

APPENDIX 1

ORGANISATIONS CONSULTED

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Business Link

Derby and Derbyshire Economic Partnership

Derbyshire Community Rural Council

East Midlands Development Agency

East Midlands Regional Assembly

Frank Marshall (commercial agents)

Knight Frank (commercial agents)

Learning and Skills Council

Mark Jenkinson & Son (commercial agents)

National Farmers Union

Rigby & Co. Commercial Agents

Rural Action Zone

Salloway Property Consultants (commercial agents)

PEAK SUB-REGION EMPLOYMENT LAND STUDY: SITE ASSESSMENT CRITERIA

The criteria for assessing the quality of sites are set out below. These criteria mainly relate to the inherent value of a site rather than current conditions on it, although such characteristics would also be noted. No individual weightings would be attached to different criteria. Not all criteria will apply to each existing or potential employment site.

1. Access:

Green = **good**: within 2 Km of strategic road junction/ via good unconstrained roads

Red = **poor**: over 5 Km from junction/access, and/or through constrained/local roads, and/or though town centre or residential areas etc

2. Location;

Green = **good**: near (within 0.5 Km) centre of urban area, close to range of public transport linking residential areas and services; good access to residential areas and services

Red = **poor**: remote site, poor infrequent public transport access, 1 bus service per hour or less; no services or residential areas nearby;

3. Quality of Site:

Green = **good**: generally level site, regular shape, over 5 ha. in size; no significant other constraints on development e.g. flood risk,

Red = **poor**: sloping/uneven site; under 1 ha. size, irregular/narrow shape, other severe constraints e.g. contamination;

4. Likely Market Demand:

Green = **good**: high profile/high quality appearance, environment and quality of occupiers; low vacancy - under 10% of site/premises vacant, quick turnover of premises, units rarely available; new investment;

Red = **poor**: low profile; poor/run-down unattractive appearance/location; attracts lower end users; over 25% vacant space/buildings; difficult to let premises; low level of market activity/investment;

5. Status:

Green = brownfield site, within settlement boundary, no restrictive designations

Red = greenfield site, outside settlement boundary, restrictive landscape, policy or environmental designations

6. Availability of Site:

Green = single ownership, land available immediately for development or occupation with recent planning permission

Red = constraints on development or owner aspirations for other uses, multiple ownership, history of non take-up, unlikely to be available within 5 years or more

OTHER FACTORS TO BE NOTED

A. Predominant Use of Site or Main Mix of Uses (e.g. B1, B2, B8 or others)

B. Age/ Quality of Premises (Existing Developed Sites)

- Predominantly pre-1970
- 1970-90
- Post 1990
- Post 2000

C. Neighbouring uses

- Adjoining residential or other sensitive uses
- With larger employment area/ no incompatible adjoining land uses

