back sites or delays due to infrastructure problems. Over the last sixteen years, annual take-up across the Sub-Region has averaged 2.57 ha for all types of employment land. Take-up within High Peak (2.1 ha p.a.) has been considerably higher than Derbyshire Dales (0.47 ha p.a.), but both have undergone significant yearly variation. This indicates a low level of development and does not reflect some losses of employment land to other uses. It is important to note, however, that these figures relate solely to the development of new employment land and therefore do not take account of redevelopment of older employment sites.

9.4 **Rental levels** of employment space can provide an indication of the relative attractiveness of a location as well as the demand/supply balance. Commercial property rents are low in the Peak Sub-Region compared to the main regional centres

of Derby, Manchester and Sheffield. These relatively low rental levels do not point to any significant shortages of employment space relative to demand but help make the Sub-Region more attractive for relocations from higher rent areas.

- 9.5 **Vacancy levels** can be used to gauge the relative balance of supply and demand for employment space. A typical vacancy rate in a normal market would be approximately 9-10%, to allow for movement and expansion of firms and a choice of locations.⁴⁶ Vacancy rates for industrial premises in High Peak and Derbyshire Dales are relatively low at 5% and 2% respectively, indicating that the choice of premises is limited in relation to demand.
- 9.6 In contrast, the vacancy rate for offices in Derbyshire Dales (14%) and particularly High Peak (22%) is high. Whilst this suggests that demand is low relative to supply, it is understood that much of the vacant stock is older, first floor premises and it could be that the vacancy levels reflect an imbalance between demand and the type of space available.
- 9.7 Additional demand for employment land and business premises can be created by an **expanding business base**. VAT registration and de-registration data indicates that in 2005 Derbyshire Dales and High Peak experienced net increases of 40 and 25 businesses respectively. On average over the past 10 years, Derbyshire Dales has experienced a net increase of 50 businesses per annum and 24 businesses in High Peak.
- 9.8 The net change in businesses observed by both Local Authorities has fluctuated in recent years but both appear to be on an upward trajectory. 87% of businesses (13) in the Peak District National Park surveyed by NLP indicated that they expect their business to grow over the next 10 to 15 years. The corresponding figures for Derbyshire Dales and High Peak were 83% and 74% respectively. However, not all of these firms will necessarily require more space and the overall amount required from mainly small firms is likely to be low.
- 9.9 The most up-to-date population projections available from ONS forecast that the population of High Peak will increase by 10% over the period 2004 to 2026, resulting in an increase of 1,300 working age residents. This is likely to result in an increase in

the **labour supply** of the Borough. In Derbyshire Dales, although population is forecast to increase by 5%, the working age population is expected to fall by 3,000. Separate population forecasts developed for the National Park project a decline in the National Park's labour force of approximately 35% between 2001 and 2026. Overall, this suggests a tighter labour supply emerging with less need for new jobs or capacity to fill them.

- 9.10 However, the Sub-Region does contain a pool of highly skilled residents, as outlined in Section 4.0 and this could represent an opportunity to enable the Sub-Region to develop a higher-value, knowledge-driven economy. This could help to generate new employment opportunities.
- 9.11 Bringing forward **large serviced development sites** may itself stimulate demand and take-up of employment space. In this context, the Hall Dale quarry site and any other large, high profile developments may increase interest in the area and attract firms from outside. However, the future availability of major new sites largely depends on external funding and may be uncertain.
- 9.12 Together, these indicators generally point to relatively low levels of demand for more employment space and development interest in the area, and limited future labour capacity to accommodate it. It would however be advisable to be able to accommodate some indigenous business growth.

Potential Drivers of Future Demand

Growth Sectors

- 9.13 The RAZ highlights a number of key sectors that should be supported and promoted within the Sub-Region to help drive the future economic growth of the area, including food and drink, tourism, creative industries and knowledge-based / high technology industries. Attendees of the visioning workshop facilitated by NLP highlighted that the growth of these sectors within the Sub-Region has occurred naturally. These are embryonic sectors that are not well established at present and as a consequence it is difficult to establish the extent of the sectors currently. Attendees suggested that the

⁴⁶ Average vacancy level of 9% observed nationally in 2003/04. Source: Vacancy statistics for Commercial and Industrial Property, ODPM, 2005

Sub-Region should develop a more in-depth understanding of the particular needs of these sectors to enable them to be actively supported and promoted in future.

- 9.14 **Food and drink** is a key cluster in the area and one that a number of policy documents highlight the need to develop further. At present there are many small, local producers in the area and a number of initiatives are in place to encourage greater collaboration and joint working to increase the volume of production in the Sub-Region.
- 9.15 One such initiative is *Peak District Foods*, a group of local food producers and food businesses that promote the Peak District brand. One element of the project is the *Peak Cuisine* programme which is being led by the University of Derby's Buxton campus. The scheme aims to establish a Peak Cuisine brand in order to encourage greater use of local produce in restaurants, pubs and hotels in the area thereby increasing the volume of sales achieved by locally-based producers.
- 9.16 A number of documents, including the Ashbourne Economic Assessment, have highlighted that the economic value of the sector can also be increased by encouraging businesses to add value to the supply chain. The Dairy Wagon project has recently been implemented to assist dairy farmers by providing a mobile facility to train and facilitate the small scale production of higher value dairy products such as cheese, yoghurt and ice cream.
- 9.17 A 2006/07 study undertaken by the Burns Owen Partnership found that, throughout the East Midlands, the **creative industries**⁴⁷ represent an increasingly significant element of the rural economy. The study states that over the period 2001 to 2005, business growth in the overall economy was 11%, whilst growth of 23% in the creative industries was observed. Within High Peak and Derbyshire Dales, growth in the creative industries for the period was estimated at 28% and 22% respectively. The draft Creative Industries Development Corridor Strategy (2007) concluded that there is a particularly high concentration of activity within the Matlock to Wirksworth corridor, where 139 creative businesses were identified. Notwithstanding this concentration, the creative industries are well represented throughout the study area.

⁴⁷ The Department of Culture, Media and Sport (DCMS) Data Evidence Toolkit defines the creative industries as consisting of four domains; audio-visual, books & press, performance and visual art & design

9.18 The economic importance of the sector is expected to increase in future, as a number of schemes are in place to facilitate the growth of the creative industries, including:

- ‘Focusing Creativity’: a programme led by *artsderbyshire* to assist creative businesses in running an effective business. The scheme provides grants and one-to-one mentor support, as well as business skills workshops covering topics such as:
 - producing a business development plan;
 - marketing
 - finance
- Creative Industries Network (CIN): a networking organisation for creative industries that holds regular events providing an opportunity for creative individuals/ businesses to learn from each other, share skills and generate business. CIN also enables creative enterprises to collectively have a stronger voice within Derbyshire's economy.

9.19 The **tourism** industry is already a significant component of the Sub-Region's economy and is expected to play a key role in driving the future growth of the Sub-Region. 2006 STEAM⁴⁸ data shows that:

- Derbyshire Dales attracted 4,531,400 visitors, generating £221 million of visitor spending;
- High Peak attracted 4,032,000 visitors, resulting in visitor spending of £164 million.

9.20 Although no STEAM figures are available for the National Park, it is estimated that it attracts significantly more than 10 million leisure visits per annum.

9.21 The performance of the tourism industry impacts significantly upon a broad range of sectors in the Sub-Region including retailing, the food and drink sector, creative industries and agriculture. As a result, the future performance of the tourism industry is hugely important to the area's economy.

9.22 At present the Sub-Region has a number of tourism assets including its outstanding natural beauty, bustling market towns and a range of festivals such as the International Buxton Opera Festival and Fringe and the One World Festival in New Mills. The spa town of Buxton, with its museum, art gallery and opera house as well

⁴⁸ STEAM (Scarborough Tourism Economic Activity Monitor) is used to monitor the volume and value of tourism at the Local Authority level

as the Pavilion Gardens is a significant asset of the High Peak area. The town is undergoing a regeneration programme at present (discussed below) which will include the development of a top class spa hotel and boutique shops which could serve as the catalyst to further increase the visitor appeal of the area.

- 9.23 In addition, the University of Derby has recently established a campus in Buxton, with a particular strength in hospitality and tourism training. The Derby and Derbyshire Economic Partnership (DDEP) has also recently invested in the provision of a spa skills training programme at the campus. The University represents a significant asset for the Sub-Region and will be vitally important in helping to maintain and drive forward the existing tourism strengths of the area.
- 9.24 Derbyshire Dales has a number of tourism attractions, including Chatsworth (within the National Park) and Carsington Water. Matlock Bath is a popular visitor destination, comprising a number of attractions including Gulliver's Kingdom, the Heights of Abraham cable cars and the riverside gardens. Bakewell and Ashbourne are thriving market towns whose tourism appeal is further enhanced by their close proximity to a number of key visitor attractions - Alton Towers is less than 30 minutes drive from Ashbourne whilst Chatsworth is less than 15 minutes from Bakewell. The Victorian spa town of Matlock is in the process of improving its tourism offer as part of a major regeneration scheme. Wirksworth is a beautifully preserved historic town which boasts an annual arts festival of national repute. Additionally, the nearby National Stone Centre has aspirations to expand. Since its inscription by UNESCO in 2001 as a World Heritage Site, the Derwent Valley Mills (which includes the village of Cromford) are enjoying an increasingly raised profile.
- 9.25 The National Park underpins the Sub-Region's tourism offer. The outstanding landscape, natural beauty and cultural heritage of the area, and its accessibility to urban populations, attracts people undertaking a range of outdoor pursuits including walking and cycling as well as general sightseeing. The National Park has four visitor centres offering exhibitions and information on the local area. The visitor appeal of Bakewell has already been referred to, but that of the Hope Valley should also be noted.
- 9.26 *Visit Peak District and Derbyshire*, the destination management organisation, has been established recently to promote the area as a tourism location and will also play

a key role in the future growth of the sector. The organisation's remit includes the delivery of marketing, promotion and training. The effective branding of the area's tourism offer is important in terms of improving its image and differentiating the Sub-Region from other visitor locations.

