



## CHAPTER 8: EMPLOYMENT AND BUSINESS

### Introduction

- 8.1 The overall aim of the Local Plan is to provide secure and good quality employment for all local people by creating a stronger and more diverse local economy. It will do this by ensuring a continuing adequate supply of land for new employment within the Borough, and by protecting existing employment land and premises in order to meet the requirements of local businesses wishing to expand and for new businesses wishing to relocate to the area. It will also work through partnerships and with other agencies to promote and provide essential infrastructure, including affordable broadband technology, for businesses within the Borough.
- 8.2 Government guidance emphasises the need for a readily available supply of employment sites in sustainable locations. For most developments, this means locations
- near to or within existing urban areas
  - with good access and capable of being served by public transport
  - which maximise the use of existing infrastructure
  - which take into account environmental considerations
- 8.3 Other key themes are the re-use of derelict and unused or under-used urban land, with an emphasis on the use of 'brownfield' in preference to greenfield land; and the need for a sequential approach to development to ensure that more sustainable sites are developed first.



## The Strategic Context

- 8.4 Regional Planning Guidance for the Spatial Development of the East Midlands January 2002 notes that development in High Peak and the Peak Sub-area should aim to:
- reduce levels of in-migration, and
  - discourage additional commuting, and
  - support the regeneration of the adjoining conurbation, for example East Manchester, whilst
  - maintaining the high quality environment of the High Peak.
- 8.5 Development should therefore meet the needs of local communities, especially those rural communities experiencing economic difficulties due to the decline in traditional areas of employment such as hill-farming and quarrying. Buxton is recognised as a special case where modest growth is needed to support the architectural, leisure and cultural facilities.
- 8.6 The Structure Plan sets out the need to provide 80 hectares of land for business industrial and distribution development (B1, B2 and B8 Use Classes) in the High Peak between 1991 and 2011. The Local Plan proposes a land supply of about 74 hectares, slightly below this. This is broadly distributed between the Buxton/New Mills area (44 hectares) and Glossopdale (30 hectares). Employment within the town centres, including the Regeneration Areas (see Policies TC11, TC13, TC14, TC15 ) and retailing (see Policies TC3, TC4, TC5, TC7) is in addition to the employment land supply.

## Employment Land Supply

- 8.7 Existing employment land supply takes into account the following factors:
- Completions (ie. land developed) since 1991
  - Commitments - ie. land with planning permission but not yet developed
  - Land 'lost' from industry – ie. land with planning permission for change of use from industry, whether developed or not, which was in employment use in 1991
  - Land allocated for employment in the 1998 Adopted High Peak Local Plan, but without planning permission

For each sub-area , the calculations at April 2001, including new employment land allocations, are as follows:



**Table EMP1 – Employment Land Supply**

<b>Glossopdale</b>	<b>(ha)</b>
Completions (1991-2001)	7.25
Commitments	16.4
Former Local Plan allocations without planning permission	
Waterside	1.6
Bridge Mills	2.6
Wren Nest Road	2.5
Glossop Road, Gamesley	1.0
Losses	-0.9
<b>Glossopdale employment land supply</b>	<b>30.45</b>
Structure Plan requirement (1991-2011)	30
Oversupply	+0.45
2005 Local Plan allocation	
Glossop Road, Gamesley	0.5
<b>Proposed employment land supply for Glossopdale</b>	<b>30.95</b>

<b>Central Area</b>	
Completions (1991- 2001)	5.44
Commitments	6.41
Former Local Plan allocations without planning permission	
Sheffield Road, Chapel-en-le-Frith	2.2
Bowden Lane, Chapel-en-le-Frith	4.8
Garrison Works, Thornsett	0.4
Bingswood, Whaley Bridge	0.9
Losses	- 3.1
<b>Central Area employment land supply</b>	<b>17.05</b>

<b>Buxton</b>	
Completions (1991- 2001)	6.82
Commitments*	8.94
Former Local Plan allocations without planning permission	
Tongue Lane	2.0
<b>Buxton employment land supply</b>	<b>16.66</b>
Balance from Central Area	17.05
<b>Employment land supply for New Mills/Buxton Sub-Area</b>	<b>33.71</b>
Structure Plan requirement (1991-2011)	50
Undersupply	-16.29
2005 Local Plan allocation	
Bowden Lane, Chapel-en-le-Frith	1.2
Furness Vale Business Centre	0.8
Tongue Lane, Buxton	2.0
Staden Lane, Buxton	1.6



Hoffman Quarry, Buxton	3.6
<b>Employment land supply for New Mills/Buxton Sub-Area</b>	<b>42.91</b>

## Policies and Proposals

### Employment Land Allocations

- 8.8 It can be seen from table EMP1 that most allocations from the Former Local Plan (adopted 1998) have been carried through with minor alterations and extensions to the boundaries where appropriate. In addition to these sites, new allocations have been made. Most of these are in Buxton to help implement the strategy of modest growth for the town, as set out in Chapter 2 of the plan.
- 8.9 The rate of employment development throughout the High Peak has been quite slow, and there has been uncertainty about the short-term availability of some sites. However, the picture has changed recently, particularly in Glossop and the Central Area. For example, work has begun on the large 'flagship' employment site at Etherow Park, Hadfield that received planning permission in 1995, and the sites at Sheffield Road and Bowden Lane are partly developed. The provision of infrastructure, which took place on these sites, is seen as the key to increasing the rate of employment development elsewhere in the Borough. The steps taken form part of this Council's regeneration strategy, and are referred to, where appropriate, in the supporting text for each allocation, below, or as a general development principle or infrastructure policy.