Site Ref	NLP Ref	Site Name	Gross Size (Ha)	Net Size (Ha)	Site Access	Location	Quality of site	Likely market demand	Status of site	Availability of site	Age of Building	Land available (%)	Adjacent uses	Comments	Planning Status	Availability (where known)	Constraints (where known)	Occupier (where known)	
High Peak																			
H0401301	NLP001	A6 LINK ROAD	2.19	2.19	Green	Amber	Green	Green	Green	Amber	n/a	100	b2/b8	Full application for a public house approved on part of the site.	Local Plan Allocation				
H0401304	NLP002	A6 LINK ROAD	0.26	0.26	Green	Amber	Green	Green	Red	Green	n/a	100	b2/b8	Greenfield, undeveloped, no planning consent	Local Plan Allocation				
H0402702	NLP100	SHEFFIELD ROAD	0.44	0.44	Green	Amber	Amber	Green	Green	Red	n/a	100	b2/b8	No planning consents, other than for redevelopment. Pre-app discussions. Constraints; allocation under multiple ownership. Part owned by Parish Council & allocated as Statutory Allotment Land, despite no longer being used for such purposes. For disposal, SoS	Local Plan Allocation	Over 5 Yrs	Access, constraints, topography	Various	
H0402701	NLP101	SHEFFIELD ROAD,	2.2	1.3	Green	Amber	Green	Green	Green	Red	n/a	100	b2/b8		Local Plan Allocation	Over 5 Yrs	Access, constraints, topography	Various	
H0402702	NLP102	SHEFFIELD ROAD,CHAPEL	2.2	2.2	Green	Amber	Amber	Green	Green	Red	n/a	100	b2/b8		Primary Employment Zone				
H0401305C	NLP005	BOWDEN LANE	3.73	3.00	Green	Amber	Red	Green	Amber	Amber	n/a	100	b1/b8	Full planning consent granted in January 2006 for 3 industrial units (0.66ha). Full application for further industrial units (approx. 1.2ha) refused on tree grounds in December 2007. Resubmission is expected.	Local Plan Allocation	Immediately	Possible discharge constraints. Access improvements required. No infrastructure in place.	Not known	
	NLP034	BOWDEN LANE	1.32	1.1	Green	Amber	Red	Green	Amber	Red	mixed	100	resi & agric	Greenfield/ resi/ farm buildings.					
H0402007	NLP028	BINGSWOOD,WHALEY BRIDGE	1	0.8	Red	Amber	Red	Amber	Amber	Red	n/a	100	resi, b2/b8	No planning consents, other than for extensions & redevelopment. No known pre-app discussions. Site forms part of proposed Waste Site Allocation (included in Preferred Options stage DPD by Derbyshire County Council). High Peak Borough Council have objected to the allocation	Local Plan Allocation	Over 5 Yrs	Owned by United Utilities (Council is seeking funding from EMDA to purchase site from UU to help bring it forward). Development dependent on construction of a new bridge over the River Goyt to open up a new access. Date for commencement of the bridge still unknown. Flooding. Off site water mains reinforcement needed.	United Utilities	
H0401005	NLP053	FURNESS VALE	0.5	0.4	Amber	Amber	Amber	Amber	Red	Amber	1900s good quality conversions	100	b1/b2	Potential site at rear of estate currently occupied by car parking hard/soft landscaping. General estate, modern conversions of old buildings for managed workspace/ small B2 units. Some vacant units. Access to estate poor but close to A6	Local Plan Allocation		Development restricted to B1 only	Not known	
PRIMARY EM	NLP099	SALEM MILL, NEW MILLS	0.27	0.27	Red	Amber	Amber	Amber	Green	Red	1900s	100	n/a		Primary Employment Zone		Flooding		
	NLP094	NEWTOWN INDUSTRIAL AREA	7.1	7.1	Red	Amber	Red	Red	Amber	Red	1900s	70 (of a 10.15 site)	Resi	Interest in part of site for B1. Discussions with owners, operator and Council are ongoing.	Primary Employment Zone				
	NLP052	FORGE MILL, CHINLEY	7.42	7.42	Red	Red	Red	Red	Amber	Red	1800s, 1930s, 1970s	35	Resi	Pre-application discussions ongoing.	Primary Employment Zone		Access, flooding, potential contamination, poor quality buildings	Woodford Land	
H0400205E	NLP108	STADEN LANE	0.18	0.18	Amber	Red	Amber	Green	Green	Red	n/a	100	b2/b8 ltd resi		Primary Employment Zone				
H0400209	NLP141	STADEN LANE	1.6	1.6	Amber	Red	Amber	Green	Green	Red	n/a	100	b2/b8 resi		Primary Employment Zone				
H0400907	NLP070	HARPUR HILL I.E.BUXTON	0.5	0.5	Red	Red	Amber	Amber	Amber	Red	n/a	100	b2/b8	No planning consents, other than for extensions and redevelopment. No known pre-app discussions. Site forms part of proposed Waste Site Allocation (included in Preferred Option stage DPD by Derbyshire County Council). High Peak Borough Council have objected to the allocation.	Primary Employment Zone	Within 5 Yrs	Restricted access & possible limited water supply.	Not known	
H0400909	NLP072	HOFFMAN QUARRY	3.6	2.2	Red	Red	Red	Red	Amber	Red	n/a	100	b2/b8	Site forms part of proposed Waste Site Allocation (included in Preferred Option stage DPD by Derbyshire County Council). High Peak Borough Council have objected to the allocation.	Local Plan Allocation	Over 5 Yrs	Services, highways infrastructure required. Underground storage facility nearby. Topography.	Hoffman Quarry Ltd	
H0400120B	NLP142	TONGUE LANE,BUXTON	0.98	0.98	Red	Amber	Amber	Red	Amber	Red	n/a	100	b2/b8	No planning consents, other than for extensions and redevelopment (not monitored by Council). No known pre-app discussions. Additional growth is linked to the forthcoming development of the Fairfield link road. The development of sections of the road are dependent upon adjacent housing developments, which are now coming forward. However, it may be some time before the road is in place and additional funding will be required to complete the entire route.	Primary Employment Zone	Over 5 Yrs	Access and adequate relief road required for Fairfield Road	HPBC	
H0400121	NLP143	TONGUE LANE,BUXTON	2.03	2.03	Red	Amber	Amber	Red	Amber	Red	n/a	100	b2/b8 resi		Local Plan Allocation	Over 5 Yrs	Dependent on new access road	Not known	
H0400122	NLP144	TONGUE LANE,BUXTON	2.25	2.25	Red	Amber	Amber	Red	Amber	Red	n/a	100	b2/b8 resi		Local Plan Allocation	Over 5 Yrs	Dependent on new access road	Not known	
H0402102D	NLP157	WATERSWALLOWS ROAD, BUXTON	1.9	1.9	Red	Red	Amber	Amber	Amber	Amber	n/a	100	b2/b8	Site has full planning consent for integrated waste management facility. Site forms part of proposed Waste Site Allocation (included in Preferred Option stage DPD by Derbyshire County Council).	Primary Employment Zone	Immediately	Possible discharge constraints and flooding	Derbyshire County Council	
H0801601B	NLP165	Rossington Park	2.5	2.5	Green	Amber	Green	Green	Green	Amber	n/a	100	B2/B8		Primary Employment Zone	Immediately	Access and servicing needed. Flooding and discharge issues	Rossington Park Ltd	
H0801601C	NLP165	Rossington Park	0.7	0.7	Green	Amber	Green	Green	Green	Amber	n/a	100	B2/B8		Primary Employment Zone	Immediately	Access and servicing needed. Flooding and discharge issues	Not known	
H0801601D	NLP165	Rossington Park	2.53	2.53	Green	Amber	Green	Green	Green	Amber	n/a	100	B2/B8		Planning Permission	Immediately		Not known	
	NLP146	TURNLEE/CHARLESTOWN ROAD	4.46	3.6	Amber	Amber	Red	Red	Green	Amber	1890s	site developed out but available	none	The Council has had discussions with an owner of part of the site regarding a potential redevelopment	Primary Employment Zone				
H0802302A	NLP153	WATERSIDE,HADFIELD	1.6	1.6	Amber	Amber	Amber	Amber	Green	Amber	n/a	100	Construction/storage		Local Plan Allocation	Within 5 Yrs		G Beeson	
H0801405	NLP122	SUMNERS FIELDS,WREN NEST ROAD,GLOSSOP	2.5	1.5	Amber	Green	Red	Red	Amber	Green	n/a	100	b2 resi retail	No planning consents or known pre-app discussions.	Local Plan Allocation	Immediately	Possible problems of artesian water and topography	Dignan Brothers Ltd	
	NLP077	HAWKESHEAD MILL, OLD GLOSSOP	1.55	1.55	Red	Red	Red	Red	Green	Amber	1900s		resi	Ongoing talks regarding potential development. Demolition of old mill building expected shortly.	Primary Employment Zone				
H0802601	NLP059	GLOSSOP ROAD	1.79	0.8	Red	Red	Amber	Red	Amber	Amber	n/a	100	resi	No planning consents. No known pre-app discussions, although talks ongoing with County Council, GMPTE, Network Rail & Northern Rail re: possibility of developing a new railway station on adjacent land.	Local Plan Allocation	Over 5 Yrs	Access & services required. Potential contamination on former railway sidings. Dependent on gap funding	Railtrack/ British Rail Property Board, Mrs Moderski, Mr Alan Gould	
H0803041A	NLP035	BRIDGE MILLS, TINTWISTLE	1.4	1.4	Amber	Amber	Red	Amber	Red	Green	n/a		b2/b8	Full planning consent granted in December 2007 for the erection of 2 no. industrial units (B2) with ancillary open storage.	Primary Employment Zone	Over 5 Yrs	Part of the site has been used for tipping. Remedial works will be required prior to commencement of depts to remove contamination. Close to main river.	SCC Ltd	
H0803041B	NLP036	BRIDGE MILLS,TINTWISTLE	2.6	2.6	Amber	Amber	Red	Amber	Green	Red	n/a		b2/b8 resi		Local Plan Allocation	Over 5 Yrs	Possible discharge constraints and flooding	R&P Commercials	
			63.3	56.9															
Derbyshire Dales																			
W0200148	NLP010	ASHBOURNE AIRFIELD	0.34	0.34	Amber	Red	Green	Amber	Green	Green	n/a	100	b2/b8		Local Plan Allocation	Immediately			