9.27 In further developing the tourism industry within the Sub-Region, it will be important to ensure there is an adequate provision of visitor accommodation. This will help to maximise the number of visitors staying overnight rather than this is beneficial because the levels of spending within the local economy attributed to overnight guests are generally greater than the spending patterns of day visitors.

9.28 The Hotel Demand Survey – Derbyshire and The Peak District (2007) commissioned by DDEP found that despite the clear visitor appeal of the Peak District, it had a much smaller stock of hotel accommodation compared to the Lake District; a National Park that attracts a similar number of day visitors. In addition, the Hotel Demand Survey indicates that serviced accommodation i.e. hotels suffers from a relative underprovision compared to non-serviced accommodation (which typically includes caravan and camp sites). Indeed, the number of people that can be accommodated by the stock of non-serviced accommodation outstrips the number of serviced bed spaces by a factor of 4 in Derbyshire Dales and 2.5 in High Peak. No corresponding figure is provided for the Peak District national Park.

9.29 However, the study also noted that a number of new hotel developments are planned for the Peak District, which could add 150-200 additional hotel bedrooms, thereby increasing the supply of serviced accommodation by 18%:

- The redevelopment of the Buxton Crescent Hotel to provide a spa and boutique hotel;
- The development of a hotel in the Hope Valley on the site of the former Marquis of Granby hotel;
- The development of a new hotel at Hadfield;
- Planning permission exists for a new hotel as part of the redevelopment of the Nestle site in Ashbourne.

9.30 The study suggests that the development of spa facilities in Buxton could help to generate demand for additional hotel bedrooms in Buxton as not all the visitors generated by the facility will wish to stay in the adjoining hotel. In increasing the

demand for hotel accommodation in Derbyshire, the study also highlights the need to ensure that the County remains competitive with other destinations for both business and leisure visitors.

9.31 The Hotel Demand Survey concludes that the chain operators are unlikely to seek sites in rural areas because of the number of bedrooms and the on-site services they typically look to accommodate and their preference for urban locations with good road access and existing corporate activity. The latter is important in helping to minimise the seasonality of demand.

9.32 However, the study suggests that a number of the Sub-Region's smaller towns may be suitable locations for new hotel development and that a well known operator would be interested in sites in the following locations:

- Buxton
- Ashbourne
- Matlock
- Glossop

Knowledge-based Businesses

9.33 The development of knowledge-based industries represents a further opportunity for economic growth. There are no significant clusters of knowledge-based businesses in the Peak Sub-Region at the moment. However, there is a small existing nucleus of IT companies within Matlock which could be developed to help the growth of the sector in the area. Additionally, consultations undertaken by NLP have highlighted that there are a growing number of bespoke businesses in sectors such as pharmaceuticals operating in the area.

9.34 The study also identified a number of architecture and design-based companies in the Sub-Region, particularly on those industrial estates providing smaller, more modern business premises.

9.35 In addition, there are a number of knowledge-based / high technology businesses located in High Peak and Derbyshire Dales that are considered to be market leaders

in their field and this could represent an opportunity to develop spin-off benefits. These businesses include:

- Servo, in Darley Dale, is one of the leading UK providers of IT services and solutions and is recognised as a key provider of IT infrastructure services to the public and private sector;
- Laser Rail, in Matlock, is a market leader in the development of technology and software to support the engineering of the railway infrastructure, as well as its interface with trains (through signalling equipment etc);
- Uniscan Instruments, in Buxton, is a world leader in the design and development of precision measurement instruments based upon electrochemical and optical technology;
- the Health and Safety Executive (HSE) Laboratory in the Harpur Hill Industrial Estate in Buxton, provides research, scientific support and investigative work into workplace accidents and work-related diseases;
- Peakdale Molecular in Chapel-en-le-Frith, Peakdale specialises in synthetic organic chemistry, providing a range of products and services to the pharmaceutical and biotechnology industry.

9.36 In order to facilitate the development of the sector, it will be important to provide the necessary business support and ensure a supply of sites and premises that meet the needs of the knowledge-based businesses.

9.37 Additionally, there has been and continues to be a focus on improving the business / ICT infrastructure of the Sub-Region. The East Midlands Regional Assembly's 2006/07 Annual Monitoring Report states that access to Broadband at the Regional level stands at 99.9%. Within the Sub-Region, broadband coverage is improving and there are aspirations to develop wireless hotspots through the A6 corridor, which would assist in the attraction and retention of knowledge-based firms.

Managed Workspace and Incubator Development

9.38 The development of new, high value businesses is identified as a key objective of the Sub-Region in a number of economic policy documents. It will be important to provide modern, flexible business space that meets the needs of these companies in order to facilitate this and a number of managed workspace/ business incubator units are in development or recently completed.

- 9.39 A new business incubator facility is under construction in Hathersage involving conversion of redundant farm buildings, as well as new build to provide approximately 25 offices ranging from 45 to 93 sq.m. The scheme will provide flexible space for start-up or small businesses, with a particular focus on stimulating the knowledge economy. Development commenced in early 2008 with a build period of approximately 12 months and the developer anticipates it will be fully occupied within 18 months.
- 9.40 The Glossop Gas Works development comprises 6 office units and 1 retail unit, ranging from 18 to 32 sq.m. The development also includes a meeting room. Take-up has been strong, which provides positive indications that there is a demand for facilities of this nature within the study area. The scheme, which is a conversion of old gas works offices was completed in September 2007 and fully let prior to completion. Discussions with the developer indicated that the majority of occupants are small / micro-businesses operating in the knowledge-based sector. The scheme was developed to meet what the developer perceived as a previous under-provision of good quality office space for local residents setting up a business or working from home in the area and wanting to move into office premises.
- 9.41 Furthermore, it is understood that discussions are currently ongoing between the University of Derby and Vision Buxton regarding the development of business incubator space within Buxton.
- 9.42 There is a strong desire for a similar development in the Matlock area. The Matlock Health Check and Action Plan (2004) included proposals to create an 'innovation centre' in the town to encourage start-up firms, particularly in high-technology fields to help the town become a hub for knowledge-based businesses.
- 9.43 A feasibility study undertaken in December 2004 recommended that provision of such a facility was feasible within the Derbyshire Dales Central Corridor. At the time it was envisaged that this could form part of the Cawdor Quarry development. However, this was not progressed by the developer and discussions with Derbyshire Dales District Council have indicated that, whilst no physical plan or financial package is in place, such a development remains an aspiration of the Council, to help the area attract high quality start-up businesses.

High Skill Levels

- 9.44 The study area has a disproportionately large number of highly skilled residents; 33.5% of High Peak's working age population and 31.9% of Derbyshire Dales' are qualified to NVQ Level 4 or above. This is significantly higher than the regional average of 24.8% and represents an opportunity for the Sub-Region. Although many of these skilled residents currently commute to employment opportunities in the surrounding conurbations, a number may eventually decide to set up their own businesses and this is something that could be actively encouraged.
- 9.45 Consultations with Business Link have indicated that start-up businesses of this nature have a particularly high rate of success. This is because the founder usually has a wealth of relevant experience and the benefit of a good network of related business contacts. In addition, such companies are often set up in response to the identification of a specific niche in the market.
- 9.46 To capitalise upon this opportunity, it will be important to ensure that the stock of employment land and premises in the Sub-Region meets the needs of modern businesses.

High Quality Environment

- 9.47 The Sub-Region's environmental quality is also a significant asset that can contribute towards its future economic growth. It is fundamental to the success of the tourism industry in the area and is a major factor behind the high number of artists and craftspeople based locally. In addition, the quality of environment was cited as a key locational advantage of the area by a large proportion of respondents to the NLP business survey and should clearly be capitalised upon to help the Sub-Region attract and retain businesses.
- 9.48 The area's quality of life and environment, coupled with the high quality housing and good schools make the area attractive to people of senior management level. The NLP business survey highlighted that a number of firms are located in the Peak Sub-Region because the owner / director of the company lives in the area, and this represents an asset in terms of the study area's future economy and business base.

9.49 Additionally, consultations undertaken by NLP have highlighted a belief that the quality of life and environment available in the area should be used to help 'capture' the entrepreneurial spirit of 30 to 40 year olds. In particular, highly-skilled individuals who have previously lived in the neighbouring cities and are now at a stage in their life where they are looking to move to a more rural location and start their own business should be targeted. This is because such businesses are typically more successful, as discussed above, due to the founder having acquired relevant experience, as well as business contacts in the economic centres nearby.

Lifestyle Businesses

9.50 The quality of life and the natural beauty of the area mean that a lot of people set up lifestyle businesses in the Sub-Region. Lifestyle businesses are set up by people who wish to pursue an interest rather than purely for financial reasons and include public houses, hotels and art-related businesses. However, whilst these businesses form an important part of the economy, they often have limited growth aspirations and it will therefore be important for the Sub-Region to support and develop these businesses to try and stimulate their growth.