### Glossop Area

- 8.10 A key aim for the Glossop area is to increase the number and range of jobs locally and so reduce the dependence on commuting to work. About half the workforce living in Glossop travel to work out of the town, mainly to Greater Manchester, contributing to the severe traffic congestion at peak times at Woolley Bridge and Mottram Moor. A range of sites needs to be found to meet both the Structure Plan provision and to assist the Council's strategy of greater self-sufficiency. There is, at present, a small oversupply of land when taking existing commitments into account.
- 8.11 The following allocations were carried forward from the former Local Plan with minor changes to allow for recent development or planning permission:

### Waterside

- 8.12 This small site at Waterside lies between the allocated site at Bridge Mills and existing businesses on the Waterside industrial area. It is an underused, brownfield site currently used for open storage and waste processing. Development of this site is estimated to contribute 1.6 ha to the overall supply.



The developer will be expected to provide adequate screening along the frontage of the site to Waterside, and an easement for the section of the Trans-Pennine Trail (see Policy TR14) passing through the site.

### **Bridge Mills**

- 8.13 This allocation of 2.6 ha is part of a larger site, the east part of which has permission for industrial development. It is a brownfield site which has been landfilled and is characterised by contamination and poor ground conditions. The developer will be required to undertake all remedial works needed to deal with any contamination. Access to the site must also be improved, and works may be needed to bring the bridge over the Etherow to a satisfactory standard. The site lies in the valley bottom, and so a landscape framework will be required. It is likely that 'gap funding' in the form of grant aid will be necessary to achieve a viable development.

### **Wren Nest Road**

- 8.14 This sloping, greenfield site of 2.5 ha close to the town centre and the railway can be serviced by extending existing infrastructure from the adjacent Wren Nest employment area. A watercourse in a culvert is believed to run under the site, and development may affect the high risk flood area to the south. The developer will be required to take appropriate measures (see Policy GD10 - Flood Prevention). The developer will also be required to provide a landscaping strip along the north boundary to screen the site from housing at Lower Dinting.

### **Glossop Road, Gamesley**

- 8.15 This 1.5 ha site off Glossop Road, Gamesley is well screened from nearby housing on Glossop Road. Part of the site (0.5 ha), formerly railway sidings, is brownfield. The remainder is greenfield. Allocation of this site will help attract new jobs to Gamesley, which consistently has the highest unemployment rate in the High Peak. It will also provide an incentive to establish a new railway station/halt, possibly including freight handling facilities (see Policy TR7 – New Railway Infrastructure). Improvements to the access road will be needed to enable development to proceed. An area of housing adjacent is also proposed to facilitate development (see Policy H2 - Housing and Infrastructure in Glossopdale)

## **EMP1 - INDUSTRY AND BUSINESS ALLOCATIONS IN THE GLOSSOP AREA**

**PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN THE FOLLOWING CLASSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987:**

- **B1. BUSINESS;**



- **B2. GENERAL INDUSTRY;**
- **B8. STORAGE AND DISTRIBUTION;**

**ON THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP, AND SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS AND ALL OTHER RELEVANT PROVISIONS OF THE PLAN:**

**LAND AT WATERSIDE, HADFIELD (1.6Ha).**

**THE DEVELOPER WILL BE REQUIRED TO PROVIDE LANDSCAPE SCREENING TO THE FRONTAGE WITH WATERSIDE, AND AN EASEMENT FOR THE SECTION OF THE TRANS-PENNINE TRAIL WITHIN THIS SITE.**

**LAND AT BRIDGE MILLS, TINTWISTLE (2.6Ha).**

**THE DEVELOPER WILL BE REQUIRED TO UNDERTAKE INVESTIGATIONS TO ASSESS THE SAFETY, STABILITY AND ANY CONTAMINATION OF THE SITE, AND TO TAKE APPROPRIATE REMEDIAL MEASURES, PRIOR TO DEVELOPMENT.**

**LAND OFF WREN NEST ROAD, GLOSSOP (2.5Ha).**

**THE DEVELOPER WILL BE REQUIRED TO PROVIDE A LANDSCAPING STRIP ALONG THE NORTHERN SITE BOUNDARY.**

**LAND OFF GLOSSOP ROAD, GAMESLEY (1.5Ha).**

**THE SITE WILL BE LAID OUT SO AS NOT TO PREJUDICE THE PROVISION OF A NEW RAILWAY STATION/HALT, INCLUDING ITS ACCESS, SERVICING AND PARKING AREAS.**

**Central Area**

- 8.16 The Plan maintains existing allocations at Bowden Lane, Chapel-en-le-Frith, Garrison Works, Thornsett, and Bingswood Industrial Estate, Whaley Bridge. The existing allocation at Sheffield Road, Chapel-en-le-Frith has been amended to account for the area, which has been developed since 1999. An additional allocation is made at Furness Vale Business Centre, where a modest expansion is proposed. The Council will also promote the regeneration of Torr Vale Mill for mixed uses, including employment (see Policy TC13).
- 8.17 Elsewhere in the Central area the supply of new industrial land is severely restricted by the topography, landscape and Green Belt constraints. Public consultation responses strongly opposed the release of more greenfield sites, particularly in the New Mills area. Priority is therefore given to developing derelict and underused land, with greenfield sites restricted to the existing employment allocations adjacent to the A6 by-pass at Chapel.



- 8.18 The allocated sites are additional to development which is already committed or which can be accommodated on small sites within the existing Built-up Area Boundaries and the Primary Employment Zones. The main committed site is the land adjacent to the by-pass, to the west of the Chapel-en-le-Frith roundabout, which has planning permission for a mixed development of business, office and hotel. However, development interest is low, possibly due to poor ground conditions.

