



Summary of Employment Land in the Peak District National Park

1.1 Introduction

- 1.2 The Local Plan (and the Structure Plan prior to that) had identified a need for additional small employment sites. Sites were marked up on the Proposals Map 2001 and these were all outlined for development as employment land.
- 1.3 Core Strategy (CS) Policy E1 outlines that existing business land or buildings (particularly those of a high quality and in a suitable location) will be safeguarded.
- 1.4 DMP Policy DME3 lists the sites to be safeguarded and these are to be shown on the Policies Map (2017).
- 1.5 Prior to the Core Strategy Nathaniel Lichfield undertook a Peak Sub-region ELR in 2008 (ELR 2008) which made observations on the employment land in the PDNPA.
- 1.6 More recently, GL Hearn has undertaken studies for Derbyshire Dales Housing and Economic Development Needs Assessment (HEDNA) 2015 and Bakewell Employment Land and Retail Review 2016 on behalf of PDNPA.

2.1 Local Plan 2001

- 2.2 Policy LE1 outlined the following sites for employment use which all had planning permission for employment use and were well suited to accommodate new business:

Site	Area (ha)
Station Yard, Hathersage	2.0
Hall Farm, Hathersage	0.25
Aston Industrial Estate	0.65
Total	2.9

- 2.3 Policy LB6 stated that general industry or business development in Bakewell would be permitted on the following sites and that any development prejudicing this use would not be permitted:

Site	Area (ha)
Ashford Road (Deepdale)	1.6
Land adjoining Cintrides	0.75
Total	2.35

- 2.4 Policy LB7 allowed for the redevelopment of some 5ha of land at Lumford Mill, Bakewell. This allowed for a mix of use ie affordable housing, open market housing and tourist accommodation.

3.1 Employment Land Review 2008

3.2 Peak Sub-Region Employment Land Review undertaken by Nathaniel Lichfield and Partners in 2008 covered Derbyshire Dales DC, High Peak DC as well as the PDNPA.

3.3 In relation to the PDNPA, this report assessed the stock of employment land at the time:

Site	Area (ha)
Station Yard, Bakewell	1.4
Great Longstone Ind Estate	1.2
Calver Sough	0.76
White Cross, Tideswell	1.81
Markovitz, Tideswell*	0.16
Vincent Works, Brough	1.14
Station Road, Bamford	0.5
Castleton*	0.6
Hathersage Station Yard	0.66
Aston Ind Estate	0.71
Longnor Ind Estate*	0.32
Hartington Creamery*	2.32
Warslow Ind Estate*	0.24
Belle Engineering, Sheen*	4.12
Total	15.94

*not included on Policies Map 2017

3.4 It was anticipated that there would be a demand for approx. 5 ha of employment land within the peak park over the plan period (ie until 2026) with 3.5ha of this being industrial and 1.5ha being office space.

3.5 The report outlined that this need could be met on the following 3 sites:

Site	Size (ha)	Comment
Lumford Mill/Riverside Business Park, Bakewell	5.0	Planning application for 32 B1/B2 units (7,600m ²) and 11 B1 office units (5,500m 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: ELR 2008 Table 10.7

3.6 The report outlined that some of the additional 5ha could be met by further small-scale employment developments and in rural building conversions as well as additional office-based developments in the Derbyshire Dales which could serve to meet the National Park's future requirement.

4.1 HEDNA GL Hearn 2015

4.2 The following sites were assessed and commented on:

Site	Area (ha)
Deepdale, Bakewell	2.34
Riverside, Bakewell	4.89
Station Road, Bakewell	1.34
Whitecross Ind Estate, Tideswell	1.68
Calver Sough	0.71

Cartledge Farm, Great Hucklow	0.57
Hall Farm, Hathersage	0.53
Station Yard, Hathersage	0.5
Great Longstone Ind Estate	0.92
Total	13.48

- 4.3 The report outlined that 1.4ha of employment land in the park could be utilised by intensifying a number of employment sites in the park:

Site	Sub Area	Area (ha)
Cartledge House	Hathersage/Eyam	0.1
Station Road, Bakewell	Bakewell	0.1
Tideswell IE	Bradwell	0.5
Riverside 2	Bakewell	0.02
Riverside 1	Bakewell	0.5
Deepdale BP	Bakewell	0.2
Total		1.42

Source: GLH 2015

5.1 GL Hearn Bakewell and Employment Land and Retail Review 2016 (ELRR)

- 5.2 This report outlined a need for 1.3ha of employment land in Bakewell for the period 2014-2034. It was thought that 0.8ha of this would be industrial, with the remaining 0.5ha being office space.