Regeneration Initiatives

9.51 A series of regeneration initiatives are currently underway in the Sub-Region to improve the provision of leisure, retail and commercial premises. This should help to further increase the number of visitors to the area and help to attract and retain good quality businesses. These initiatives include:

- the Buxton Crescent and Spa project represents £32 million of investment to regenerate Buxton as a spa town. This will deliver a high quality, 80 bed hotel, thermal spa and boutique shops and be supplemented by works to the Pavilion Gardens;
- Howard Town Mill in Glossop is currently being redeveloped to provide 3,700 sq.m. of retail leisure space, 1,160 sq.m. of office accommodation and 65 apartments in the town centre;
- Glossop will also benefit from the Glossop Vision programme; a £2.1 million scheme of public realm improvements focused upon the High Street and park, whilst further improvements to the Indoor Market Hall are also scheduled for 2008/09;

- development is currently underway at Cawdor Quarry in Matlock, which will ultimately include approximately 400 residential units in addition to the new Sainsburys store which opened in October 2007. The edge-of-town scheme has also significantly improved the accessibility of the nearby Halldale Quarry site, which the Local Plan has designated for a wide variety of employment uses;
- a 9 ha site on the A6 between Matlock and Darley Dale (known as 'The Dimple') is to be developed by the District Council as a flagship wet/dry leisure centre; an adjacent site has been sold to a national pub chain for the development of a family pub / restaurant;
- The Matlock Town Centre Supplementary Planning Document is currently being drawn up by the District Council will provide a framework for investment in the town centre on a number of key redevelopment sites (including land owned by the Council) to provide an improved retail and tourism offer;
- Waterside Park in Ashbourne (part of the former Nestle site) is currently being developed and will contain housing, non-food retail and 3,720 sq.m of B1/B2 floorspace. The flexible range of modern, high quality offices of between 186 and 1,860 sq.m. in size will provide accommodation of a quality that is not currently available in the town. Two of the retail units are already occupied (Homebase and Halfords);
- Another part of the former Nestle site has been granted planning permission for the development of a 53 bedroom hotel. A small community hospital and health centre are also being developed nearby on Clifton Road, on a site previously owned by the District Council;
- Funding has recently been obtained to finance further development of the National Stone Centre, near Wirksworth. This is to augment the existing Discovery Centre to include the provision of education, training and workspace facilities. The development will significantly enhance the tourism appeal of the site.

The Minerals Industry

9.52 The Derbyshire County Council Minerals Local Plan (2002) states that Derbyshire is one of the UK's richest counties with respect to the range and variety of minerals available and for many years has been one of the country's largest mineral producers. For the area outside the National Park, the Plan emphasises the importance of the industry to the local economy, estimating that it supports approximately 8,000 jobs in minerals and related industries across Derbyshire.

9.53 The minerals industry is particularly prominent within the employment structure of the National Park. The National Park Business Survey (2005) found that quarrying accounts for 12% of employment within the Peak District National Park. The analysis

contained within Chapter 4.0 of this report highlights that the industry accounts for 1.2% of all jobs in Derbyshire Dales and 1.1% in High Peak, which is significantly higher than the regional average (0.3%).

- 9.54 Discussions held with the County Council have indicated that there have been two significant quarry closures in Derbyshire Dales and High Peak over the last 20 years. However, this was the result of a rationalization of company operations and that no further closures are anticipated in the foreseeable future. Indeed, it is understood that one large operator has invested significantly in modernising their plant in recent years and have in place a programme of ongoing investment, indicating their long term commitment to the Sub-Region.
- 9.55 It is understood that operations at a number of quarries have expanded to focus upon high quality stone and related manufacturing, with such development typically undertaken on site.
- 9.56 Whilst the future of the minerals industry within the Sub-Region is understood to be stable, it is likely that it will become increasingly concentrated within High Peak and Derbyshire Dales. RSS policies seek to reduce the number of aggregates coming from the Peak District National Park, as do the Peak District National Park Structure Plan and Local Plan. At the Examination in Public of the Peak District National Park Structure Plan, it was determined that whilst the need for minerals generates employment, the need for employment does not justify mineral extraction within the National Park. This decision was based upon the negative impact that mineral workings can have upon the natural resources and landscape / environmental quality of the National Park.
- 9.57 In addition, national policies state that major development should not take place within National Parks. It is understood from discussions with the National Park Authority that these policies apply now to any new proposals, many existing workings have time-limited permission. Particularly given that there are significant alternatives available elsewhere in Derbyshire. Indeed, the County has one billion tonnes of permitted limestone reserve. It should be noted that the Peak District National Park Structure Plan and Local Plan do not allocate any land for new mineral workings.

9.58 Overall, this review of factors that could lead to economic growth in the Sub-Region indicates modest potential in areas such as food/drink processing, creative and knowledge-based industries, and scope to build on the area's tourism advantages, attractions for lifestyle businesses and the impacts of large regeneration schemes. These sectors and the types of business that will be developed in them in this area are less likely to be major sources of employment growth and any inward relocations are likely to be smaller scale. Whilst the scale of such growth is likely to be relatively small, it should be noted that the developments planned for the Sub-Region represent a significant step-change in terms of what has been delivered in the area historically.

Challenges and Risks

9.59 This section considers the challenges and risks facing the area's economy that could constrain future demand, and where it is possible to put in place measures to address them.

National Economic Performance

9.60 Many economic commentators are currently predicting a national economic downturn in the short to medium-term. This could result in lower levels of business investment and less robust business performance and as a consequence temper business and employment growth. More particularly, this could depress the commercial property market, with implications on the amount of new development that may be brought forward. It might, for example, reduce willingness by developers to undertake speculative development within the Sub-Region. While it is difficult to assess what the direct impacts of national economic trends will be in the Sub-Region, it will be an important factor if the market is relied upon to deliver new employment land development.

Skills / Recruitment

9.61 Levels of unemployment in the Sub-Region are low, particularly within the National Park, and this results in a tight local labour market. The consultations and business surveys undertaken by NLP have indicated that firms suffer from recruitment difficulties as a consequence, with respect to both high and low skilled positions.

- 9.62 It is understood that the recruitment of low-waged staff is made more difficult by both the high house prices and the poor public transport provision in the Sub-Region. The Ashbourne Economic Assessment highlights that manufacturing businesses in the area are finding it increasingly difficult to recruit low-skilled workers and that, to address this, some firms on the Airfield Industrial Estate are hiring workers resident in Derby and providing a bus service to transport them to and from work. The study also acknowledges that some businesses that are reliant on low-wage workers could ultimately decide to locate elsewhere if this issue is not addressed.
- 9.63 It is likely that this situation will worsen in the medium to long term, particularly within Derbyshire Dales and Peak District National Park. The latest ONS population projections forecast that the working-age population of Derbyshire Dales will fall by 3,000 between 2004 and 2026, whilst the overall population of the National Park is anticipated to decline by almost 6,000 over the period 2001 to 2026.⁴⁹ A reduction in the number of working age residents can be expected to exacerbate the current recruitment difficulties being experienced in the area.
- 9.64 Another problem in the area is that anecdotal evidence suggests that a large proportion of children brought up in the area move outside of the Sub-Region to attend university but only a small proportion return to work in the area. This is because of the high house prices in the study area, as well as a limited number of employment opportunities for graduates.

House Prices

- 9.65 The Draft Housing Market Assessment (2007) states that average house prices in the Sub-Region are now similar to the national average but average earnings remain around 10% below the national average, which indicates that housing is comparatively more expensive in the study area (no corresponding figures for the East Midlands are included within the study). The study suggests that this is as a result of the in-migration of more affluent households from the neighbouring conurbations, as well as the popularity of the area for holiday and second homes.

⁴⁹ Source: *Population, household and labour force projections for the Peak District National Park Authority and East Midlands Regional Assembly produced by the University of Manchester*

- 9.66 The future economic growth of the Sub-Region relies heavily upon the availability of a suitable labour force. As discussed above, high house prices appear to be contributing to recruitment difficulties for locally-based firms and housing affordability was raised as a key issue in stakeholder and business consultations.
- 9.67 In addition, stakeholder consultations have indicated that the high house prices in the area could also serve to constrain economic growth by limiting the availability of sites and premises. Some stakeholders stated that landowners are often reluctant to release land allocated for employment development for such uses because of the greater returns that can be generated by bringing a site forward for residential use.
- 9.68 The Draft Housing Market Assessment (2007) argues that the housing allocations presented in the draft RSS suggest constraining the trend rate of household growth.

Sites and Premises

- 9.69 As discussed in Section 3.0, a number of policy documents have identified that the employment growth potential of the study area could be constrained by a lack of suitable sites. The Sub-Region has historically suffered from a shortage of available, serviced sites. Supply is further restricted because of topography issues and site constraints including flooding, as well as owner aspirations for alternative, higher value development on sites allocated for employment.
- 9.70 Additionally, the economic structure of the study area is changing and moving away from manufacturing and traditional industries towards a more service-oriented economy. As a consequence, there are a number of allocated sites and premises that are a legacy of the area's industrial heritage and do not meet the needs of modern businesses.
- 9.71 In order to drive forward the future economic growth of the Sub-Region, it will be important to ensure that the area's employment land portfolio includes a range of sites and premises suited to the needs of modern businesses. The County Council Regeneration Plan highlights the need to provide more accommodation, in particular modern office space, and to improve the accessibility, environment and security of some key sites.

- 9.72 Attendees of the visioning workshop suggested that it may be appropriate to demolish old premises with no prospect of attracting an occupier and then replace the buildings with new units that meet the needs of modern businesses. Similarly, it was suggested that some sites with no prospect of coming forward for employment use should be de-allocated and replaced (where necessary) with new allocations.
- 9.73 However, some sites that are currently unattractive to developers / prospective occupiers could be made suitable for modern businesses if their environmental and topography constraints could be overcome. Public sector funding could therefore be pursued to provide the finance needed to pump-prime such sites for development.
- 9.74 Funding could be sought via the High Quality Employment Floor Space Fund recently introduced by EMDA. This is a three year programme aimed at creating new employment floorspace to support the creation of high quality jobs. Grants of £250,000 to £5 million will be available to public and private sector organisations to create new floorspace through new development or by bringing existing buildings into more productive use. In addition, funding could be sought for the development of sites on EMDA's Brownfield Land Action Plan (BLAP) Register, which has been developed to accelerate the re-use of brownfield land for new employment uses.
- 9.75 It should, however, be noted that consultations with EMDA indicated that there are no sites within the Sub-Region that are considered to be of regional significance or a regional priority. As a consequence, it is likely to be difficult for the area to attract funding from the RDA in order to unlock constrained sites and it will therefore be necessary to pursue funding through alternative sources such as DDEP.
- 9.76 Mixed-use development is another approach that could be considered. The employment structure of the study area is changing and the employment density of an office development is far higher than that of an industrial unit. As a result, it is possible to allow part of an employment site to come forward for higher value uses such as residential/offices without reducing the number of jobs it supports. The higher value land uses can then be used to subsidise the employment provision, thereby helping to unlock sites that would be not be viable otherwise. Most demand for office premises within the Sub-Region is typically generated by firms serving a local market, those which do not require high levels of customer contact, or which are owned and operated by local residents. This demand is predominantly concentrated

in the main market towns such as Glossop, Matlock and Bakewell, and mixed use development is less likely to work on sites outside these areas.