### **Sheffield Road, Chapel-en-le-Frith**

- 8.19 1.8 ha of the existing allocated site at Sheffield Road has now been developed with the help of European Regional Development Fund (ERDF) Midlands Uplands Objective 5b funding for land acquisition, site investigation and construction. A second phase of development will extend the employment area to a further 2.2 ha, which remains an allocation.
- 8.20 High land and the prominent tree belt to the north of the site are excluded from the employment allocation to protect them from development. This area will require management and supplementary planting to integrate the new development into the landscape. The design and landscaping of the recent development reflects the importance of this area to the setting of the town.

### **Bowden Lane, Chapel-en-le-Frith**

- 8.21 Works have recently been completed to improve access to existing industry and provide Infrastructure to service a site of 6ha off Bowden Lane. These works also attracted ERDF Midlands Uplands Objective 5b grant aid.
- 8.22 Because of the prominent position of this site in relation to the road network, and the permission on the adjacent site for hotel development, it is also allocated for Class C1 – Hotels use. Developers will be required to provide a high standard of landscaping. As with the Sheffield Road site, design and landscaping of the development should be of a very high standard. The high ground to the south of the site is excluded from the allocation in order to protect it from development.

### **Garrison Works, Thornsett**

- 8.23 The existing allocation of 0.4 hectares of previously developed, brownfield land adjacent to the Thornsett Industrial Estate has been retained. There is also scope for new business development within the Garrison Works Primary Employment Zone, estimated as 'hidden' capacity of 0.2ha.
- 8.24 The development of this site may increase traffic on access roads which pass through residential areas in Birch Vale, Thornsett and New Mills, and which are below the usual standard for industrial traffic. In addition, access to the site needs to be improved. This will involve land outside the boundaries of the present



Industrial Estate. Derbyshire County Council as highway authority requires any development proposals to be accompanied by an assessment of the cumulative effects of traffic generated by the existing and proposed development on the site in order to properly assess the need for highway and access improvements

- 8.25 The allocated site is close to established woodland, open countryside and the River Sett. Development should take account of these issues in its siting, design and in safeguarding the aquatic environment.

### **Bingswood Industrial Estate, Whaley Bridge**

- 8.26 An allocation of 0.9 ha is retained to the north of the Bingswood Industrial Estate. Because of the sustainable location of this site adjacent to the Peak Forest Canal, and close to Whaley Bridge town centre and public transport, it is also allocated for Class C1 – Hotels use and Class D2 – Assembly and Leisure uses. The release of this land will facilitate a new access from the adjacent proposed supermarket site across the River Goyt. This new access is defined as a local road scheme (see Policy TR3). It would relieve problems with the existing tortuous route along narrow residential streets through the Canal Basin, a prominent and important part of the Conservation Area. Without it, any further development of the Industrial Estate, which generated additional traffic, would exacerbate the present problems, and would be resisted.

### **Furness Vale Business Centre**

- 8.27 An extension is proposed to the Furness Vale Business Centre (defined as a Primary Employment Zone – see Policy EMP4). Access to the site is below the standard required, and improvements to both the junction and access road will be needed before the site can be extended. The site lies outside the defined built-up area boundary, and so suitable landscaping will be required. The location of this allocation is such that only business use will be suitable.

### **EMP2 – INDUSTRY AND BUSINESS ALLOCATIONS IN THE CENTRAL AREA**

**PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN THE FOLLOWING CLASSES OF TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987:**

- **B1. BUSINESS;**
- **B2. GENERAL INDUSTRY;**
- **B8. STORAGE AND DISTRIBUTION;**

**OR OTHER USES SPECIFIED BELOW RELATING TO THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP, AND SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS AND ALL OTHER RELEVANT PROVISIONS OF THE PLAN:**



**(a) LAND OFF SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH (2.2Ha)**

**THIS SITE WILL BE LAID OUT AND ACCESSED INDEPENDENTLY OF THE ADJACENT SITE OFF BOWDEN LANE**

**THE EXISTING LINE OF TREES WHICH SEPARATE THE TWO SITES, TOGETHER WITH THE MOST PROMINENT AREAS OF LAND, WILL BE PROTECTED FROM DEVELOPMENT AND SUPPLEMENTED BY ADDITIONAL TREE PLANTING.**

**HIGH QUALITY DESIGN, LAYOUT AND EXTERNAL APPEARANCE TOGETHER WITH ABUNDANT LANDSCAPING WILL BE REQUIRED. CONDITIONS WILL BE IMPOSED TO ENSURE THAT ANY OPEN STORAGE OR PROCESSING WILL BE ADEQUATELY SCREENED.**

**(b) LAND OFF BOWDEN LANE, CHAPEL-EN-LE-FRITH (6Ha)**

**DEVELOPMENT OF C1 HOTELS WILL ALSO BE PERMITTED**

**HIGH QUALITY DESIGN, LAYOUT AND EXTERNAL APPEARANCE TOGETHER WITH ABUNDANT LANDSCAPING WILL BE REQUIRED. CONDITIONS WILL BE IMPOSED TO ENSURE THAT ANY OPEN STORAGE OR PROCESSING WILL BE ADEQUATELY SCREENED.**

**(c) LAND AT GARRISON WORKS, THORNSETT (0.4Ha)**

**PROPOSALS FOR DEVELOPMENT HAVING TRAFFIC GENERATION IMPLICATIONS WILL BE ACCOMPANIED BY AN ASSESSMENT OF THE CUMULATIVE EFFECT OF THE TRAFFIC GENERATED BY THE EXISTING AND PROPOSED DEVELOPMENT AT THE SITE ON THE LOCAL HIGHWAY NETWORK.**

**CONDITIONS WILL BE IMPOSED, AND/OR PLANNING OBLIGATIONS SOUGHT, TO ENSURE THE PROVISION OF A SATISFACTORY ACCESS AND THE IMPLEMENTATION OF ANY NECESSARY HIGHWAY IMPROVEMENTS OCCASIONED BY THE DEVELOPMENT.**

