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# 1 Economy

**1.1** A diverse and growing local economy is an important element required for achieving sustainable development throughout the plan area. High Peak has a highly skilled workforce and higher than regional number of people employed the knowledge based sectors. However many residents commute outside of the area to seek high wage job opportunities, particularly to neighbouring urban areas such as Manchester, Tameside and Stockport. Within the Borough the average salary of residents people employed is lower than that of people who live in High Peak, but work elsewhere.

**1.2** In recent years the number of people employed in manufacturing has declined whilst at the same time employment in services, tourism, hotels, distribution and warehousing, finance and business services has grown. Small businesses, self-employment and home-working are an important part of the local economy. Although there has been modest business growth across the plan area new business start ups have been low in comparison with the regional average.

**1.3** A key challenge for the Local Plan is to help develop an economy that provides high-wage, high-skill jobs for local people. Furthermore given the scale of the agriculture industry in the area, the Employment Land Review also indicates that sustainable farm diversification schemes should be supported as a means of achieving a broader economic base.

**1.4** To help improve the range of local job opportunities and reduce the need to travel long distances to work, the strategy of the plan is to complement existing employment opportunities by supporting the emerging growth sectors. The availability of suitable land for development is therefore essential.

**1.5** Research undertaken as part of the Employment Land Review indicates that the local environment and quality of life offered by the area is a key locational advantage for local businesses. Consequently the retention of what makes the Peak District unique is essential for both its environmental and economic wellbeing. The location and design of new economic development should therefore ensure that it is well related to the character and appearance of the surrounding area.

**1.6** The Economy policies in the Plan allocate land for employment, promote and protect employment in the Primary Employment Zones, seek to protect existing employment development and to maximise the potential of the industrial legacy sites and promote Peak District Tourism.

**1.7** The Council monitors the amount of new employment land and floorspace [use classes B1/B2/B8] it approves annually, and how much is completed annually. So as to create a 'true' picture of employment land provision, floorspace figures pertain to *net* (as opposed to *gross*) creation, ie any floorspace losses in a scheme are taken into account overall. The Council also monitors which *types* of B use (B1a, B1b, B1c, B2, B8 or combinations of these) are affected within schemes (in some cases this is a complicated picture involving net gains in some uses, net losses in others – producing an overall net gain/loss in B class floorspace). Sometimes a judgement has been made when a consent is not clear which B uses are authorised.

**1.8** So as not to create an artificial picture of employment land creation, new employment land is only counted as *created* if it is not redeveloping (recycling) land at existing employment premises [this involves a judgement in many cases, and some new commitments involve a combination of both types of land].

# 1 Economy

**1.9** Unlike land calculations, floorspace figures may relate to provision across multiple levels (eg multi-storey buildings). Building conversions are also included - so changes of use to employment are also land/floorspace gains. In all cases, a permission that relates to earlier commitments on the same site (eg an amendment or variation of condition to an earlier extant permission; or reserved matters approval to an earlier outline approval) 'updates' the earlier commitment, so as to avoid doublecounting of site area/floorspace. For clarification, certificates of lawfulness granted that pertain to existing employment development, are counted as employment commitments – and are also deemed to already have been 'completed' on the date of issue. Temporary employment permissions are generally not recorded as commitments.

**1.10** The Council also keeps a list of employment commitments that remain 'extant' over time as a measure of 'available' employment land and floorspace (permissions that have not commenced by their expiry – usually 3 years – are removed from the commitment list).

**1.11** The Council has a suite of employment allocations across the Borough (both on greenfield sites and redevelopment sites), in addition to unallocated 'Primary Employment Zones' and industrial legacy sites in its 2016 adopted Local Plan – employment commitments can arise across these, or in other locations. This is also monitored.

## Indicator 1

**Total amount of additional net floor space completed by type 2018-19**

## Sustainability Appraisal Indicator

### Employment Land Supply

**1.12 Target - To develop sufficient land for B1, B2 and B8 to meet the needs identified in the Local Plan**

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

**Table 1 Total amount of additional net floor space completed by type 2018-19**

Use Class	Land developed (ha)	Floorspace developed (m <sup>2</sup> )
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# 1 Economy

<b>Gains</b>		
B1a	0.0857	160
B1b	0	0
B1c	0	0
B2	0.9867	243.58
B8	0	0
Mixed	0.053	0
<b>Total Gains Gross</b>	<b>1.1254</b>	<b>403.58</b>
<b>Losses</b>		
B1a	0	0
B1b	0	0
B1c	0	0
B2	0.215	928
B8	0	0
Mixed	0.330	3299
<b>Total Losses</b>	<b>0.545</b>	<b>4227</b>
<b>Total Gains Net</b>	<b>0.5804</b>	<b>-3823.42</b>

## 1.13

The table above provides both employment gain and loss commitments that were completed during the 2018-19 monitoring year and 'consolidates' these to provide an overall "net" calculation. Changes in both total sites areas and total floorspaces (across B classes) are provided. There were a similar number of loss completions as gain completions during 2018-19; and (as floorspace figures derived from a scheme can relate to only *part* of a site (eg new building on site) or the whole site (eg loss of B class land to another use) the consolidated results simultaneously show a slight net gain in total B class employment land (0.5804ha), but a significant overall loss in floorspace (minus 3823.42m<sup>2</sup>).