W0200131C	NLP014	ASHBOURNE INDUSTRIAL ESTATE	2.27	2.27	Amber	Green	Green	Amber	Green	Green	n/a	100	b2/b8	Planning Permission	Immediately		Nenplas Extruding Co Ltd
W0200149	NLP015	ASHBOURNE INDUSTRIAL ESTATE	0.9	0.9	Amber	Green	Red	Amber	Green	Red	n/a	100	b1/b2/b8	Planning Permission	Immediately		William Whyte (Haulage)
W0200150	NLP016	ASHBOURNE INDUSTRIAL ESTATE	6.9	5.5	Amber	Green	Amber	Amber	Green	Amber	1960s	30	b2/b8	Local Plan Allocation	Immediately	Further investment required to upgrade water supply & foul drainage infrastructure on site and off-site. Surface water drainage improvements also needed. Site would benefit from second access point from A52 - discussion on-going with landowners and emda/DDEP.	Mr F Harrison - Mr George Dutton owns strip on A52
	NLP091	MIDDLETON ROAD, WIRKSWORTH	9.1	5.5	Amber	Green	Amber	Amber	Green	Amber	n/a	100	disused quarry	Local Plan Allocation	Within 5 Yrs	Understood to require extensive remediation works to much of the site. Access issues also yet to be resolved	Tarmac
W1202101	NLP062	HALL DALE QUARRY, MATLOCK	26.9	12	Amber	Amber	Red	Amber	Red	Red	n/a	100	n/a	Local Plan Allocation	Over 5 Yrs	Increasing interest in the site as a result of construction of haul road out of Cawdor Quarry. Current owner seeking to develop comprehensive mixed use employment scheme - including variety of uses e.g. hotel and generally within context of Local Plan although some other higher value uses are being considered. General support being given by Council and planning application anticipated during 2008. Potential for innovation centre and/or managed workspace.	Surrounded by RIGS designation. Possible access & land stability, and remediation issues
W1201401	NLP075	HARVEYDALE QUARRY	1	0.6	Red	Amber	Red	Red	Amber	Amber	n/a	100	1970s b1/ b2	Local Plan Allocation	Within 5 Yrs	Site closed - discussions previously held on redevelopment of site but not taken any further. Old, disused B2 premises. Would need to be demolished and redeveloped. Good employment site, particularly within Darley Dale/Matlock. Could possibly be developed to create something similar to Molyneux site.	Constraints on cliff face as per Local Plan.
	NLP042	CHURCH ROAD, DARLEY DALE (COBB SLATER)	0.77	0.77	Amber	Amber	Amber	Amber	Green	Amber	Old, poor quality	100	B2/Resi	Local Plan Allocation			
			48.18	27.88													
Peak District National Park																	
	NLP063	HALL FARM, HATHERSAGE	0.263	0.263	Amber	Amber	Red	Green	Amber	Amber	Old, requires much investment	100	Commercial/ resi	Permission	Development not commenced	Listed buildings, restricted access	private ownership
	NLP093	Newburgh Works, Bradwell	4.063	2.230	Amber	Amber	Amber	Amber	Green	Amber	mixed		resi, commercial & retail	Pre-app discussions taking place	Immediately	Single ownership. Engineering company relocated to Rotherham, only a small presence retained here. Some space already sublet to another company (Craft Supplies). Owner has put together a large site by assembly of adjoining properties. Outline masterplan being discussed. Large industrial works located off the main road.	private ownership
	NLP084	LAND ADJOINING CINTRIDE FACTORY	0.763	0.763	Amber	Amber	Amber	Amber	Green	Green	n/a	100	B2/ B8 & resi	Local Plan Allocation	Immediately	Private ownership. Allocated as extension to Cintride factory when factory was still in use. Unlikely to be developed whilst factory in low level use	Access road required through/ past adjoining site
	NLP020	ASHFORD ROAD, BAKEWELL	1.096	1.096	Amber	Amber	Green	Green	Amber	Amber	n/a	15	B1/B2	Implemented + some remaining	Immediately	Former tip. Private ownership. Phased redevelopment - majority of site now completed or with permission	private ownership