**AS MANY TREES AS IS REASONABLY PRACTICABLE, ESPECIALLY AROUND THE SITE PERIMETER, WILL BE RETAINED IN GOOD HEALTH OR REPLANTED AS PART OF AN APPROPRIATE SCHEME FOR THE MAINTENANCE AND ENHANCEMENT OF THE EXISTING TREE COVER.**

**(d) LAND NORTH OF BINGSWOOD INDUSTRIAL ESTATE, WHALEY BRIDGE (0.9Ha).**

**DEVELOPMENT OF C1 HOTELS AND D2 ASSEMBLY AND LEISURE WILL ALSO BE PERMITTED**



**A NEW ACCESS WILL BE PROVIDED WHICH MEETS THE REQUIREMENTS OF THE HIGHWAY AUTHORITY. NEITHER THE DEVELOPMENT OF THIS SITE, NOR FURTHER DEVELOPMENT WITHIN THE EXISTING BINGSWOOD INDUSTRIAL ESTATE, WILL BE PERMITTED IN THE ABSENCE OF SUCH A NEW ACCESS.**

**(e) LAND AT FURNESS VALE (0.8 Ha)**

**DEVELOPMENT WILL BE LIMITED TO B1 BUSINESS USE ONLY**

**THE DEVELOPER WILL BE REQUIRED TO MAKE IMPROVEMENTS TO THE ACCESS ROAD, TO THE REQUIREMENTS OF THE HIGHWAY AUTHORITY, BEFORE THE DEVELOPMENT OF THE SITE.**

### **Buxton Area**

- 8.28 The Council is committed to regenerating Buxton through a policy of steady growth and enhancement. Crucial to this strategy is the creation and attraction of new jobs, including high quality service sector employment, as encouraged by the Structure Plan. Indeed, the town is currently experiencing a period of economic growth in this sector as a result of major investment in Buxton's spa heritage, the expansion of the Health and Safety Laboratory at Harpur Hill, and the location of Derby University in the town. These investments have already created a substantial number of new jobs, and will further strengthen the tourism business of the town. However, the demand for traditional employment sites has not kept pace. In addition, if an increase in demand were to occur, it is considered that such demand could be accommodated within the existing and allocated land supply. Therefore, whilst the proposed land supply is less than Structure Plan requirements, the Council considers that this is a realistic figure, considering the more remote location of the town from industrial activity, the past slow rate of development in the Buxton area, and the existing available supply. In conclusion, the size, range and location of the allocations made are considered sufficient to meet the industrial needs of the town.
- 8.29 The former allocation of 2ha at Tongue Lane, Fairfield, is maintained, and extended by 2ha to the south. Additional land is also allocated at Staden Lane (1.6ha), and Hoffman Quarry (3.6ha).
- 8.30 In addition to the allocated sites listed below, new employment development will continue to take place on land which is already committed, or on small sites within the existing Built-up Area Boundaries and Primary Employment Zones.

### **Tongue Lane**



- 8.31 The Plan allocates a total of 4 hectares, half of which is a new allocation, on previously undeveloped, greenfield land off Tongue Lane. This allocation forms a logical extension to the Tongue Lane Industrial Estate. Further industrial development in the Fairfield area, including this allocation, is closely tied with the proposed Fairfield Link Road. The new road is likely to be built in 2 sections initially. The north section will be constructed in association with new housing development in the Dale Lane and Ashwood Road area, and will serve the existing Industrial Estate. The south section will link Granby Road and Victoria Park Road, and will be developed as part of new housing schemes in this area (Policy H4). Both sections can be built independently of each other, but it is intended that eventually they will be connected by a third section between Victoria Park Road and Stone Bench Way. This road may provide the opportunity to release further land for development.
- 8.32 Part of the new allocation is contiguous with the Cunning Dale section of the Wye Valley SSSI (Wildlife site). The site also lies close to part of the Peak District Dales candidate Special Area of Conservation (cSAC). Developers will be required to show that proposals will not adversely affect the integrity of the cSAC, particularly in terms of potential contamination, surface and wastewater disposal. In any event, high quality development and landscaping to protect the environment and amenity of local residents will be required.

### **Staden Lane**

- 8.33 This greenfield site extends the existing estate at Staden Lane to form a logical northern boundary. It lies on rising land to the south of Staden Low, and is visible from high ground to the south and west. The use of sensitive landscaping and appropriate materials will be required to ensure that the development blends acceptably into the wider landscape. The allocation will be accessed via the existing industrial estate. The site is also close to numerous archaeological sites recorded on the County Sites and Monuments Register including the scheduled monument of Staden Earthwork and the remains of the medieval settlement of Staden. Site investigations in line with the requirements of Policy BC10 – Archaeological and Other Heritage Features should be carried out before development starts.

### **Hoffman Quarry**

- 8.34 The allocated site is in the same ownership as a much larger area given permission for minerals processing and, subsequently, leisure use. This brownfield site is near to existing industrial uses on the Harpur Hill Industrial Estate, and is well-screened from the surrounding countryside. Vehicular access is possible via the existing industrial estate road and the Christian Salvesen distribution site. Pedestrian and cycle access may also be possible via the former railway line which adjoins the site. Developers would be required to provide satisfactory access to the site and landscaping, especially to the western perimeter.