- 5.3 The report identified an additional 2.3ha of employment land across the town, comprised of the following sites:

Cintride – 0.8ha
 Deepdale – 0.4ha
 Riverside – 1ha
 Station Road – 0.1ha

- 5.4 The report outlined that there was an oversupply of 1ha, however it was noted that the amount of land which could be developed would likely be smaller than these amounts, particularly the Riverside site (see fig 1 below which shows Riverside has a high intensity of use).

6.1 DMP document

- 6.2 The DMP document lists these safeguarded employment sites under policy DME3:

Site	Area (ha)
Deepdale, Bakewell	1.64
Station Road, Bakewell	1.2
Riverside, Bakewell	4.54
Great Longstone Ind Estate	0.85
Calver Sough Ind Estate	0.95
Newburgh Site, Bradwell	0.35
Hall Farm, Hathersage	0.53
Station Yard, Hathersage	1.2
Station Road, Bamford	0.8
Stretfield Mill, Bradfield/Brough	0.79
Aston Ind Estate	1.07
Vincent Works, Brough	1.09
Whitecross Ind Estate, Tideswell	2.87
Cartledge Farm, Great Hucklow*	0.65
Total	18.08

*Added at DMP Modification stage due to a request from Parish Council and the site meeting the required criteria

- 6.3 The wording for policy DME3 states (incorporating modifications to the published document): “The following sites will be safeguarded for B1, B2 or B8 industrial use and employment use unless the Development Plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in the B1, B2 or B8 use class.”

7.1 Sites containing non B class use

- 7.2 A number of the safeguarded employment sites outlined in the DMP document have some non-B class use. These are the ones identified (NB these have picked up using the listing of businesses onsite and the nature of each business has not been fully researched):

- Station Yard, Hathersage
- Station Road, Bakewell
- Riverside, Bakewell
- Deepdale Business Park, Bakewell

7.3 Station Yard, Hathersage

- 7.3.1 Original planning permission for this site in 2001 (DDD0101035) imposed condition no. 17 ‘The commercial uses shall be restricted to **B1**’.

- 7.3.2 Units 8a, 9a and 9b (Outside Ltd) obtained a certificate of lawful use for B8 in 2003. Hope Valley Health Club (Unit 1) received planning permission DDD1101517 to vary use from B1 to D2 in June 2002.

- 7.3.3 Units 1 and 2 (ground floor of block 2) were given permission for D1 use as a doctors (planning permission NP/DDD/0604/0685). Temporary permission was also given for first units 1-5 (first floor of block 2) to be used for D1 uses. Planning permission NP/DDD/0507/0379 extended this temporary permission to retain this first floor D1 use permanently.

- 7.3.4 This has resulted in 867m² of the original 2788m² of potential employment floorspace is now in non-B class uses (31%). However in land terms, as the buildings are 2-story, this has resulted in **23%** of built on land at the site not being in B1 use (this is because for part of the building the upstairs is D1 use, but the downstairs is still in B use). See Fig 2 below.

7.4 Station Road, Bakewell –

- 7.4.1 A planning application was approved during 2014 (ref NP/DDD/0514/0484) which gave Unit 2A a temporary use as D1 (church) until 12 August 2019. Planning permission (ref NP/DDD/1114/1161) gave Unit 2B a temporary use for D2 (gym) until 13th February 2020. This temporary non B use accounts for 9% of the buildings onsite.

7.5 Riverside, Bakewell -

- 7.5.1 The Bakewell Employment Land and Retail Review 2016 outlined that this site would be suitable for a hotel, for which planning permission has now been given (ref NP/DDD/0415/0339, Appeal ref. 3144163). Part of this site has therefore been given a C1 use class, with some flexibility for

A3 and D2 use. This area accounts for 0.27ha of the buildings onsite (10%).

7.5.2 Planning permission has been given for a change of use to part of a building on the site. NP/DDD/0612/0560 allowed for D2 use (gym). This are accounts for approx. 0.03ha of the buildings onsite (1%). This permission outlines D2 use for this unit, but could be interpreted as not precluding B1/B2 use in the future.

7.5.3 There are a number of business on site that do not fall with the B1/2 use class, but this use is incidental (ancillary) to the main B1/B2 use and has not involved any formal change of use.

7.6 Deepdale, Bakewell

7.6.1 In 2006 planning permission was given for physiotherapy (ref NP/DDD/0106/0034) for Unit 7. This equates to 92m², however as this block is 2 storey and B use still exists on the other floor, no land outlined for safeguarded employment use is lost.

7.6.2 In 2007 planning permission was given for an Equine Centre (ref NP/DDD/0107/0041) for Unit 14. This equates to 211m² which is now in D1 use, this has resulted in 7% of the site being in non-B use.