6.18 **4.35**

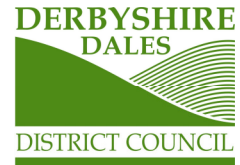
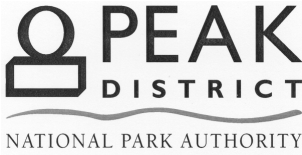
	NLP Ref	Site Name	Size Ha	Site Access	Location	Quality of site	Likely market demand	Status of site	Current site use	Age of Building	Adjacent uses	Comments
High Peak												
	NLP01	A6 LINK ROAD		Green	Amber	Green	Green	Amber	B2/B8	1990's/2000's	B2/B8	Possible discharge constraints. Access improvements required. No infrastructure in place.
	NLP02	BOWDEN LANE		Green	Amber	Green	Green	Amber	B2/B8	1990's/2000's	B2/B8	Possible discharge constraints. Access improvements required. No infrastructure in place.
	NLP02A	BOWDEN LANE SOUTH							B2	1900's	resi	Old, disused mill building
PRIMARY EM	NLP03	TOWNEND, CHAPEL EN LE FRITH		Green	Amber	Green	Green	Amber	B2/B8	1990's/2000's	resi	Eastern section of site is covered by a proposed waste site allocation. High Peak Borough Council has objected to this allocation. Part of site lies within a flood plain.
PRIMARY EM	NLP04	SOVEREIGN MILLS		Amber	Amber	Amber	Amber	Green			resi	High Peak Borough Council is in discussions with the site owner
	NLP05	FURNESS VALE		Amber	Amber	Amber	Amber	Red	B1/B8	1900s good quality conversions		No known issues
PRIMARY EM	NLP06	KNOWLES INDUSTRIAL ESTATE		Red	Red	Amber	Amber	Amber	B2	1980s	resi	No known issues
PRIMARY EM	NLP07	WATFORD BRIDGE INDUSTRIAL ESTATE		Red	Amber	Amber	Amber	Green	B2	1970s and 1900s		Fully developed out. Approximately half of site lies within a flood plain
PRIMARY EM	NLP08	ST GEORGES MILL, NEW MILLS		Red	Amber	Amber	Red	Amber	B8	1960s	resi	No known issues
	NLP09	LAND OFF CHURCH ROAD, NEW MILLS		Red	Amber	Amber	Amber	Amber	B2	1980/90s	resi	No known issues
	NLP10	NEWTOWN INDUSTRIAL AREA		Red	Amber	Red	Red	Amber	B2	mixed		No known issues
PRIMARY EM	NLP11	HALLSTEDS EAST, DOVE HOLES		Green	Amber	Green	Amber	Amber	B8/ Car hire		resi	Fully developed, well established industrial estate. Uses such as car hire etc.
PRIMARY EM	NLP12	HALLSTEDS WEST, DOVE HOLES		Green	Amber	Amber	Amber	Amber	B2/ B8		resi	Fully developed, well established industrial estate. Slightly older and poorer quality than Hallsteads East.
PRIMARY EM	NLP13	BOTANY WORKS, WHALEY BRIDGE		Red	Amber	Green	Green	Amber	B2/B8		resi	Well established for B2 and B8 uses, no available plots.
	NLP14	BINGSWOOD, WHALEY BRIDGE		Red	Amber	Red	Amber	Amber	B2/B8	mixed	B2/B8 & resi	No planning consents, other than for extensions & redevelopment. No known pre-app discussions. Poor access and flooding.
	NLP15	THORNSETT I.E.BIRCH VALE		Red	Red	Amber	Red	Amber	B2	mixed	resi	No known issues