## **EMP.3 - INDUSTRY AND BUSINESS ALLOCATIONS IN THE BUXTON AREA**

**PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WITHIN THE FOLLOWING CLASSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987:**

- **B1. BUSINESS;**
- **B2. GENERAL INDUSTRY;**
- **B8. STORAGE AND DISTRIBUTION;**

**ON THE FOLLOWING SITES IDENTIFIED ON THE PROPOSALS MAP, AND SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS AND ALL OTHER RELEVANT PROVISIONS OF THE PLAN:**

### **LAND AT TONGUE LANE (4Ha).**

**DEVELOPMENT OF THE SITE SHOULD NOT PREJUDICE THE CONSTRUCTION OF THE FAIRFIELD LINK ROAD.**

**THE DEVELOPER WILL BE REQUIRED TO UNDERTAKE AN ENVIRONMENTAL ASSESSMENT TO SHOW THAT ANY PROPOSALS WILL NOT AFFECT THE INTEGRITY OF THE PEAK DISTRICT DALES SPECIAL AREA OF CONSERVATION (CANDIDATE).**

### **LAND AT STADEN LANE (1.6Ha)**

**DEVELOPERS WILL BE REQUIRED TO PROVIDE ACCESS TO THE SITE VIA THE EXISTING ESTATE AND APPROPRIATE LANDSCAPING.**

### **LAND AT HOFFMAN QUARRY (3.6Ha)**

**DEVELOPERS WILL BE REQUIRED TO PROVIDE VEHICULAR ACCESS TO THE SITE VIA THE HARPUR HILL INDUSTRIAL ESTATE, ACCESS FOR PEDESTRIANS AND CYCLISTS, AND APPROPRIATE LANDSCAPING.**

## **General Policies**

### **General considerations for Industrial and Business Development**

#### **Design and Amenity**

- 8.35 Industrial and business development proposals should meet the general design standards as set out in Policy GD4 – Character, Form and Design, and standards for amenity, as set out in Policy GD5 – Amenity. Facing materials are particularly sensitive, and proposals should meet the standards set out in Policy BC1 – External Materials.



- 8.36 More specific guidance is contained in Appendix 4 (design, layout and landscaping, amenity, flood risk and drainage, traffic and road layout, parking), and the County Council's 'Standards for Industrial Estate Roads', included for information at Appendix 6.

### **Major developments**

- 8.37 Major industrial proposals may have a considerable visual, environmental and employment impact on the Borough. Under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 an environmental assessment is required for developments, such as quarrying, metals and chemicals processing, and golf courses, where the proposed development is likely to have a significant effect on the environment because of its nature, size or location.

### **Primary Employment Zones**

- 8.38 Structure Plan policy aims to resist development which would lead to a loss of industrial land and buildings in areas where a shortage of supply would result. Topographical and environmental constraints limit the future supply of industrial land in the Plan area.
- 8.39 To maintain the widest possible range of jobs and employment premises throughout the Borough, the Plan has defined a number of areas as 'Primary Employment Zones' (PEZs) which will be kept for employment uses. PEZs have been defined as industrial areas which currently provide a significant number of local jobs, or have recently done so; or have planning permission for industrial or business development; and present no serious environmental problems, either at present, or which would result from the redevelopment of the site for new industrial or business use.
- 8.40 PEZs are defined on the proposals Map. A new PEZ has been defined at Sheffield Road, Chapel-en-le-Frith to take account of the recent development, and the boundaries have been adjusted of existing PEZs at Hadfield Mill, Padfield and Newtown Station, New Mills.
- 8.41 Retailing will be resisted in PEZs as it may result in environmental or amenity problems, undermine the viability and vitality of the town centres or limit future industrial development. Applications for large retail stores will be dealt with under Policies TC3 and TC4. Ancillary services to serve the everyday needs of the workforce will normally be acceptable. Housing will not normally be permitted in PEZs as there is sufficient housing already identified in the housing policies unless the exceptional circumstances, apply as set out in Planning Policy EMP9.



## **EMP4 - PRIMARY EMPLOYMENT ZONES**

**THE FOLLOWING SITES ARE IDENTIFIED AS PRIMARY EMPLOYMENT ZONES:**

### **GLOSSOP AREA**

**BROOKFIELD INDUSTRIAL ESTATE  
DINTING LANE INDUSTRIAL ESTATE  
DINTING LODGE  
DINTING VALE INDUSTRIAL ESTATE  
DOVER MILL  
ETHEROW INDUSTRIAL PARK  
HADFIELD MILL, PADFIELD  
HAWKESHEAD MILL, OLD GLOSSOP  
HOWARD TOWN MILLS  
LOGWOOD MILL  
SHEPLEY STREET, OLD GLOSSOP  
SURREY STREET  
TURNLEE/CHARLESTOWN ROAD  
WATERSIDE, HADFIELD  
WOOLLEY BRIDGE ROAD, HADFIELD**

### **CENTRAL AREA**

**A6 LINK ROAD, CHAPEL-EN-LE-FRITH  
BINGSWOOD INDUSTRIAL ESTATE, WHALEY BRIDGE  
BIRCH VALE INDUSTRIAL AREA  
BOTANY WORKS, WHALEY BRIDGE  
FORGE MILL, CHINLEY  
FURNESS VALE INDUSTRIAL ESTATE  
HALLSTEADS (EAST), DOVE HOLES  
HALLSTEADS (WEST), DOVE HOLES  
KNOWLES INDUSTRIAL ESTATE, FURNESS VALE  
LAND OFF CHURCH ROAD, NEW MILLS  
MANCHESTER ROAD, TUNSTEAD MILTON  
NEW MILLS ROAD, HAYFIELD  
NEWTOWN STATION (REDMOOR MILL/BRUNSWICK MILL/ALBION MILL),  
NEW MILLS  
SALEM MILL, NEW MILLS  
SHEFFIELD ROAD, CHAPEL-EN-LE-FRITH  
SOVEREIGN MILLS, CHAPEL-EN-LE-FRITH  
ST. GEORGES MILL, NEW MILLS  
STEPHANIE WORKS, CHINLEY  
THORNSETT INDUSTRIAL ESTATE  
TOWNEND INDUSTRIAL AREA, CHAPEL-EN-LE-FRITH  
WATFORD BRIDGE INDUSTRIAL ESTATE, NEW MILLS**