Accessibility

- 9.77 The business survey undertaken by NLP illustrated that the poor accessibility of parts of the Sub-Region represents a significant constraint. The policy review indicated that the future economic growth of the study area could be restricted by poor accessibility. In addition, stakeholder consultations have highlighted that some firms (particularly in the haulage industry) historically located in the area are beginning to consider looking for sites elsewhere with better access. The area's accessibility appears unlikely to change significantly in future.
- 9.78 Poor public transport is also an issue in the area, making it difficult for some businesses in the Sub-Region to recruit, particularly in relation to lower-skill, lower-wage vacancies.

Competition

- 9.79 The study area is located in close proximity to the city regions of Sheffield and Greater Manchester, as well as the conurbations of Derby and Chesterfield. As a result, Glossop competes in the same property market as parts of Greater Manchester. Similarly, there are links between Hathersage and Sheffield and Ashbourne and Derby.
- 9.80 This proximity makes it difficult for the Sub-Region to compete with the City Regions in terms of attracting new businesses and investment. Whilst the study area offers lower cost premises, it is understood that greater levels of grant assistance and financial incentives are offered by neighbouring urban areas. The City Regions also offer a wider choice of premises in terms of size and quality. In addition, although the Sub-Region offers a high quality of life and environment that have helped to attract existing companies to the area, it cannot offer the locational benefits of a major city, which are typically sought by high technology and similar businesses. This makes it difficult for the Sub-Region to attract businesses in these sectors.
- 9.81 Competition from other nearby districts will also be an important consideration. Chapter 4 identified a supply of available or planned new employment development

with good accessibility coming forward in adjoining areas, as well as the greater attraction of the larger regional centres for much of the office demand. Such factors could reduce the amount of future development that the Sub-Region can attract.

Manufacturing Decline

- 9.82 The manufacturing sector accounts for a significant proportion of businesses and employment within the study area, particularly in High Peak where approximately one in five jobs are in manufacturing. The industry has experienced substantial decline over the past decade; in 1995 manufacturing accounted for one-third of all jobs in High Peak. Manufacturing is expected to continue to decline and given High Peak's reliance upon the industry, it will be important to manage this decline and promote the diversification of the local economy to minimise the impact.
- 9.83 However, although manufacturing employment is forecast to decline, the future of the industry is not as negative as this might suggest. Over 80% of manufacturing firms (across the study area) surveyed by NLP indicated that they expect their business to grow over the next 10 to 15 years. This figure should be treated with some caution given the relatively small sample size from which it is derived but it does provide an indication of business confidence in the sector. The focus of the industry is shifting towards value-added manufacturing and as a result productivity gains are likely to drive future performance. Nearly 60% of businesses surveyed by NLP stated that improved productivity would be the driver of future growth.
- 9.84 It should also be noted that High Peak Borough Council established the Manufacturing Task Force in 2006 to help support the industry. The task force brings local businesses and Council officers together with key agencies such as the Manufacturing Advisory Service, Business Link and the Engineering Employers Federation. It is used to discuss the issues facing the industry (including training provision, sites and premises and access to business support services) and identify firm actions to address these.

Other Factors

- 9.85 Other factors which could moderate future levels of employment space needed include the growing trend to relocate certain business operations to lower-cost

locations overseas, often referred to as “off-shoring”. The industries with the highest propensity for this have typically included communications, banking and finance, and some business services, but with indirect effects on other sectors of the economy. At the same time, industrial firms are tending to move lower value manufacturing operations to lower cost countries while maintaining UK distribution functions. Some recent studies suggest that while this trend may be slowing for business services, it may continue for lower-technology manufacturing. This may have implications for particular business sectors in the Sub-Region, although it is hard to quantify the extent with any certainty.

- 9.86 Another factor is the ability to achieve economic growth without corresponding increases in demand for employment space or labour, known as “smart” or “spaceless” growth. This could reflect increased automation, labour productivity improvements, hot-desking, working from home, or more overtime working by current staff. Such factors could reduce the amount of additional employment space needed in the future, although it is difficult to quantify the extent of this effect and recent studies have not found major changes in employment/space ratios so far.

The Way Forward

- 9.87 To capitalise on future areas of growth, address the potential risks and limitations of a market-led approach, and help deliver sustainable communities and a sustainable economy, a balance is needed between encouraging more indigenous growth within the Sub-Region while potentially also increasing the amount of inward investment that is attracted. This will contribute to broadening the area’s economic base and creating a range of employment opportunities for local residents in different sectors and skill levels.
- 9.88 This approach would continue to build on the Sub-Region’s existing strengths, for example the high quality environment, and appeal to those groups who already own or may set-up their businesses. The area’s relative remoteness from strategic routes and constraints on labour supply, as well as competition from surrounding areas, suggest that significant large-scale inward investments are unlikely. However, the Sub-Region does have a number of larger sites which could be brought forward with some public sector support to overcome constraints, which may help capture smaller, more specialist relocations that complement the area’s economic strengths without

adding significant pressures to the labour market. The range of regeneration initiatives now in place will help in this regard.

- 9.89 At the same time, greater balance could be sought by encouraging locally-based, small-firm growth near to the main market towns, and trying to establish different types of employment uses for which the Sub-Region may offer distinct advantages, some of which are outside of the traditional B-class uses, such as tourism and the creative industries. The growth needs of local manufacturing and specialist engineering firms moving into higher-value activities also need to be accommodated, as well as the growing base of knowledge-based businesses.
- 9.90 The general attractiveness of the Sub-Region could be enhanced through provision of some new employment space, as well as upgrading or renewing existing employment areas where possible. However, it will also be important to retain a stock of lower-cost, possibly lower-quality sites and premises, which meet the particular needs of small firms, or are of local importance in more remote parts of the Sub-Region. Greater emphasis will be required on provision for small and start-up businesses which are likely to form an important part of the Sub-Region's economic future.
- 9.91 The estimation of future employment land requirements for the Sub-Region in the following chapter needs to be considered against this background.

10.0 FUTURE NEED FOR EMPLOYMENT SPACE

- 10.1 This section assesses requirements for additional employment space in the Sub-Region up to 2026, based on employment forecasts. It also considers the types of space likely to be required.
- 10.2 Several different approaches to estimating future employment needs have been used:
- based on projections of future employment growth in the area;
 - considering past trends in take-up of employment space;
 - considering the implications of current employment site allocations coming forward for development;
 - taking account of market demand, growth needs of local firms and future labour supply.
- 10.3 Some of these factors can point in different directions and a balance has to be drawn between them.
- 10.4 Since no separate data on employment growth or take-up rates of employment land is available for the Peak District National Park as a whole, the assessment has had to rely only on data for the two main districts in the Sub-Region – High Peak and Derbyshire Dales. The employment land needs of the National Park have been identified by examining land needs of these two districts and making a judgement on an appropriate level of provision, taking account of available development sites in National Park settlements, relative sizes of the different local economies and commercial market views.
- 10.5 The employment space needs have been expressed in terms of land areas (hectares) rather than floorspace. This is not ideal particularly since using site areas can give a misleading indication in cases of mixed use schemes or sites where large areas are not developable. However, the absence of reliable floorspace data by the main B use classes necessitates this approach.

Employment Growth

- 10.6 Independent forecasts of employment growth in the High Peak and Derbyshire Dales parts of the Peak Sub-Region up to 2026 have been prepared to reflect a 'baseline' situation (Appendix 5), assuming that past economic and employment trends and relationships between the local area and the region with regard to outputs in different economic sectors will continue in the future.⁵⁰ These also take account of certain supply-side features such as population forecasts and the skills profile of the labour force. Such forecasts tend to be most reliable for larger areas, such as regional and national scales, than at the local economy level. Absolute employment numbers in smaller economies are lower, and therefore more sensitive to the movements of individual firms or other changes. However, such forecasts can indicate the broad scale and direction of growth in different economic sectors and provide some guidance to assess future land requirements.
- 10.7 It is also important to recognise that there is not always a strong relationship between employment change and employment land needs; additional employment space can be needed even if employment itself is falling, for example if a manufacturing firm requires more space to enable greater automation and achieve job reductions through productivity gains. Additional land can also be needed if a firm wants more space to expand even if the sector generally is declining, to provide greater choice of sites, or to allow the current stock of employment premises to be renewed.
- 10.8 The employment change resulting from these forecasts is illustrated in Table 10.1 below, using an approximation of the B-use classes based on groupings of industrial sectors. Separate forecasts have been prepared for each district, reflecting that there are significant variations in their local economic characteristics and functional economic areas, and to allow for a more informed basis for planning purposes in each local authority area.⁵¹ The forecasts suggest future job growth in the B-use classes will be entirely in office-based sectors, with declines in both manufacturing and distribution sector employment. A net overall fall in B class employment is forecast, amounting to about 45 jobs annually as losses in manufacturing and distribution run just ahead of gains in office-based jobs.

⁵⁰ Experian Business Strategies

⁵¹ As lowest level breakdown for forecasting is local authority areas, these forecasts exclude the parts of the Peak District National Park Authority outside of the Derbyshire Dales and High Peak boundaries.