	NLP15A	GARRISON WORKS, THORNSETT		Red	Red	Amber	Red	Amber	B2	mixed	resi	No known issues
	NLP16	BIRCH VALE		Red	Red	Amber	Red	Amber	B2	mixed	resi	No known issues
PRIMARY EM	NLP17	NEW MILLS ROAD, HAYFIELD		Amber	Red	Amber	Red	Amber	B2		resi	No known issues
PRIMARY EM	NLP18	STEPHANIE WORKS, CHINLEY		Red	Red	Amber	Amber	Amber	B2	1800s, 1960's	resi	Currently in use by PVC Group. Retain
PRIMARY EM	NLP19	MANCHESTER ROAD, TUNSTEAD MILTON		Red	Red	Amber	Red	Amber	B2		resi	No known issues
	NLP20	HARPUR HILL		Red	Red	Amber	Amber	Amber	B2/B8	1930s - 2000s		Entire site is included in the Waste Site Allocation DPD Preferred Option (High Peak Borough Council has objected to this).
	NLP21	ASHBOURNE ROAD I.E.BUXTON		Amber	Red	Amber	Green	Green	B2	mixed	b2/b8 ltd resi	Approx. 1.13 ha of site developed as DIY store
	NLP22&23	TONGUE LANE		Red	Red	Amber	Red	Amber	B2/B8	2000's	resi	Development of allocations dependant on construction of Fairfield Link Road
	NLP24	WATERSWALLOWS ROAD, BUXTON		Red	Red	Amber	Amber	Amber	B2/B8	1990s		Possible discharge constraints and flooding. Site lies within proposed Waste Site Allocation. High Peak Borough Council has not objected to this proposal given the existing consent for a waste management facility on the estate.
PRIMARY EM	NLP25	SMALLDALE ROAD, SMALLDALE		Amber	Red	Red	Red	Amber	Quarry	n/a		Functional quarry. Still in use
	NLP26	SURREY STREET		Amber	Green	Amber	Amber	Amber	Mix	mix	Resi, retail, leisure	High Peak Borough Council is looking to improve the current refuse depot. Culvert currently causing flooding. Investigation / remedial works for culvert ongoing.
	NLP27	SHEPLEY STREET, OLD GLOSSOP		Amber	Amber	Amber	Amber	Amber	B2	1960s	Resi	Currently in use. Retain
	NLP28	DOVER MILL		Green	Amber	Amber	Amber	Amber	B2	1900s	Ltd resi	Currently in use. Retain
	NLP28A	CHARLESTOWN ROAD		Green	Amber	Amber	Amber	Amber	B2		B2/B8	No known issues
	NLP29&30	WOOLLEY BRIDGE ROAD, HADFIELD		Green	Amber	Amber	Amber	Amber	B2/B8		B2 & ltd resi	No known issues
	NLP31	HADFIELD MILL, PADFIELD		Red	Red	Amber	Red	Amber	B2	1900s	Resi	Currently in use. Retain. Western edge of site developed for residential use
	NLP32	LOGWOOD MILL		Amber	Amber	Amber	Red	Amber	B2/B8	mixed		Currently in use. Retain
	NLP33&34	BROOKFIELD		Green	Green	Amber	Amber	Amber	B2/B8	1980s/90s	B2/B8/ resi	Estate developed out but units available. Units of varying quality. Access good and no planning constraints
	NLP35	DINTING LANE		Amber	Amber	Amber	Red	Amber	B2/B8	mix of 1940s and newer premises	resi	Cheap, low end accommodation including pre-1940's sheds that no longer meet modern business requirements. Some newer, better quality units further in. Fairly high vacancy rates amongst older units. Poor access in and out of site but near main road.
	NLP36	DINTING LODGE		Amber	Amber	Amber	Amber	Amber	B2/B8	mix	B2/B8 & resi	No known issues
	NLP37	DINTING VALE INDUSTRIAL ESTATE		Amber	Amber	Amber	Amber	Amber	B2/B8	Older, poor quality	B2/B8	Investment required
	NLP38	WATERSIDE		Amber	Green	Amber	Red	Green	Construction/ storage uses	N/a	B1/B8 & resi	No known issues
	NLP38A	ROSSINGTON PARK		Green	Amber	Green	Green	Green	B2 / B8	2000s	B2/B8	Good quality, modern employment premises