## **BUXTON AREA**

**ASHBOURNE ROAD INDUSTRIAL ESTATE  
HARPUR HILL INDUSTRIAL AREA  
SMALLDALE ROAD, SMALLDALE  
TONGUE LANE INDUSTRIAL ESTATE  
WATERSWALLOWS ROAD**

**LAND AND BUILDINGS WITHIN THE PRIMARY EMPLOYMENT ZONES WILL BE SAFEGUARDED, AND PLANNING PERMISSION WILL BE GRANTED, FOR EMPLOYMENT DEVELOPMENT WITHIN THE FOLLOWING CLASSES OF THE TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987:**

- **B1. BUSINESS;**
- **B2. GENERAL INDUSTRY;**
- **B8. STORAGE AND DISTRIBUTION;**
- **AND OTHER EMPLOYMENT GENERATING USES**

**PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR RETAIL OR HOUSING DEVELOPMENT**

### **Open Storage and Processing**

8.42 Primary Employment Zones often provide the best locations for businesses which involve open storage as part of their operations, such as builder's yards, steel or timber stockists and car distributors. Other businesses which involve open processing or other external operations, such as vehicle dismantlers or reclaimed stone storage, or which generate many H.G.V. movements, such as plant hire, can be 'bad neighbours', especially where they are sited near housing. This type of business may not be defined in the Town and Country (Use Classes) Order 1987. Such proposals should be well-screened by good siting, planting or fencing (both locally and from the wider landscape), have good access, and not close to housing or sited where watercourse pollution could occur.

### **EMP5 – OPEN STORAGE AND PROCESSING**

**PLANNING PERMISSION WILL BE GRANTED FOR OPEN STORAGE AND/OR PROCESSING DEVELOPMENT, OR FOR OTHER POTENTIALLY INTRUSIVE OUTDOOR OPERATIONS, PROVIDED THAT:**

- **THE DEVELOPMENT WILL BE IN A DEFINED PRIMARY EMPLOYMENT ZONE, ON AN ESTABLISHED INDUSTRIAL SITE, OR ON A SUITABLE SITE ALLOCATED IN THE PLAN; OR**
- **THE DEVELOPMENT WILL BE A MODEST EXPANSION OF AN EXISTING USE; AND**



- **THE DEVELOPEMNT WILL NOT MATERIALLY AFFECT THE AMENITIES OF THE OCCUPANTS OF NEARBY PROPERTIES DUE TO INCREASED TRAFFIC, NOISE, VIBRATIONS, GASEOUS POLLUTANTS, DUST, FUMES OR ACTIVITY; AND**
- **THERE IS EXISTING SUBSTANTIAL SCREENING FROM ADJACENT PROPERTIES AND VIEWPOINTS, OR SUCH SCREENING WILL BE PROVIDED PRIOR TO THE TO THE DEVELOPMENT IN A MANNER WHICH IS SYMPATHETIC TO THE CHARACTER AND APPEARANCE OF THE AREA**

### **Employment Development within the Built-up Area Boundaries, and Home-working**

- 8.43 Employment sites within the built-up area often help support the local economy and provide jobs within walking distance of home. They will, therefore, be encouraged, provided that they are 'good neighbours' and do not harm the amenity of the area. Planning conditions on new proposals, particularly in residential areas, will be used to safeguard local amenity.
- 8.44 Applications for home-working will also be considered under this policy, whether or not the application is within the built-up area boundary. Homeworking is generally encouraged as a particularly sustainable form of development. Where a material change in the use of a dwelling occurs, for example, increased traffic, visitors, noise or fumes, planning permission will be needed.
- 8.45 Local amenity, the impact on neighbours and the overall character of the area should be minimised. This is likely to make some types of activity, for example, Class B1 business or office use, more acceptable than others, such as engineering, vehicle repairs and spraying, open storage and dog-breeding. Associated advertising signs should be limited and suitably discreet. Planning conditions or obligations related to noise levels, hours of operation, visiting times and storage of goods may be needed to control any potential disturbance. Expanding businesses will be encouraged to relocate to an established industrial area.

### **EMP6 - INDUSTRY AND BUSINESS WITHIN THE BUILT-UP AREA BOUNDARIES AND HOMEWORKING**

**PLANNING PERMISSION WILL BE GRANTED FOR BUSINESS AND INDUSTRIAL DEVELOPMENT WITHIN THE BUILT-UP AREA BOUNDARY AND HOMEWORKING PROVIDED THAT:**

- **THE DEVELOPMENT WILL NOT HARM THE CHARACTER OR APPEARANCE OF THE PREMISES OR AMENITY OF THE AREA DUE TO A MATERIAL INCREASE IN NOISE, DUST, FUMES, TRAFFIC, ACTIVITY OR VISITORS**



**WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED AND/OR PLANNING OBLIGATIONS SOUGHT, TO CONTROL OPERATING HOURS, NOISE GENERATION, DISCHARGES, PARKING, SERVICING AND STORAGE ARRANGEMENTS IN ORDER TO PROTECT LOCAL AMENITY.**