Table 10.1: Employment Change in Peak Sub-Region 2008-2026 (Baseline)

	Peak Sub-Region	Derbyshire Dales	High Peak
	2008-2026	2008-2026	2008-2026
Manufacturing (B1c/B2)	- 1,600	- 500	- 1,100
Distribution (B8)	- 400	- 300	- 100
Business/financial services (B1 a/b)	+ 1,200	+ 500	+ 700
Total B-class Jobs	- 800	- 300	- 500

Source: Experian Business Strategies, 2008

10.9 A higher-growth ‘policy-on’ scenario was also prepared (Appendix 5), which takes account of key objectives contained in the East Midlands Regional Economic Strategy to reduce the productivity gap between the East Midlands region and the rest of the UK.⁵² This scenario rolls forward the RES target that regional productivity improvements of 1.37% across all sectors will be achieved within three years relative to the base year (i.e. 2011). This assumes that as firms become more productive, they become more competitive relative to other firms outside of the East Midlands region, potentially generating higher levels of exports and output, in turn supporting more employment.⁵³ Therefore, job losses in the manufacturing and distribution sectors are forecast to be lower than in the ‘baseline’ scenario, and growth in office-based sectors slightly higher (Table 10.2). This would still produce a small job decline in High Peak but a small gain in Derbyshire Dales.

Table 10.2: Employment Change in Peak Sub-Region 2008-2026 (Higher Growth)

	Peak Sub-Region	Derbyshire Dales	High Peak
	2008-2026	2008-2026	2008-2026
Manufacturing (B1c/B2)	- 1,300	- 400	- 900
Distribution (B8)	- 400	- 200	- 200
Business/financial services (B1a/b)	+ 1,500	+ 800	+ 700
Total B-class Jobs	- 200	+ 200	- 400

Source: Experian Business Strategies, 2008

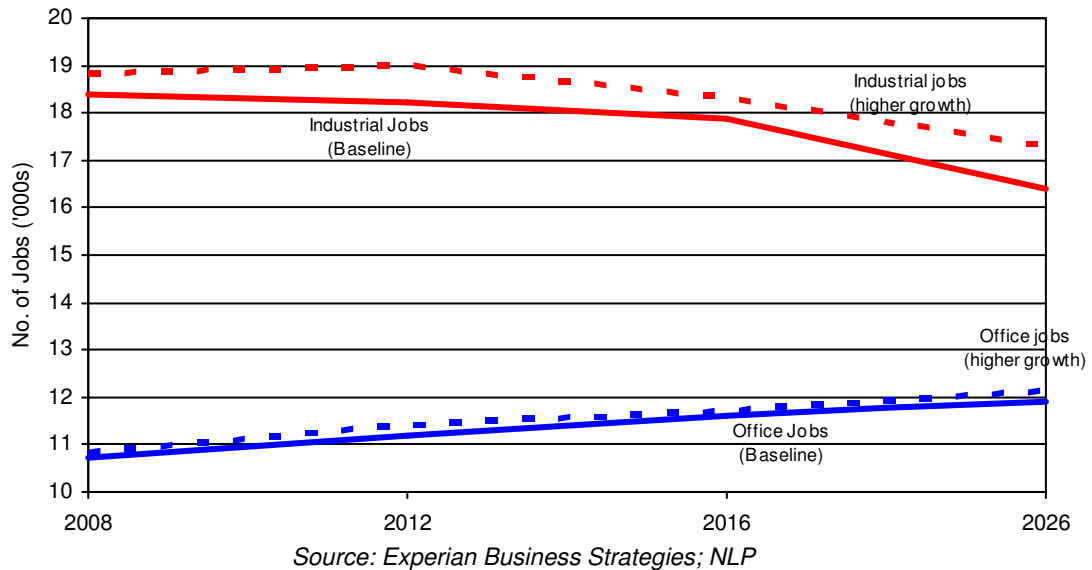
10.10 Employment forecasts for office-based jobs and industrial jobs (manufacturing and distribution) under these two scenarios are illustrated in Figure 10.1. It should be noted that the productivity improvements assumed by the higher-growth scenario are

⁵² *The East Midlands in 2006*, Evidence Base for the East Midlands Regional Economic Strategy 2006-2020, EMDA

⁵³ Note: employment may fall or increase only slightly in a sector if output does not respond strongly to higher productivity levels. For example, the increase in employment in business / financial services in the scenario relative to the baseline is quite limited, because Experian estimate that exports do not form a large part of total sales for this sector in the East Midlands, so there is less scope to capture additional business from elsewhere.

unlikely to apply equally to all sectors, in which case some of the gains may be less realistic for the Peak Sub-Region than other parts of the East Midlands where the economic base is broader. In terms of B-use classes, the overall effect of these productivity gains is to temper the rate of decline in industrial jobs, and result in modest increased growth in office-based sectors. However, there would only be a modest difference overall from the baseline forecasts.

Figure 10.1: Future Employment Growth in Peak Sub-Region



Employment-based Space Requirements

10.11 The 'baseline' employment forecasts can be converted to gross additional employment space requirements assuming typical ratios of jobs to floorspace for the different B uses.⁵⁴ For this purpose, manufacturing is assumed to have a ratio of 1 job per 35 m², and distribution 1 job per 50 m². Business and financial services jobs are taken to be the main requirements for B1 office space, at a general office ratio of 1 job per 20 m². In addition, an average plot ratio of 0.4 is assumed, so that a 1 ha site would be needed to accommodate 4,000 m² of employment floorspace. No specific allowance has been made for higher density office developments in the main towns as there appears to be limited scope for such development.

⁵⁴ ODPM Guidance Note on Employment Land Reviews, 2004; assumes 1 office job requires 18 m² of floorspace, a manufacturing job some 31 m² and a warehousing job 40 m²

10.12 On this basis, across the Peak Sub-Region, the 'baseline' forecasts indicate 13.9 ha less manufacturing land than now will be needed by 2026, and 5.4 ha less land for distribution uses up to 2026. They also point to 5.7 ha more land being needed for office development by 2026. The net effect suggests a total reduction in the need for employment land to 2026 of 13.6 ha compared to currently, consisting of 4.9 ha in Derbyshire Dales and 8.7 ha in High Peak (Table 10.3). However, as redundant industrial land cannot necessarily be recycled to provide sites for office-based activities or may be inappropriately located, it is the gross land requirements that are important, and some new land for office development may still be needed.

Table 10.3: Gross Employment Floorspace/Land Requirements, 2008-2026 (Baseline)

	Derbyshire Dales		High Peak	
	Additional Floorspace Needs (m ²)	Additional Land Needs (ha)	Additional Floorspace Needs (m ²)	Additional Land Needs (ha)
Manufacturing space (B1c/B2)	- 16,600	- 4.1	- 39,200	- 9.8
Distribution space (B8)	- 13,600	- 3.4	- 7,900	- 2.0
Office space (B1a/b)	+ 10,400	+ 2.6	+ 12,500	+ 3.1
Net B-class space	- 19,800	- 4.9	- 34,600	- 8.7

Source: NLP

10.13 Using the same method as above, the higher growth scenario was also translated into additional employment space requirements (Table 10.4). This scenario results in slightly lower losses of land for manufacturing and distribution uses, and more land required for office development. Taken together, the higher growth forecasts indicate 10.4 ha (compared to 13.9 ha for the baseline) less manufacturing land than now will be needed by 2026, and 4.6 ha less land for distribution uses (compared to 5.7 ha less in the baseline). Some 6.3 ha of additional land would be needed for office development (compared to 5.7 ha in the baseline).

10.14 Across the Peak Sub-Region, the net effect would be 8.7 ha less employment land required by 2026, 2.5 ha of which would be in Derbyshire Dales and 6.2 ha in High Peak (Table 10.4), although some additional land for office development may be required if former industrial sites are not suitable. This compares with 13.6 ha less land needed by the baseline scenario.

Table 10.4: Gross Employment Floorspace / Land Requirements, 2008-2026 (Higher Growth)

	Derbyshire Dales		High Peak	
	Additional Floorspace Needs (m ²)	Additional Land Needs (ha)	Additional Floorspace Needs (m ²)	Additional Land Needs (ha)
Manufacturing space (B1c/B2)	- 9,800	- 2.5	- 31,600	- 7.9
Distribution space (B8)	- 11,500	- 2.9	- 6,700	- 1.7
Office space (B1a/b)	+ 11,400	+ 2.9	+ 13,700	+ 3.4
Net B-class space	- 9,900	- 2.5	- 24,600	- 6.2

Source: NLP

Past Take-up Scenario

- 10.15 In some situations, past take-up rates of employment land can provide a different indicator of future needs than forecasts of employment growth, which may not fully reflect development opportunities in the Sub-Region. The long-term average take-up of 2.5 ha p.a.⁵⁵ in the Peak Sub-Region since 1992 provides a starting point for estimating future needs.
- 10.16 This approach also has potential limitations since past trends may not fully reflect changing industrial structure or what will happen to the local economy in future, while take-up rates are gross figures and do not reflect some employment land being lost. The available take-up data also covers a reasonably long period but this was mainly one of benign economic growth whereas the future national economic picture now appears less promising. However, the study period is 18 years, a sufficiently long period over which such economic fluctuations should even out.
- 10.17 It could be argued that future take-up rates in the Sub-Region will be lower than in the past. For example, some slowing of demand for distribution space in High Peak appears likely as much existing latent demand has been met at Rossington Park, while competition from nearby areas seems likely to be maintained or possibly increase. Decline of larger scale manufacturing premises as this element increasingly relocates to lower cost overseas locations, combined with trends towards more office-based activities jobs in higher-density premises, will require less land for employment uses than in the past. Any future strategy which places greater emphasis on growth of smaller scale, local business units would also imply lower land needs. The predicted decline in the Sub-Region's labour supply also appears likely to

⁵⁵ Excluding parts of Peak District National Park

constrain future growth unless current out-commuters can be drawn back by more local jobs becoming available.