	NLP39	HOWARD TOWN MILLS		Amber	Amber	Amber	Green	Green	n/a	1900s	B2/B8 & resi	Area Action Plan pursued to Preferred Options stage (proposed resi, retail, employment, leisure). AAP now being dropped and replaced with an Interim Planning Statement that will facilitate the mix of uses identified in the Preferred Option paper. The landowner is in discussion with the Council. Conservation Area.
Derbyshire Dales												
	NLP40	CLIFTON ROAD, NESTLE		Amber	Amber	Amber	Amber	Green	Various	2000's	B2 & resi	Planning permission has been granted for the development of a hotel, petrol station, retail and resi development, as well as a small amount of office provision
W0202001	NLP40A	CLIFTON ROAD,ASHBOURNE	0.37	Amber	Amber	Amber	Amber	Green	B2/B8	Pre 1970	resi & old railway station	The site (excluding former railway buildings) was recently sold to the PCT. Permission has been granted for a community hospital and primary care centre. Development to commence soon
W0200121&150a	NLP41	ASHBOURNE AIRFIELD		Amber	Red	Green	Amber	Green	B2/B8	1980s low quality	b2/b8	No known issues
	NLP42	HENMORE TRADING ESTATE, ASHBOURNE	0.00	Amber	Amber	Amber	Amber	Green	B2	1980s reasonable quality	resi and waterside park	Site is complete and fully occupied. Retain
W1201901	NLP43	BROOKFIELD INDUSTRIAL ESTATE		Amber	Red	Amber	Red	Amber	B2/B8	1980s/90s		No known issues
	NLP44	LIME TREE BUSINESS PARK, MATLOCK		Green	Amber	Amber	Amber	Amber	B1/B2		resi	Well established employment area with small business units. No obvious signs of availability. No known issues
	NLP45	BAKEWELL ROAD, MATLOCK		Green	Amber	Amber	Amber	Green	B2	mixed		Fully developed out. The site has the potential for high quality development although there is no immediate prospect of this. Possible flood risk constraint
	NLP46	DALE ROAD NORTH, DARLEY DALE (FIRTH RIXO)		Amber	Red	Green	Amber	Green	B2	1960s	resi	Concerns raised locally over current occupier's future. However it is understood that there is no immediate threat of closure. Well established employment use - retain. Prime site for redevelopment for employment purposes if it were made available
	NLP47	WHITWORTH ROAD, DARLEY DALE (MOLYNEUX ENG)		Green	Amber	Green	Green	Amber	B1/B2	1990's	resi	No land remaining, although possibly some available units. No real potential for infilling on the site
	NLP48	UNITY GARAGE, DARLEY DALE		Green	Amber	Amber	Amber	Green	Garage/ B2	mixed	B2/B8	Currently in use for employment, likely to continue. Retain
	NLP49	STATION YARD, ROWSLEY		Green	Red	Amber	Amber	Green	B2	mixed	B2	First Movement Training Workshop currently under construction. Remainder of site is full - possible redevelopment opportunities if existing occupiers move out
	NLP50	PEAK VILLAGE, ROWSLEY							n/a	n/a	n/a	Retail Complex - no proposals for expansion or contraction

W1202201	NLP51	PORTER LANE / CROMFORD ROAD		Amber	Amber	Green	Green	Green	B2/B8	1990s		Brand new unit being developed. Relatively new units, no scope for further development due to topography
	NLP52	KINGSFIELD INDUSTRIAL ESTATE, WIRKSWORTH		Amber	Amber	Amber	Green	Green	B2/B8	mixed	resi	Geoquip occupy 4 units. No units available. Relatively old industrial estate. No known issues with this site
	NLP53	RAVENSTOR ROAD, WIRKSWORTH		Amber	Amber	Green	Green	Green	B1/B2	mixed		No known issues on this site. Potential to link with the development of the National Stone Centre
W1201201	NLP073	HARRISON WAY, NORTHWOOD		Amber	Amber	Green	Amber	Green	Waste depot	2000s		Council depot constructed in 2005. Remainder of site sold off to local company to facilitate their relocation from Rowsley
Peak District National Park												
	NLP54	Station Yard, Bakewell	1.40	Amber	Amber	Amber	Amber	Amber	B1/B2/B8 & car repairs	1980s	resi	Fully developed out and let as RDC/ EP advance factory units. Poor access
	NLP55	Ind Est, Gt Longstone	1.20	Red	Amber	Amber	Red	Amber	B2/B8	Old	resi & agric	Single private ownership, sub-let. Site of former chicken processing factory. No problems known. Mix of B2 and B8 dominated by garage/recovery firm. No apparent availability.
	NLP56	Calver Sough	0.76	Amber	Amber	Green	Amber	Amber	B2	2006/7	agric	Single Private Ownership (Alphaweld). New units to let being developed at the rear - site fully developed out
	NLP57	Lumford Mill	0.00	Amber	Amber	Amber	Amber	Amber	B2/ car showrooms	mixed- old mill buildings & more recent	resi	Different size and age of units, new units to let at rear. Occupiers include B2, car showroom etc. Private ownership. Current application for masterplan to include new bridge access and mixed uses including employment & residential
	NLP58	White Cross, Tideswell	1.81	Green	Amber	Amber	Amber	Amber	B1/B2/B8 & car repairs	1980s & later	resi & agric	Developed as RDC/ EP advance factory units and extended several times since. Access reasonable/good, some fairly recent development.
	NLP59	Markovitz, Tideswell	0.16	Red	Amber	Red	Red	Green	B1/B2/B8	mixed	commercial, resi & agric	Site in village centre and builders' supplies depot at southern end of village, large site with poor access. Appears to be fully occupied
	NLP60	Vincent Works, Brough	1.14	Red	Red	Amber	Amber	Amber	B1/B2/B8	former mill buildings & more recent	resi & agric	Believed to be in single ownership. Units to let (although none apparent during site visit). Good quality units in converted building, mainly B1 and B2
	NLP61	Station Road, Bamford	0.50	Red	Amber	Amber	Amber	Amber	Garages/B8	mixed	agric	Single ownership. Networks exhibition company. Occupied. Retain as employment use.
	NLP62	Castleton	0.60	Red	Amber	Amber	Red	Amber	B2	mixed	resi	In use at present. Inside Conservation Area
	NLP63	Hathersage Station Yard	0.66	Amber	Amber	Green	Green	Amber	Resi/ B1 services - solicitors, accountants etc	2000's	resi	Mixed used development of gym, B1 (solicitors, dentist etc) and high quality resi. Formerly scrap metal yard 1.74ha. Redeveloped for business uses (0.66ha) and housing - completed 2003/4