## **Employment Development in the Countryside and Farm Diversification**

- 8.46 New business development will be generally resisted outside the Built-up Area Boundaries, unless a countryside location is essential. However, limited development, subject to environmental and amenity safeguards, is necessary in order to foster a healthy and diverse rural economy. Within the Primary Employment Zones in the countryside (eg Forge Mill and Stephanie Works near Chinley), there may be scope for further limited development. Proposals will be dealt with under Policy EMP4. Special provisions apply to development at major employment sites within the Green Belt (see Policy EMP8).
- 8.47 Small-scale business development should involve the expansion or diversification of an existing business, and be accommodated in existing buildings wherever possible. Where extensions to existing buildings or new buildings are essential, the design and layout should enhance the rural character of the location. In addition, the effect of increased traffic on unsuitable roads will be a material factor in assessing any proposal.
- 8.48 Farming has a key role in maintaining the quality of the countryside, and diversification is becoming increasingly important to maintaining farm incomes. The Borough Council supports diversification projects; particularly those which are intended to contribute to the farm business rather than become enterprises in the countryside in their own right. The open nature of much of the landscape in the High Peak and lack of tree cover in many parts limit the activities, which can easily be absorbed. Road access, too, is often poor and in some cases the generation of significant additional traffic on minor roads may outweigh the advantages of the proposal.
- 8.49 In broad terms 'diversification' activities can be divided into two. Firstly, there are those which have little effect on the landscape and allow farming to continue largely unchanged - for example, farm sales (e.g. food, cheese); direct sales of manufactured farm products (e.g. garden furniture); re-use of farm buildings for tourism (e.g. camping barns, B & B), workshops or business, kennels or catteries. Secondly, there are activities which have a much greater impact on the countryside and involve the change of use of farm land - for example, haulage (unless this is an integral part of the existing farm business); riding stables (especially where these are major proposals involving indoor facilities and all-weather surfaces); caravans; clay-pigeon shooting and other outdoor pursuits (e.g. war-games) which can have a serious effect on the ecology of the area; golf courses and driving ranges; motor-sports; and outdoor storage (e.g. stone).



- 8.50 In general, the Borough Council supports business development in the countryside, which will contribute to the rural economy, is appropriate to a rural location, and is compatible with the fine landscape and the natural resources of the Plan area.

#### **EMP7 - INDUSTRY AND BUSINESS IN THE COUNTRYSIDE**

**PLANNING PERMISSION WILL BE GRANTED FOR BUSINESS AND INDUSTRIAL DEVELOPMENT IN THE COUNTRYSIDE, PROVIDED THAT:**

- **THE DEVELOPMENT CAN BE ACCOMMODATED WITHIN EXISTING BUILDINGS; OR**
- **ANY NEW BUILDINGS, ALTERATIONS OR EXTENSIONS ARE ESSENTIAL, AND WELL-RELATED TO EXISTING BUILDINGS AND APPROPRIATE TO A COUNTRYSIDE LOCATION IN TERMS OF SCALE, SITING, DESIGN AND EXTERNAL APPEARANCE; AND**
- **ADEQUATE SITE ACCESS IS AVAILABLE AND THE DEVELOPMENT WILL NOT SIGNIFICANTLY INCREASE TRAFFIC MOVEMENTS, PARTICULARLY ON UNSUITABLE NARROW ROADS**

#### **Infill/Redevelopment of Employment Sites in the Green Belt**

- 8.51 Within the Plan area there are a number of employment sites within the Green Belt. Government advice (PPG2) indicates that, in certain circumstances, limited infilling or redevelopment at existing major developed sites in the Green Belt may be appropriate, where this would not undermine the purposes of the Green Belt but which may help to secure local jobs. These sites are identified on the Proposals Map as "Major developed sites within the Green Belt".

#### **EMP8 - INFILLING/REDEVELOPMENT AT MAJOR DEVELOPED SITES IN THE GREEN BELT**

**PLANNING PERMISSION WILL BE GRANTED FOR LIMITED INFILLING AND/OR REDEVELOPMENT FOR BUSINESS AND INDUSTRIAL DEVELOPMENT, COMPRISING B1. BUSINESS, B2. GENERAL INDUSTRY, B8. STORAGE AND DISTRIBUTION AND OTHER APPROPRIATE EMPLOYMENT GENERATING DEVELOPMENT WITHIN THE FOLLOWING MAJOR DEVELOPED SITES IN THE GREEN BELT IDENTIFIED ON THE PROPOSALS MAP:**

##### **GLOSSOP AREA**

**CHISWORTH WORKS, CHISWORTH  
HOLEHOUSE MILL, CHISWORTH  
KINDERLEE MILL, CHISWORTH**



## **CENTRAL AREA**

**BATE MILL, THORNSETT  
OLD FIRE STATION, NEW MILLS  
HAGUE BAR WORKS, HAGUE BAR  
THE HAULAGE YARD, FURNESS VALE  
RINGSTONES INDUSTRIAL ESTATE, BRIDGEMONT  
BRITANNIA MILL, BUXWORTH  
BUGSWORTH BASIN, BUXWORTH  
COUNCIL OFFICES, CHINLEY  
BRIDGEHOLM MILL, CHINLEY,**

**PROVIDED THAT THE DEVELOPMENT:**

- **WILL HAVE NO MATERIALLY GREATER IMPACT THAN THE EXISTING DEVELOPMENT ON THE PURPOSES OF INCLUDING THE LAND WITHIN THE GREEN BELT; AND**
- **WILL NOT MATERIALLY EXCEED THE HEIGHT OF EXISTING BUILDINGS ON THE SITE; AND**
- **WILL NOT LEAD TO A MAJOR INCREASE IN THE DEVELOPED PROPORTION OF THE SITE, AND, IN THE CASE OF RE-DEVELOPMENT, WILL NOT OCCUPY A MATERIALLY LARGER AREA OF THE SITE THAN THE EXISTING BUILDINGS**

**WHERE APPROPRIATE, CONDITIONS WILL BE IMPOSED TO ENSURE THAT BUILDINGS, WHICH ARE NOT TO BE RETAINED PERMANENTLY, WILL BE DEMOLISHED AS THE NEW BUILDINGS ARE ERECTED IN ORDER TO KEEP CONTROL OVER THE TOTAL DEVELOPED AREA.**

## **Change of Use from Industry or Business**

### **Mixed Use**

- 8.52 Many existing employment sites within High Peak are a legacy of the area's industrial past. In many cases sites developed during the early 19th century as part of the cotton spinning, bleaching and printing industries remain in use, although the nature of the employment has now changed. Frequently, the location of these employment sites is related to resource and transport considerations that are long since redundant (e.g. water power / tramways). As a consequence, certain employment sites in High Peak remain heavily constrained by poor access, past contamination, difficult operating conditions and unsuitable buildings.