- 10.18 On the other hand, take-up in recent years has been significantly higher than 2.5 ha p.a. while greater intervention by the local authorities to bring forward sites could stimulate take-up, although this may require public funding to achieve. On balance, for this purpose, the long term average rate of 2.5 ha p.a. has been used.
- 10.19 This would imply a need for at least 45 ha of employment land over the period 2008-26, but adding a modest safety margin (equivalent to about two years of take-up) to allow for developer choice and some sites not coming forward quickly would increase this figure to around 50 ha. It is acknowledged that this figure does not allow for any take-up in the Peak District National Park, for which no historic data is available, and some extra allowance should be made for this.

Development Site Based Scenario

- 10.20 The above estimates can also be tested against a further, more aspirational scenario of future needs based on development sites with developer interest. This is relevant since the above approaches do not, for example, reflect the potential for demand being stimulated and additional development/relocations being attracted by employment sites being brought forward. To reflect this, a further, development site based model was also prepared.
- 10.21 This model is based on the Sub-Region's local authorities' knowledge of current proposals and developer interest and assumes that a number of the better current employment allocations and other sites within the Sub-Region are brought forward for employment development. Since these sites are identified on the basis of planning permissions or known developer interest on them, they provide some guide to the level of employment land that the market could be interested in taking up in future. It is recognised that some of these sites do not perform particularly strongly against the site assessment criteria but could improve greatly if public funding is available to resolve constraints.
- 10.22 The assumptions underlying this development site based scenario are that the Sub-Region will attract some relocations from elsewhere as these sites are brought forward for development, will capture more of the expansion needs of existing local

and small businesses who might otherwise choose to move out of the Sub-Region, and potentially allow more residents to set up businesses locally, rather than commute to work elsewhere. Experience elsewhere suggests that making serviced sites available can stimulate demand in itself, and help attract relocating firms looking for sites that are readily available. Stimulating greater development across the Sub-Region could also produce 'spin-off' effects in other sectors and produce a general uplift in economic activity.

10.23 This is an aspirational scenario, and not directly comparable to the employment-based forecasts. This is evident from the fact that the employment-based estimates predict no need for more employment land in quantitative terms, whereas this further scenario assumes more land will be developed.

10.24 In High Peak outside the National Park area, the sites in Table 10.5 have been identified by the Borough Council as having a high to medium degree of probability of development on them by 2026.⁵⁶ In total, these sites amount to in the order of 30 ha, made up of a number of existing allocated employment sites. All of these sites were assessed by the study.

Table 10.5: Sites Identified for Future Employment Development in High Peak

Site	Size (ha)	Comment
High Probability		
Land at Bridge Mills, Tintwistle	2.6	Planning consent for industrial units (B2) and open storage
Land off Bowden Lane, Chapel-en-le-Frith	6.0	Planning permission for industrial units
Etherow Industrial Estate (Rossington Park)	5.7	Extant planning permissions for industrial/distribution units on various plots
Medium Probability		
Land north of Bingswood Industrial Estate	0.9	Pending funding on new access / bridge from EMDA. Council intention to acquire site and progress for employment development

⁵⁶ based on existing planning permissions, any pre-application discussions or known interest from developers / funding bodies; this is based on information supplied by the relevant local authorities which has not been verified by the study consultants

Land at Tongue Lane, Buxton	4	Pending provision of new link road. Future employment development subject to new housing to provide road.
Land at Glossop Road, Gamesley	1.5	Some developer interest in site and adjacent housing allocation.
Land off Sheffield Road, Chapel-en-le-Frith	2.2	A large proportion currently designated as statutory allotment land, but alternatives being considered; adjacent site recently developed for business park
Land at Furness Vale	0.8	Small allocation to allow for extension of existing industrial estate
Land at Staden Lane, Buxton	1.6	Greenfield site to allow for extension of existing industrial estate; discussions held with landowner
Newtown Industrial Estate	7.1	Current proposals to develop a call centre, with some enabling development required.
A6 Link Road	0.3	Known interest for business relocation; pending bid for EMDA funding
All sites	32.7	

Source: High Peak Borough Council

10.25 Sites in Derbyshire Dales District Council outside the National Park area, identified by the District Council as likely to be developed in the short to medium-term, are listed in Table 10.6, and total about 18 ha. Not all of these sites were assessed by the study.

Table 10.6: Sites Identified for Future Employment Development in Derbyshire Dales

Site	Size (ha)	Comment
Cawdor Quarry, Matlock	0.5	Planning permission for 1,770 m ² of workspace units; remainder of site released to non-employment uses
Hall Dale Quarry, Matlock	12.0	Potential application for new employment development
Building 17, Cromford Mill	n/a	Identified by Draft Derbyshire Creative Industries Development Corridor Strategy as potential new creative industries workshop/studio space capable of providing c. 700 m ² lettable floorspace.
Water Lane, Wirksworth	0.15	Planning application for 5 industrial units totalling 400 m ² on infill site
Scholes Mill, Tansley	0.5	Planning permission for conversion to 1,160 m ² . offices

Brookfield Park Industrial Estate, Tansley	0.7	Planning permission for 7 industrial units totalling 1,325 m ²
Tansley Wood Mills	3.3	Planning application for major mixed-use development including 4 office units (3,000 m ²) 8 commercial units (3,000 m ²) and 8 craft units
Ladygrove Mill, Darley Dale	0.9	Planning permission for mixed-use development, including 660 m ² of office space
All sites	18.05	

Source: Derbyshire Dales District Council

10.26 There are also three potential employment development sites identified within the National Park area (Table 10.7). Other potential sites such as Hall Farm, Hathersage are now largely developed.

Table 10.7: Sites Identified for Future Employment Development in National Park area

Site	Size (ha)	Comment
Lumford Mill / Riverside Business Park, Bakewell	5.0	Planning application for 32 B1/B2 units (7,600 m ²) and 11 B1 office units (5,500 m ²), with enabling residential and small-scale retail uses. Separate application for new river bridge and access road to A6.
Newburgh Works, Bradwell	2.2	Outline masterplan prepared for mix of residential, retail and commercial space with some pre-application discussions.
Ashford Road, Bakewell	1.1	Site with permission for office and industrial units and some limited scope for further employment development

Source: Peak District National Park Authority

10.27 Together, all these sites could produce about 59 ha of employment development land. This figure is somewhat higher than the amounts of land required based on past take-up rates (50 ha). However this is not surprising given that this scenario is based on a more aspirational view and, in any event, the amount of developable land on these identified sites is likely to be significantly less than the total site areas indicated due to factors such as physical constraints, contamination or some land required by other uses within mixed use schemes.

10.28 This scenario is heavily reliant on the identified sites coming forward for development with infrastructure in place and development constraints unlocked. Given the Sub-Region's modest progress in attracting development to allocated employment sites, relatively low take-up in the past, the current adverse economic outlook and the market's cautious approach to speculative employment development here, achieving

this level of growth is ambitious. This scenario simply assumes the sites will be developed, and that sufficient demand will materialise for this to happen. It is worth noting that it implies a level of provision well below the current supply of employment land in the Sub-Region.

Preferred Scenario

- 10.29 Drawing together the above analysis, quite different pictures of future employment land requirements emerge from approaches based on employment growth, past take-up and a more aspirational view based on bringing forward development sites. There is no simple analytical method of choosing between these estimates and an informed judgment has to be made. Taking account of the views of firms and the market as well as past employment and take-up trends, the employment forecasts appear to underestimate local growth potential. Given the earlier comments on their limited reliability in small, rural economies, they are not considered to provide the best guide to future needs.
- 10.30 However, the land requirement based on continuation of long-term past take-up rates in the High Peak and Derbyshire Dales part of the Sub-region (50 ha) does not appear unreasonable when compared against the amount of land in which there is reasonable developer interest (59 ha gross). The relative closeness of these figures gives some confidence on what might be an appropriate level of provision.
- 10.31 While any over-allocation of employment land should clearly be avoided, adopting too conservative a view of the Sub-Region's future needs could prevent it realising its potential. Adopting the employment based forecasts as a basis for forward planning would be accepting decline and appears to be underestimating the Sub-region's potential. In contrast, bringing forward a range of key sites for development offers potential to produce a step change in the local economy. On balance, it appears sensible for planning purposes to use the quantity of employment land estimated under a slightly more aspirational scenario.
- 10.32 For these reasons, an employment land requirement that broadly reflects past patterns of take-up has been taken as the preferred one and as the basis for future planning. Because the 50 ha estimate did not take account of any take-up in the National Park, and to reflect a more aspirational approach, a slightly higher figure is

required and a level somewhere in the region of 56 ha is considered appropriate, to take some account of the area available for employment uses on sites in the National Park.

- 10.33 As noted above, achieving this aspirational target of development will be dependent on a number of factors including adequate local labour being available, the availability of public sector funding, site constraints being unlocked to facilitate future development and the area thus being able to attract more businesses.

Planning Requirement for Employment Land

- 10.34 For planning purposes, it is common to provide an additional allowance on top of this estimate to provide a margin for error given the uncertainties in the forecasting process, to provide a choice of sites for developers and occupiers and to allow for movement and turnover of firms between premises. However, a modest safety margin was already built into the past take-up based estimate and a slightly higher figure than this used to reflect wider needs and a more aspirational approach for the future. On this basis, it is not considered that any further flexibility allowance is required. Although aspirational, this estimate of future requirements is well below the current supply of employment land in the Sub-region.
- 10.35 The preferred scenario therefore implies a future employment land requirement for the Sub-Region of about 56 ha in total, to be distributed between High Peak, Derbyshire Dales and the National Park area. While this figure is consistent with the supply of land on the better development sites identified by the local authorities, it indicates an overall amount of land needed, rather implying any particular sites should make it up. It is probable that many of the better development sites identified in Tables 10.5-10.7 could make up much of this requirement. However, as noted above, a number of factors may prevent or delay individual sites coming forward for development. Therefore, the approach should be to maintain a 'portfolio' of employment sites that broadly achieves this level of land supply in each area, consisting of sites which have a reasonable prospect of coming forward. This portfolio may change over time, and any review should be informed by the analysis of sites prepared as part of this study, and other local planning factors as appropriate.