7.7 Here is a summary of these figures:

Site	Land in non-B use (ha)	Total area of built on land (ha)	% of built on land not in B-use	Other B use not affecting land figures (ha)*
Station Yard, Hathersage	0.0332	0.144	23%	0.0263
Riverside, Bakewell	0.3	2.76	11%	
Station Road, Bakewell	0.027	0.31	9% (temporary)	
Deepdale, Bakewell	0.0211	0.3	7%	0.0092

*as this change to a non B-use has occurred in a 2-storey building there has been no change to the area of land in B-use. More research could be done to calculate a full floorspace figure for each site so that these can be taken into account

8.1 Draft Bakewell Neighbourhood Plan (Bakewell NP)

8.2 The Bakewell Neighbourhood Plan (revision Sept 17), which is currently in the consultation stage prior to submission, appears to safeguard four sites for existing and allocated employment use; Deepdale, Riverside, Station Road and the site adjacent to Cintrides (although currently these sites do not appear to be identified on a map).

8.3 The wording states that A use class will not be permitted unless it forms part of onsite sales from the factory and is kept as ancillary to the main B class use (see fig. 2).

8.4 The Bakewell NP refers back to the Bakewell ELRR and states that from these four sites there is the potential of 2.3ha of employment land that could be utilised.

8.5 The Bakewell NP has a separate policy regarding the access to the Riverside site.

9.1 Conclusion

Bakewell

9.2 The Bakewell ELRR identified a need of 1.3ha of employment land in the town for the period 2014-2034. It identified a potential of 2.3ha of available employment land across the town, however, it outlined that the actual space for employment would be lower, especially at Riverside due to the complexity of redeveloping this site.

9.3 It is more likely that the figure for available employment land in Bakewell is as shown below. This takes into account the developable land at Riverside and the reduced figure at Deepdale to reflect a more realistic figure of what could be utilised as employment space (these figures are now more in line with the HEDNA report):

Site	Area (ha)
Adj to Cintrides	0.8
Deepdale	0.2
Riverside	0.3
Station Road	0.1
Total	1.4

9.4 This shows that the need figure is broadly in line with the amount of potential land available. It does mean that there would be little scope for losing employment land at the sites across Bakewell, however the ELRR stated that the 1.3ha needed is split 0.8ha industrial and 0.5 ha office and there may be some scope to meet this need through conversion of existing buildings in Bakewell. This figure also presumes that the land adjacent to the old Cintrides site will be developed for new employment space.

9.5 The Draft Bakewell NP policy for employment sites appears to give less flexibility for A use class than the DMP document Policy DME3 (see fig 3). The Bakewell NP appears to be consistent with DMP document Policy DME3 by outlining the site should have a 'predominant' B class use, however the DMP Bakewell chapter appears to give more flexibility by stating the sites redevelopment should include 'a substantial element of business use' *DMP document, para 8.11*.

9.6 Part of the site referred to as Cintrides in the Bakewell ELRR is outlined for employment use which would be in addition to the safeguarded figure. This site, adjacent to the old Cintrides site, of 0.8ha is safeguarded for employment use in the Bakewell Neighbourhood Plan. This is in addition to the 18.08ha safeguarded in the DMP document.

Peak District National Park Area

9.7 The ELR 2008 report outlined 15.94ha employment land within the Peak District National Park with a further 5ha of land predicted to be needed by 2026 (equating to 3.5ha of industrial space and 1.5ha of office space).

9.8 The ELR 2008 therefore concluded that 20.94ha of employment land would be needed in the national park by 2026. However, the report states that some of the additional 5ha could be met by further small-scale employment developments and in rural building conversions as well as additional office-based developments in the Derbyshire Dales which could serve to meet the national park's future requirement.

9.9 The additional 5ha was split into 3.5ha for industrial space and 1.5ha for office/non-industrial and it may be that this need, particularly the office element, could be met in existing building stock or rural diversification. DMP policy DME2 on farm diversification also allows more flexibility with this approach.

- 9.10 From a brief look at planning permissions given by PDNPA during 2014/15, as an example, there were five permissions granted for a change of use class to B1, B2 or B8. This suggests that there is provision elsewhere in the national park for B class use. It might be useful to undertake further research to produce some basic annual figures of planning permissions that have involved a change of use to (and from) B class.
- 9.11 One of these five planning permissions mentioned above was for a change of use from agriculture to industry at the Great Hucklow Site. This site was proposed as a site to be safeguarded for employment land by Great Hucklow Parish Council during the DMP document consultation stage. This site fits the criteria for safeguarding employment sites and therefore the 0.65ha site has been added to the list.
- 9.12 Although not safeguarded (for various reasons) 4.76ha of land outlined in the ELR 2008 is still being used as employment land:

Site	Area in employment use (ha)
Castleton Works	0.6
Longnor Ind Estate	0.36
Belle Eng, Sheen	3.8
Total	4.76

- 9.13 This figure of 4.76ha could be taken into account when assessing whether there is enough employment land within the peak park, however, as the sites are not safeguarded as employment land there is no guarantee that they will be retained as such.
- 9.14 Policy DME3 safeguards a figure of 18.08ha across fourteen sites and is an increase of 2.14ha on the ELR 2008 figure of stock of employment land of 15.94ha. With this increase and any other small scale employment development and rural conversions across the park (and any office based developments within Derbyshire Dales which might serve to meet the national park) it seems this figure is generally in line with the 2008 ELR report (ie an additional demand of 5ha of employment land in the peak district by 2026).