- 8.53 This situation is borne out by the Regional Quality of Employment Land Study (QUELS) published by East Midlands Regional Local Government Association and the East Midlands Development Agency in September 2002. This study confirmed that in the Peak sub-area much employment land is highly constrained, and low values combined with complex servicing requirements limit private investment.
- 8.54 Government policy promotes the re-use and redevelopment of urban land and buildings wherever possible. In an attractive upland area such as High Peak the opportunities for new employment development are also limited. If an employment base is to be retained in High Peak it follows that some existing historic industrial sites in accessible urban locations will need to be redeveloped to provide for the future employment needs of the area.
- 8.55 The QUELS study recognises low values as a serious obstacle to future employment development. The ERDF has been successful in pump-priming investment in Chapel-en-le-Frith. However with this initiative and the SRB programme in Glossop drawing to a close sufficient public funding is unlikely to be able to remedy ongoing access, land assembly and contamination problems.
- 8.56 On some sites however, employment can only be maintained or enhanced by improving access, providing modern buildings or remedying contamination. In these circumstances a small element of mixed use may be considered as part of a comprehensive development of the site. This will only be appropriate where it demonstrates an overall improvement in the employment base and does not conflict with the principles of sustainability or the green belt.
- 8.57 Planning conditions will be employed or obligations negotiated to ensure that the development delivers proposed improvements.

### **Change of Use**

- 8.58 There are also numerous smaller industrial sites and premises throughout the Borough which provide valuable space for small businesses. Often these lie close to housing areas, allowing short journeys to work. Together, these form the industrial employment base for the High Peak, and it is from this base that the industrial land requirements are derived. To keep the widest range of job opportunities, both PEZ's and smaller sites should be kept in employment use wherever possible.
- 8.59 Exceptionally however, an employment use creates significant traffic or environmental problems to the detriment of adjacent land uses. In such cases the overall aims of the plan may be better served by a change of use than the retention of the employment site. Redevelopment of the whole site for other uses, will, therefore, be considered where the location is inappropriate in terms of environment or amenity, and where the developer can clearly show that there is no market demand for the site for employment use and that a mixed-use



development is inappropriate. Any new uses will be considered in accordance with the relevant policies elsewhere in the Plan.

8.60 For proposals for mixed use and change of use redevelopment should not conflict with the principles of sustainability or the green belt. Proposals will be assessed against the overall contribution they make to achieving the 6 strategic aims of the plan

- Environment
- Community Development
- Employment and economic diversity
- Town centres and regeneration
- Tourism
- Transport

and the criteria for delivering each aim, as set out in Chapter 2.

8.60 In all cases (including mixed use) it is expected that any residential use of the site shall be of a limited scale and in line with the provisions of policy H1.

#### **EMP9 - CHANGE OF USE FROM INDUSTRY OR BUSINESS**

**PLANNING PERMISSION WILL BE GRANTED FOR THE CHANGE OF USE OF INDUSTRIAL OR BUSINESS LAND OR PREMISES PROVIDED THAT:**

##### **IN THE CASE OF MIXED USE**

- **MIXED USE ELEMENTS ARE LIMITED IN SCALE AND SUBORDINATE TO THE EMPLOYMENT USE OF THE SITE; AND**
- **THE DEVELOPMENT ACHIEVES DEMONSTRABLE IMPROVEMENTS TO THE SIZE, QUALITY OR ACCESSIBILITY OF THE EMPLOYMENT PREMISES OR EMPLOYMENT BASE**

##### **IN THE CASE OF CHANGE OF USE OF A WHOLE SITE**

- **THE CONTINUED EMPLOYMENT USE OF THE LAND OR PREMISES FOR INDUSTRY WOULD PERPETUATE SIGNIFICANT TRAFFIC OR ENVIRONMENTAL PROBLEMS; AND**
- **THESE PROBLEMS COULD NOT BE SATISFACTORILY RESOLVED BY A MIXED USE DEVELOPMENT; AND**
- **THE DEVELOPER CAN CLEARLY SHOW THAT THERE IS NO MARKET DEMAND FOR THE SITE FOR EMPLOYMENT USE; AND**



- **THE PROPOSED DEVELOPMENT WILL BE COMPATIBLE WITH ADJOINING USES**

**IN ALL CASES**

- **THE DEVELOPMENT DOES NOT CONFLICT WITH THE PRINCIPLES OF SUSTAINABILITY OR THE GREEN BELT; AND**
- **THE DEVELOPMENT ACHIEVES A STRATEGIC AIM OF THE PLAN, WHICH BRINGS A GREATER BENEFIT TO THE AREA THAN THE RETENTION OF THE EXISTING USE.**

**CONDITIONS WILL BE IMPOSED AND PLANNING OBLIGATIONS NEGOTIATED TO ENSURE THAT DEVELOPMENT TAKES PLACE IN A COMPREHENSIVE MANNER AND PROMOTES THE RETENTION OR ENHANCEMENT OF EMPLOYMENT AT THE SITE.**