Phasing of Employment Space

- 10.36 To provide a very broad guide to the requirements for employment space over time, the past-take-up based requirement has been allocated to different time periods – short term (up to 5 years), medium term (5-10 years) and longer term (10-18 years). It is very difficult to estimate land needs for different time periods, as each will be affected by economic and market conditions and, in this area particularly, the rate at which funding made available and sites are brought forward for development. In these circumstances, only an indicative estimate can be made based largely on the average annual take-up rate assumed for the preferred employment land estimate and applying it to the number of years in each of these time periods.
- 10.37 However, it reasonable to expect slower demand in the short term in the light of the current national economic slowdown, and adjustments have been made to reflect this.⁵⁷ This produces the breakdown in Table 10.8. This indicative phasing can be applied on a pro-rata basis to the breakdown of land needs by authority in Tables 10.9 and 10.10.

Table 10.8: Gross Employment Land Requirements by Time Period, 2008-2026

	Short term (ha)	Medium Term (ha)	Longer Term (ha)	Total (ha)
Total B Space	12.0	19.0	25.0	56.0

Source: NLP

Land Requirement by Area

- 10.38 The breakdown of the overall employment land requirement has been based on a number of factors – past take-up of employment land in each district, levels of enquiries for premises, views on market demand, future labour supply, expansion intentions of existing firms, the area of sites with developer interest and past formation rates of businesses. A balanced judgment was made on appropriate levels of land supply in each area balancing these different factors although with significant weight given to past take-up and land with developer interest. Based only on past take-up, 40 ha would be given to High Peak and 10 ha to Derbyshire Dales. To reflect developer interest in the better sites in these districts, the respective split

⁵⁷ a pro-rata approach based on years produces 15.5 ha in the short term period; this has been reduced by over 1 year's take-up to reflect national economic slowdown and adverse market conditions in the short term

would be 32 ha and 18 ha. The final estimate in Table 10.9 below strikes a balance between these factors.

10.39 These estimates provide a guide to future employment land needs and the eventual distribution of land allocations between the districts will be at the discretion of local planning authorities through the plan-making process. It should be emphasised that these estimates are not maximum requirements for employment land but represent that which is capable of being delivered over the plan period, reflecting the emphasis on implementation from Government Guidance in PPS12. These estimates also do not preclude land in excess of the indicated amounts coming forward during the plan period if identified as capable of being developed at that time, which could result from active monitoring and pro-active approaches to implementation of development sites.

Table 10.9: Gross Employment Land Requirements by Authority Area 2008-2026

	Sub-Region (ha)	High Peak outside Nat Park (ha)	Derbyshire Dales outside Nat Park (ha)	National Park area (ha)
Total B Space	56.0	35.0	16.0	5.0

Source: NLP

10.40 In the National Park area, an indicative 5 ha has been identified for employment development. In the absence of any relevant data on past take-up in this area, this estimate involves a judgment based broadly on known sites with developer interest, relative levels of employment compared with High Peak and Derbyshire Dales and on the amount of employment space it is judged the local market could sustain.⁵⁸ Basing needs on levels of interest at site level appears a more appropriate approach for the National Park, where various environmental constraints apply and few good sites exist, than a statistically based estimate of need. Most of this provision could be met on the three identified development sites but, in the event that some of these sites fail to come forward for development, alternative sites in the National Park would need to be considered. However, without making additional specific allocations, there would also be scope to allow, through LDF policies, further small-scale employment developments to meet local needs in larger villages such as Hathersage and in rural building conversions.

⁵⁸ Based on ABI data at Super-output area, in the order of 1,200 jobs were based in the National Park outside High Peak and Derbyshire Dales in 2006, less than 4% of jobs in each of these two local authorities.

Land Requirement by Use

- 10.41 The employment forecasts for office-based jobs would suggest little more than 6 ha of land for non-industrial uses is needed overall by 2026. However, looking at the better development sites in Tables 10.5-7, planning permissions and developer interest point to a higher amount, involving sites with up to about 16 ha of land, although not all that land will necessarily be developed for office uses.⁵⁹ Account also needs to be taken of aspirations for the area and evidence of office activities being attracted to speculative developments on suitable sites, such as Deepdale Business Park in Bakewell and to some extent at Riverside Business Park. Drawing these factors together, a rate of 0.65 ha p.a. up to 2026 has been assumed.⁶⁰ This produces a total of 13 ha of land needed for non-industrial uses, which has been allocated to the sub-areas based on the factors above.
- 10.42 This assumes that attractive sites, for office and possibly other knowledge-based uses, can be brought forward in close proximity to the main population centres, and would likely be taken up over a number of years. It also assumes that, to help diversify employment opportunities, a flexible approach to such land could be adopted, allowing certain other types of compatible, employment-generating uses as well as offices (e.g. creative industry studio units, certain healthcare facilities etc) in certain cases. This is appropriate since some higher-value manufacturing and other sectors are increasingly operating in ways similar to those found in B1 offices.
- 10.43 This estimate of office space needs means that most of the future employment land requirement for the Sub-Region would be for industrial uses. By deducting the non-industrial requirement from the total estimated land need, the industrial land requirement would be about 43 ha across the Sub-Region. The industrial land requirement for each area was estimated in the same way as for offices, taking particular account of development interest for industrial uses on identified sites.

⁵⁹ Based on consideration of sites in Tables 10.5-7 where planning permission for office space exists or sites with developer interest close to housing or more likely to be developed with some office or non-industrial element

⁶⁰ 1,750 m² of B1 offices developed speculatively in Deepdale Business Park and 1,500 m² in Riverside Business Park

Table 10.10: Gross Employment Land Requirements 2008-2026

	Sub-Region (ha)	High Peak outside Nat Park (ha)	Derbyshire Dales outside Nat Park (ha)	National Park area (ha)
Industrial Space*	43.0	26.0	13.5	3.5
Office/non-industrial space	13.0	9.0	2.5	1.5
Total B Space	56.0	35.0	16.0	5.0

Source: NLP

* includes both manufacturing & distribution space

- 10.44 Table 10.10 sets out the requirements by use for each area. Overall, these future land requirements appear significantly less than the total current supply of employment land in the Sub-Region identified in Section 7.0. This suggests that there is scope in quantitative terms to release some existing employment land, potentially through managed release of some poorer sites.
- 10.45 Some of the future requirement may be met through recycling of existing former industrial sites as well as current allocations and some of the better development sites identified above. There may, however, be a need to allocate some new sites for office uses to ensure provision of good quality to attract development, and to ensure that an adequate portfolio of sites can be provided. This would apply if current allocations are unsuitable or office development of former industrial sites appears unlikely. Any new sites should be in the main towns such as Matlock, Ashbourne, Bakewell, Buxton and Glossop, where the majority of the existing office stock is located and which are likely to be more attractive in market terms.
- 10.46 Given the judgements involved in producing these estimates of future of employment space needs against a background of limited data availability, it will be important to monitor these estimates against development levels and demand to identify whether further review is necessary. This will require monitoring of take-up on a more consistent basis and in greater detail (e.g. by B class uses) for the different sub-areas involved. It is understood that the local authorities' CDPsmart system should provide the necessary monitoring information to facilitate this.

11.0 CONCLUSIONS AND RECOMMENDATIONS

11.1 Based upon the analysis set out within the preceding Chapters, the key messages emerging from this study can be summarised as follows.

Policy Context

11.2 No quantitative assessment of the need for employment land is included within the draft RSS for the East Midlands and the RSS Proposed Changes do not recommend the addition of quantitative guidance on employment land requirements. The Panel Report recommends that Local Authorities, EMDA and the Sub-Regional strategic partnerships work together in housing market areas to undertake and update employment land reviews to inform the allocation of a range of sustainable sites. These allocations should support rural diversification and encourage the development of specific sectors with local economic significance.

11.3 The region's principal economic aim is to increase levels of economic growth and the importance of a balanced employment land portfolio in facilitating growth is acknowledged.

Economic Context

11.4 The Peak Sub-Region has a relatively small local economy influenced by the larger urban areas of Sheffield, Greater Manchester, Derby and Nottingham nearby. It has performed moderately in recent years, with low employment growth in High Peak while jobs in Derbyshire Dales grew in line with the regional average. Levels of knowledge-based firms are below average while levels of new business formation are quite low. Within the National Park area, the largest employment sectors in employment terms are tourism, manufacturing, quarrying and agriculture.

11.5 Manufacturing has historically dominated the area's employment profile and although job numbers have declined in recent years, it is still a significant employer. However, the tourism sector is strong and the proportion of employment in financial and business services and public administration and other services has increased in recent years.

11.6 At the same time, levels of unemployment are particularly low, and there is a high level of self-employment and economic activity. The resident population is also highly skilled and this represents a significant opportunity for the area to support future economic growth. The local labour market is tight, although a large proportion of residents commute out to employment opportunities in the neighbouring cities. Whilst the population of High Peak and Derbyshire Dales is forecast to grow over the period to 2026, the working age population of Derbyshire Dales is projected to decline.⁶¹ In the case of the National Park, both total and working age population is forecast to decline by 2026.⁶² This could exacerbate existing recruitment problems, although the impact of this could be ameliorated if the out-commuting of residents could be reduced. To achieve this, it will be important to provide suitable employment premises that can attract and retain businesses offering employment opportunities that match the skills profile of the Sub-Region's resident population.