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Fig 1 – Site intensity

Site	% of building coverage
Deepdale, Bakewell	19
Station Road, Bakewell	26
Riverside, Bakewell	55
Great Longstone Ind Estate	18
Calver Sough Ind Estate	17
Newburgh Site, Bradwell	50 (approx.)
Hall Farm, Hathersage	20
Station Yard, Hathersage	12
Station Road, Bamford	15
Stretfield Mill, Bradfield/Brough	23
Aston Ind Estate	24
Vincent Works, Brough	19
Whitecross Ind Estate, Tideswell	27

Fig 2

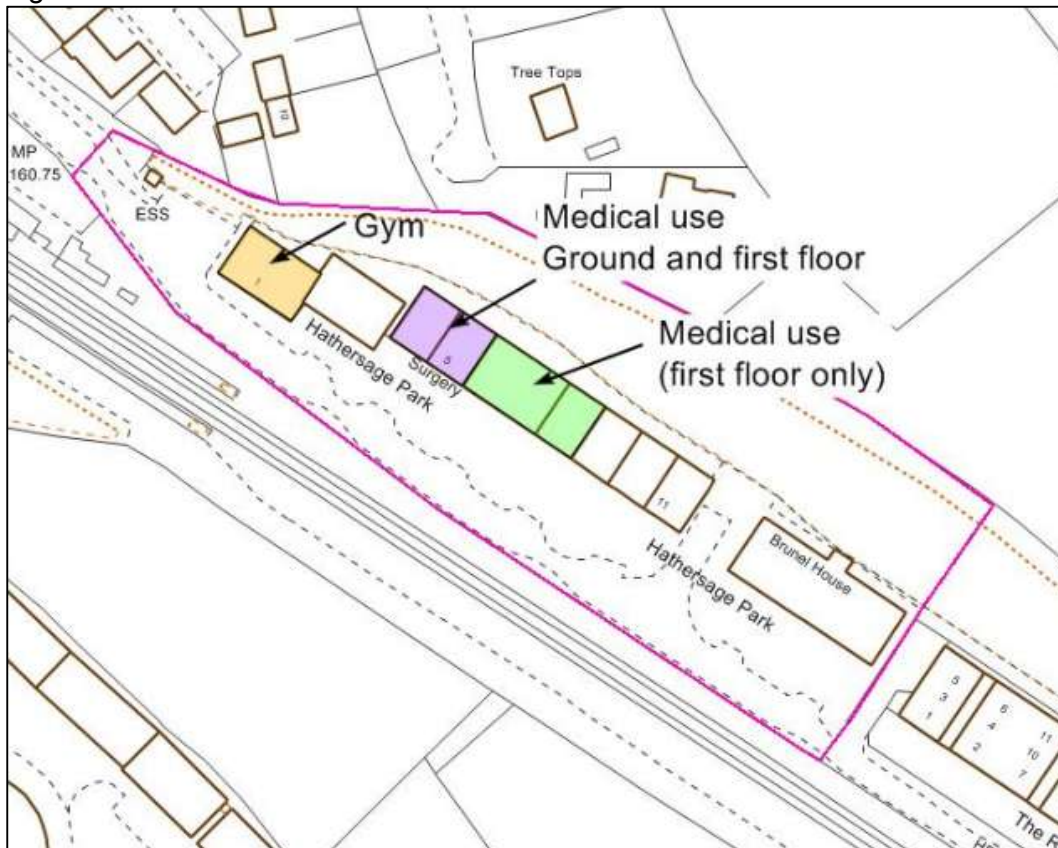


Fig 3 – wording from Bakewell's Draft Neighbourhood Plan (Revision Sept 17)

POLICY E2: Employment Sites

- A. Existing and allocated employment sites in Bakewell will be safeguarded for predominantly B Class employment uses.**
- B. Where flexibility is sought and deemed necessary to aid development, it will only be granted if it is not likely to put at risk the viability, vitality and character of the Central Shopping Area.**
- C. A Class uses will only be permitted as on-site sales from a B Class unit, and must be ancillary to the unit's primary B Class use.**