# 1 Economy

## Indicator 2

**Total amount of floorspace on previously developed land by type**

### Sustainability Appraisal Indicator

#### Employment Land Supply

**Target - To make sufficient land available to meet the needs identified in the Local Plan**

#### Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

**The total amount of net new B class floorspace completed on previously developed land in 2018-19 breaks down into the following use classes:**

**Table 2 Net New Employment Floorspace Created Across Use Classes 18-19**

B1a	B1b	B1c	B2	B8	Total
98	0	0	243.58	0	<b>341.58</b>

### Effects on the economy: Enterprise births and deaths

## Indicator Indicator 1

**Annual enterprise births and deaths**

### Sustainability Appraisal Indicator

#### Employment Land Supply

# 1 Economy

## Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
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- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

**1.14** ONS publish annual data pertaining to, the total number of active businesses in a Borough, annual business births and deaths. The starting point for the calculation of business demography data is the concept of active businesses in a reference year. These are defined as businesses that had either turnover or employment at any time during the "reference period". New business registrations (identified through registration of the administrative units, that is, Value Added Tax (VAT) and Pay as You Earn (PAYE)) are referred to as business births. The birth rate is calculated using the number of births as a proportion of the active businesses. Businesses that have ceased to trade (identified through de-registration of the administrative units) are referred to as business deaths. The death rate is calculated using the number of deaths as a proportion of the active businesses. The Government makes assumptions about the number of business "reactivations" after death, and adjusts the data accordingly.

**1.15** According to the data, in 2018 High Peak:

**Table 3**

<b>Total active businesses registered</b>	<b>Number of annual Births</b>	<b>Number of annual Deaths</b>
3570	375 (10.50%)	275 (7.70%)

# 1 Economy

## Land Available on Allocated Sites and PEZs

### Indicator Indicator 2

Employment land available by type on allocated sites and PEZs

### Sustainability Appraisal Indicator

#### Employment Land Supply

### Target

To make sufficient land available to meet the needs identified in the Local Plan

### Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
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### 1.16 Allocations

**1.17** The 2016 adopted Local Plan sets out a suite of (B class) employment land allocations : greenfield sites in Policy E2 and mostly regeneration sites in Policies DS1, DS3, DS5, DS11, DS12, DS13, DS14, DS15, DS21, DS22; and Primary Employment Zones (PEZs) are identified in Policy E3. Policy E5 identifies a suite of industrial legacy sites where B class (re)development is generally acceptable. **Land within these areas remain 'available' until a planning permission becomes completed.**

**1.18** Note that under the Localism Act the 'made' 2015 Chapel en le Frith Neighbourhood Plan also made a number of employment allocations which also form part of the overall Development Plan. These are mostly 'greenfield' although some already contain premises that are capable of being expanded/intensified.



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**1.19** The coverage of new employment commitments across existing employment allocations has to be measured to understand how much available allocated land remains, with completed schemes 'deducted' from this. Some DS Policies relate to mixed use redevelopments with unspecified breakdown between different proposed uses (and in many cases upon sites that currently have historic industrial uses) and therefore it is the subsequent planning approval which therefore specifies breakdown between uses. In some cases a judgement has been made regarding the true figure of new employment area created. The land identified as 'available' within the 'greenfield' new allocations in Pol E2, and Chapel en le Frith new allocations, consolidates with current employment commitments as follows:

**Table 4 Employment Land Allocations to be Developed**

Site Name	Site Area (ha)	Completions Before 01.04.18	Completions 18-19	Remaining land area available 31.03.19 (ha)
Land off Wren Nest Road, Glossop	2.5	0	0	2.5
Chapel site ES1	1.56	0	0	1.56
Chapel site ES4	2.4	0	0	2.4
Chapel site ES5	2.5	0	0	2.5
Chapel site ES6	0.74	0.25	0	0.49
Chapel site ES7	0.2	0	0	0.2
Staden Lane extension Buxton	1.36	0	0	1.36
Tongue Lane extension Buxton	2.03	0	0	2.03
Waterswallows extension Buxton	5.2	0	0	5.2
<b>TOTAL</b>	<b>16.93</b>	<b>0.25</b>	<b>0</b>	<b>18.24</b>