Current Stock of Employment Space

- 11.7 The current stock of employment floorspace in Derbyshire Dales is relatively small in comparison with nearby districts. The stock is dominated by manufacturing and warehousing premises and the small proportion of commercial office provision is typically in small, older units. Matlock and Ashbourne are the largest centres with respect to employment premises. Take-up of employment land has historically been very low.
- 11.8 The stock of employment space in High Peak is larger, but its characteristics are not dissimilar. Factory and warehousing premises dominate provision and most of the stock comprises older units. Warehousing provision has grown recently, offsetting large declines in factory floorspace. Provision is focused primarily upon Glossop and Buxton.
- 11.9 Within the National Park, Bakewell serves the largest concentration of employment space, supplemented by a smaller stock of mainly office and workshop space in Hathersage, as well as provision in smaller settlements such as Castleton and Tideswell.

⁶¹ ONS 2004-based Sub-National Population Projections.

⁶² *Population, household and labour force projections for the Peak District National Park Authority and East Midlands Regional Assembly* produced by the University of Manchester.

Sub-Regional Property Market

- 11.10 The Sub-Region's property market is strongly influenced by the proximity to major conurbations and the comparatively poor access to the strategic road network. As a consequence the commercial property market is relatively localised.
- 11.11 Demand within the Sub-Region is strongest for industrial premises and the supply of new premises is limited, albeit supplemented by a reasonable supply of cheaper, second-hand space. Demand for office space is more limited, as a result of strong competition from larger centres nearby. Demand for office premises is concentrated in the Sub-Region's main settlements to meet the needs of local professional and other service firms.
- 11.12 Market views indicated a need to provide more, small, flexible managed workspace to meet the needs of business start-ups and small, expanding companies.
- 11.13 Low rents and uncertain levels of demand in the area mean that speculative development activity is limited although there has been some activity on the better sites close to the main settlements. Public funding or enabling development is likely to be required to unlock some of the Sub-Region's existing sites.

Business Consultation

- 11.14 The consultation process generated a fairly low response rate but suggested that many of the local business community are confident of their future growth prospects, with a high proportion expecting their business to grow in the next 10 to 15 years. However, any growth in employment resulting from the growth of the existing business base is anticipated to be small scale.
- 11.15 The growth is likely to be driven primarily by improvements in business productivity and over one third of respondents believe this will result in the need for new premises. The majority of respondents expressed a desire to stay within the area, indicating that businesses have strong ties with the Sub-Region

Future Economic Role

- 11.16 The Sub-Regional economy has a number of strengths including a highly skilled resident population and a high quality of life, which can help to attract and retain

businesses, and modest potential in a number of growth sectors including food and drink, creative industries and tourism. However, these sectors and the type of businesses that will be developed in them in the Sub-Region appear unlikely to generate large-scale employment growth.

11.17 Additionally, the Sub-Region benefits from its central location and proximity to the well established markets of the Sheffield and Greater Manchester City Regions, as well as neighbouring conurbations such as Derby and Stoke-on-Trent. As a consequence, the area should look to attract business relocations from these conurbations, although it is again likely that these would be smaller scale.

11.18 There are also a number of potential threats and weaknesses to be aware of, particularly the continued decline of manufacturing and the shortage of *suitable* employment sites despite an oversupply of employment land within the Sub-Region in quantitative terms. This shortage is most acute with respect to available, serviced sites. The supply of land suitable for modern businesses is restricted by the Sub-Region's industrial legacy and topography, as well as site constraints such as flooding.

11.19 Recruitment difficulties are also an issue, resulting from the area's low levels of unemployment and exacerbated for low-wage positions by poor public transport in the area. Housing affordability is also a significant issue.

11.20 In addition, the Sub-Region's proximity to the City Regions of Sheffield and Manchester can make it difficult to attract investment, because of the financial incentives offered by neighbouring urban areas and because the area cannot offer the locational benefits of a major conurbation.

11.21 It is considered that the future growth strategy of the Peak Sub-Region should be to strike a balance between encouraging more indigenous business growth and increasing the number of relocations that are attracted from elsewhere. This will help to deliver a more sustainable local economy by diversifying the economic base and creating a range of employment opportunities for local residents in different sectors and skill levels.

Future Need for Employment Space

11.22 A preferred scenario has been identified, which represents the level of economic growth that the Sub-Region should be planning for in employment land terms over the period to 2026. Under this scenario, it is anticipated that the Sub-Region will require in the region of **56 ha** of employment land over the study period. This represents an aspirational scenario and based upon relatively low historic take-up and the current adverse economic outlook, achieving this level of growth is ambitious and is likely to require active intervention in bringing forward sites. This could be distributed between the different parts of the Sub-Region as set out in Table 11.1 below:

Table 11.1: Current Employment Land & Future Requirements

	Employment Land Requirement to 2026	Stock of Available Land
Derbyshire Dales *	16.0 ha	28.9 ha
High Peak	35.0 ha	56.9 ha

** includes 5 ha in National Park*

11.23 Some 5 ha has been indicated for the National Park area, most of which could potentially be met on parts of three identified sites but with some potentially also on unidentified sites in villages or through rural conversions. Additional office-based developments anticipated for Derbyshire Dales will also serve to meet the National Park's future requirement. This would not preclude some small scale employment development on non-allocated sites in other parts of the Park but it is considered most provision should be in larger settlements, close to transport links and sources of labour, and these are predominantly within the above two districts.

11.24 Table 11.1 also sets out the current stock of available employment land for each authority in the Sub-Region. This clearly illustrates that there is an oversupply of employment land and that there may be scope to lose approximately 35 ha of the current supply in these areas.

11.25 Most of this future land requirement for the Sub-Region would be for industrial uses, but based on aspirations for the area and evidence of office activities being attracted to speculative developments on suitable sites, modest provision for new office development is made as shown in Table 11.2. This has been allocated to the three sub-areas based broadly on recent development interest in sites and past take-up patterns.

Table 11.2: Employment Land Requirements 2008-2026

	Sub-Region (ha)	High Peak outside Nat Park (ha)	Derbyshire Dales outside Nat Park (ha)	National Park area (ha)
Industrial Space*	43.0	26.0	13.5	3.5
Office/non-industrial space	13.0	9.0	2.5	1.5
Total B Space	56.0	35.0	16.0	5.0

Recommendations

11.26 In undertaking this Employment Land Review, NLP have assessed the Sub-Region's stock of employment land, providing an indication of the quality of sites against a range of criteria that accord with the approach recommended by DCLG. The qualities of each site have been recorded using a 'traffic light' system.

11.27 In considering the future role of sites and identifying sites for retention and de-allocation, the Local Authorities should have regard to the outcomes of this process as summarised in the site matrices contained at Appendix 4. However, it will also be important to take into account the following:

- the role and function of a site in the context of the local economy;
- local authorities' aspirations regarding the potential future role of a site;
- site constraints, deliverability and eligibility for funding;
- environmental impacts of their operation.

11.28 In addition, it should be acknowledged that there are a number of sites that are currently in a poor condition but have the potential to make an important contribution to the future provision of employment land because of inherent benefits such as their location, subject to redevelopment. Furthermore, some poor quality sites may currently play an important role in the local economy by providing premises for low operating cost industries such as scrap yards, vehicle repair and builders merchants. Again, these factors should be taken into consideration in determining the employment land portfolio to be taken forward through the LDF process for each Local Authority.

11.29 In order to facilitate the growth of indigenous businesses and the knowledge-based and creative sectors, it will be important to ensure that appropriate sites and premises are available. Given the Sub-Region's industrial heritage, a number of available sites

are redundant industrial sites which cannot necessarily accommodate office uses or are in inappropriate locations. The provision of some new employment space through the redevelopment of existing sites, or through the allocation of new sites could help to enhance the general attractiveness of the Sub-Region. It is recommended that the provision of office premises and premises for start-up or creative industries and knowledge-based businesses should be focused around the Sub-Region's key settlements.

11.30 It may be appropriate to focus on providing a moderate number of good quality sites that can meet the economic objectives outlined in Section 3.0 rather than providing a large range of sites of varying quality which will be difficult to bring forward given the limited amount of funding available and the relatively lower rental values that can be realised.

11.31 Notwithstanding the issues set out in paragraphs 11.27 and 11.28, local authorities should in general be considering those sites that meet some or all of the criteria set out below in determining which sites should be de-allocated to reduce the current oversupply of employment land:

- poorly accessed;
- remote location away from the Sub-Region's main settlements;
- likely conflict with neighbouring land uses;
- existing buildings that are no longer fit for purpose and cannot feasibly be redeveloped or converted to meet the needs of modern businesses;
- likely to be unviable for redevelopment.

11.32 The preferred scenario set out in this report identifies the level of growth that the Sub-Region should be planning for in employment land terms. However, in order to achieve this, it is important that the Sub-Region does the following to help stimulate a step change in the area's economy:

- support the development of the indigenous business base;
- encourage the growth of the Sub-Region's embryonic growth industries including creative industries, food and drink and tourism;
- actively pursue relocations of businesses that would benefit from the Sub-Region's locational assets and complement the economic structure of the area;

- secure public sector funding to improve existing employment areas or unlock sites with potential for the provision of incubation units and premises for knowledge-based industries.

11.33 It will also be important that the Sub-Region monitors and reviews the area's employment land position. This should include systematically reviewing the availability of employment land and commercial property by different B classes, and on a consistent basis for the different parts of the Sub-region. The performance and structure of the economy and trends in the take-up of employment land should also be regularly assessed to determine whether the Sub-Region is on course to deliver the levels of growth upon which the preferred scenario is based. It is understood that the local authorities' CDPsmart system should provide the necessary information to facilitate much of this monitoring.

11.34 This monitoring should be used to inform the phasing and delivery timescales for identified key development sites and may require greater priority to be given to funding to unlock them where necessary.