	NLP64	Aston Industrial Estate	0.71	Amber	Red	Amber	Amber	Amber	B2/B8	mixed- 1970s & more recent	resi & agric	Fully developed and occupied. Partial redevelopment with two sets of new units on site. Poor location. Conflict with neighbouring uses but still in operation at present
	NLP65	Longnor Industrial Estate	0.32	Red	Red	Green	Red	Amber	B2/ Training	1980s	resi & agric	Developed as RDC/ EP advance factory units. Now used by Leek College as training base and community use, permitted as last businesses had vacated and no other business takers
	NLP66	Hartington Creamery	2.32	Red	Red	Amber	Amber	Amber	B2	mixed - 1960s & more recent	agric	Owned by Dairy Crest. No closure threat, no big expansion plans. Availability of labour a serious problem
	NLP67	Warslow Industrial Estate	0.24	Red	Red	Amber	Red	Amber	B1/B2	1980s	resi & agric	Developed as RDC/ EP advance factory units. Now empty, owner seeking residential use, NPA have suggested some home work units
	NLP68	Belle Engineering, Sheen	4.12	Red	Red	Green	Amber	Amber	B2	mixed	resi & agric	Large site in open countryside. Thriving business, some permissions to expand not yet implemented



Peak Sub-Region: Employment Land Business Survey

1) Name of Business.....

2) Business Address

Unit Name/ Number
Road
Business Park/ Industrial Estate (if applicable)
Town

3) What is your main business activity?.....

4) Please tick the business category which is most applicable to your firm

Communications		Manufacturing	
Distribution and Warehousing		Construction	
Finance, IT, other business activities		Public administration, education & health	
Services		Agriculture	

5) Including yourself, how many employees are based at this site?

Full Time Part Time

6) Over the last 3 years has your company's turnover:

Increased Remained the same Decreased

7) Are you a member of any business forums/partnerships? (e.g. Chamber of Commerce)

Yes No

a) If Yes which one/s?

8) How long has your business been located in this area?.....

9) How long have you been located at your current premises?

10) Was your business previously located elsewhere?

Yes No

a) If yes, where was your previous business location?.....

11) How would you describe your current premises?

Warehouse		Office	
Industrial Unit		Incubator Unit	
Workshop		Live/Work Unit	
		Other	

12) What is the size of your current premises?sq m/sq ft

13) Please score the following factors 1 – 5 (1 = least important, 5 = most important), if any of them influenced you in your decision to establish, or move your business to this area?

Value for Money		Proximity to supply chains	
Accessibility Public Transport		Proximity to customers	
Accessibility Road Network		Proximity to home	
Quality of Premises		Local Authority Assistance	
Size of Premises		Quality of business park/industrial estate	
Quality of life		Proximity to Manchester, Sheffield and other major cities	
Labour Market		Other, please state	

14) Did you have difficulties in finding a site in the area? Yes No

a) If yes please state what these difficulties were?

.....

15) Which other locations did you consider when searching for a site?

.....

16) Please score the following aspects 1 – 5 (1 = poor, 5 = excellent) of your current location?

Size of premises		Quality of Premises	
Age of premises		ICT Facilities	
Value for Money		Environment	
Accessibility Public Transport		Safety	
Accessibility Road Network		Proximity to supply chains	
Parking		Facilities i.e. shops, childcare	
Servicing		Other, please state	

17) Do you consider the Natural Beauty of the surrounding landscape is an asset to the local economy? Yes No

18) Are you expecting your business to grow in the next 10 – 15 years? Yes No

19) Will this growth result in any of the following?

Additional Staff (Please state how many)				
Productivity Gains	Yes		No	
Greater use of firms in the Local Authority area	Yes		No	
Expansion of existing premises	Yes		No	
New premises	Yes		No	
New/Improved linkages with colleges/universities	Yes		No	

If your business is likely to require new premises over the next 10-15 years, please answer Questions 20 and 21. Otherwise, please advance to Question 22.

20) Would you relocate to new premises within your existing area? Yes No

a) If no, why not?

.....

b) If no, where would you consider moving to and why?

.....

c) If yes, what size of premises do you require?.....sq m/sq ft

21) Would you be looking for: Freehold Leasehold Either

- 22) Are there any shortages of available business premises in your area in terms of;
- | | | | | | |
|---------------|-----|--------------------------|----|--------------------------|-----------------------------|
| Type | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | If yes please specify |
| Size | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | If yes please specify |
| Location | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | If yes please specify |
| IT Facilities | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | If yes please specify |
| Cost | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | If yes please specify |

- 23) In order of importance (1= most important) can you please state which three factors are most important to your company when choosing a new business location?
- 1.....2.....
3.....

- 24) In order of preference (1 = first choice) which three locations would you consider relocating to within your area?
- 1.....2.....
3.....