## PEZs

### Indicator Indicator 3

Employment land available by type on allocated sites and PEZs

# 1 Economy

## Sustainability Appraisal Indicator

### Employment Land Supply

#### Local Plan Policies

- S4 Maintaining and Enhancing and Economic Base
- S 5 Glossopdale Sub-area Strategy
- S 6 Central Sub area Strategy
- S 7 Buxton Sub area Strategy
- E1 New Employment Development
- E2 Employment Land Allocations
- E3 Primary Employment Zones
- E4 Change of use on Existing Business Land and Premises
- E5 Regenerating an Industrial Legacy

**1.20** The Peak Sub Region Employment Land Review 2014 identified what at that time it deemed land still 'available' (ie unconstructed) within existing PEZs. Most employment commitments to date were not located within allocations or PEZs at all, and of the commitments that were, only some were completed as of 31/03/19.

**1.21** The land identified as 'available' within PEZs consolidates with current employment commitments as follows:

**Table 5 PEZs with Available Space**

Site Name	Available Area (ha)	Completions Before 01.04.18	Completions 18-19	Remaining Area Available (ha)
Rossington Park/Graphite Way Hadfield	4.77	0	0	4.77
Waterside Hadfield	0.8	0	0	0.8
Furness Vale Industrial Estate	1.22	0	0	1.22
Tongue Lane Industrial Estate Buxton	1.16	0	0.18	0.98

# 1 Economy

Harpur Hill Industrial Area Buxton	2.7	0	0	2.7
<b>TOTAL</b>	<b>10.65</b>	<b>0</b>	<b>0.18</b>	<b>10.47</b>

## Industrial Legacy Sites

**1.22** As with PEZs the 2014 Study also identified what at that time it deemed land still 'available' (ie unconstructed) within existing Pol E5 industrial legacy sites.

**1.23** The land identified as 'available' within Industrial Legacy sites consolidates with current employment commitments as follows:

**Table 6 Industrial Legacy Sites with Available Space**

Site Name	Available Area (ha)	Completions Before 01.04.18	Completions 18-19	Remaining Area Available (ha)
Howard Town Mills (Woods Mill)	0.203	0	0	0.203
Turnlee Rd / Charlestown	0.17	0.0148	0	0.1552
Ferro Alloys, Glossop	0.74	0.74	0	0
Bingswood Industrial Estate, Whaley Bridge	1.4	0	0	1.4
Birch Vale Industrial Area	0.88	0	0	0.88
Newtown Station (Redmoor Mill/Brunswick Mill)	0.363	0	0	0.363
<b>TOTAL</b>	<b>3.756</b>	<b>0.7548</b>	<b>0</b>	<b>3.0012</b>

## Remaining Employment Land

**1.24** Policy S4 of the Local Plan establishes the residual employment land requirement for the Borough up to the period 2031. Using the above information it is possible to calculate whether the combination of remaining land at allocations, PEZs and Industrial Legacy sites, alongside remaining approved (undeveloped) employment land in all other locations meets this. (Note permissions falling within PEZs and IL sites but outside of the specific areas identified as available in the 2014 study fall within the "Other Remaining non-completed Permissions" column; as do permissions within "DS" employment allocations):

# 1 Economy

**Table 7 Employment Land Available by Type (ha) (31.03.19)**

Use Class	Employment allocations (Pol E2 sites and CELF NP sites)(ha)	Land still available within PEZs (ha)	Land still available within Industrial Legacy sites (ha)	Other Remaining non-completed Permissions (ha)
B1A				1.7321
B1B				0
B1C				0.208
B1B/B1C			0.363	
B1			0.203	
B2				1.66
B8				4.3927
B1B, B1C, B2, B8 (not B1A)	11.09	9.25	0.88	
Mixed B Uses	7.15	1.22	1.5552	3.5774
<b>Total</b>	<b>18.24</b>	<b>10.47</b>	<b>3.0012</b>	<b>11.5702</b>

**1.25** Note that remaining land within PEZs and Industrial Legacy sites is deemed to have 'B1B, B1C, B2, B8 (not B1A)' status, as dictated by Policies E3 and E5 - except when site specific DS Policies indicate otherwise (eg Pol DS12 which allows for all B uses). In the case of allocations Pol E2 of the HPBC Local Plan also specifies B1B, B1C, B2, B8 (but not B1A) uses (the equivalent Policies in the Chapel en le Frith Neighbourhood Plan EP1-EP6 refer to "employment" uses but *do not* specify further); this is reflected in the second column above. The table demonstrates that a total of **43.2814ha** was "available" for employment uses as of 31.03.19. This compares to a residual requirement in Pol S4 (in April 2016) of 35.556ha.