- 25) How satisfied are you with your area as a business location?
- | | | | | | |
|---------------------|--------------------------|-------------------|--------------------------|-----------------------------------|--------------------------|
| Very Satisfied | <input type="checkbox"/> | Fairly Satisfied | <input type="checkbox"/> | Neither Satisfied or Dissatisfied | <input type="checkbox"/> |
| Fairly Dissatisfied | <input type="checkbox"/> | Very Dissatisfied | <input type="checkbox"/> | | |

- 26) What are the current strengths of your area as a business location?
-
.....

- 27) What are the current weaknesses of your area as a business location?
-
.....

- 28) If you have recruited staff in the last 12 months, were you able to recruit locally?
- Yes No Not applicable

- 29) Have you had recruitment difficulties in the following occupational areas? Please tick all appropriate:

Managers	<input type="checkbox"/>	Professional Occupations	<input type="checkbox"/>	Personal Service occupations	<input type="checkbox"/>	Sales and Customer Services	<input type="checkbox"/>
Skilled Trades	<input type="checkbox"/>	Process, plant and machine operatives	<input type="checkbox"/>	Administrative personnel	<input type="checkbox"/>	Technical occupations	<input type="checkbox"/>

- 30) Do you have any other comments regarding the area as a business location?
-
.....

- 31) Would you be happy for Nathaniel Lichfield and Partners to contact you to discuss in detail your response? Yes No

If yes please provide: Contact Name.....
Telephone Number.....

- 32) Would you be interested in attending a seminar where the results of the Employment Land Review are discussed?
- Yes No

Thank you for your time
Please return your completed questionnaire in the enclosed pre-paid envelope.

APPENDIX 5

EMPLOYMENT FORECASTS

BASELINE SCENARIO

	Derbyshire Dales		High Peak	
	2008	2026	2008	2026
Sectors				
Business & Financial Services	4.6	5.1	6.1	6.8
Manufacturing	5.5	5.0	7.0	5.9
Warehousing/Distribution	3.6	3.3	2.3	2.2
Experian 30 industry classification				
Agriculture, Forestry & Fishing	2.4	1.6	0.7	0.5
Oil & Gas Extraction	0.0	0.0	0.0	0.0
Other Mining	0.4	0.1	0.4	0.1
Gas, Electricity & Water	0.0	0.0	0.0	0.0
Fuel Refining	0.0	0.0	0.0	0.0
Chemicals	0.0	0.0	0.5	0.3
Minerals	0.5	0.5	0.6	0.4
Metals	1.0	1.3	0.9	1.1
Machinery & Equipment	0.3	0.4	0.4	0.4
Electrical & Optical Equipment	0.3	0.3	0.4	0.4
Transport Equipment	0.0	0.0	0.9	1.0
Food, Drink & Tobacco	1.3	1.2	0.9	0.5
Textiles & Clothing	0.5	0.3	0.1	0.0
Wood & Wood Products	0.2	0.1	0.2	0.1
Paper, Printing & Publishing	0.1	0.1	0.8	0.5
Rubber & Plastics	0.4	0.2	0.7	0.5
Other Manufacturing	0.4	0.4	0.4	0.3
Construction	2.6	2.8	2.5	2.5
Retailing	3.6	3.4	3.6	3.3
Wholesaling	3.3	3.0	2.1	1.8
Hotels & Catering	3.8	4.4	2.1	2.1
Transport	1.5	1.4	1.7	1.7
Communications	0.3	0.3	0.2	0.2
Banking & Insurance	0.4	0.3	0.4	0.3
Business Services	3.0	3.8	4.3	5.3
Other Financial & Business Services	1.2	0.9	1.4	1.0
Public Admin. & Defence	2.8	2.6	1.1	1.1
Education	3.7	2.4	4.0	2.6
Health	4.6	6.3	3.7	5.2
Other (mainly public) Services	3.4	4.1	2.7	3.1
Total	42.0	42.2	37.5	36.5

Source: Experian Business Strategies

HIGHER GROWTH SCENARIO

	Derbyshire Dales		High Peak	
	2008	2026	2008	2026
<u>Sectors</u>				
Business & Financial Services	4.6	5.2	6.2	6.9
Manufacturing	5.6	5.4	7.2	6.3
Warehousing/Distribution	3.6	3.4	2.4	2.2
<u>Experian 30 industry classification</u>				
Agriculture, Forestry & Fishing	2.4	1.7	0.7	0.5
Oil & Gas Extraction	0.0	0.0	0.0	0.0
Other Mining	0.4	0.1	0.4	0.1
Gas, Electricity & Water	0.0	0.0	0.0	0.0
Fuel Refining	0.0	0.0	0.0	0.0
Chemicals	0.0	0.0	0.5	0.4
Minerals	0.5	0.5	0.6	0.5
Metals	1.1	1.3	0.9	1.2
Machinery & Equipment	0.3	0.4	0.4	0.4
Electrical & Optical Equipment	0.3	0.3	0.4	0.4
Transport Equipment	0.0	0.0	0.9	1.0
Food, Drink & Tobacco	1.3	1.3	0.9	0.6
Textiles & Clothing	0.5	0.3	0.1	0.0
Wood & Wood Products	0.2	0.1	0.2	0.1
Paper, Printing & Publishing	0.1	0.1	0.8	0.6
Rubber & Plastics	0.4	0.3	0.7	0.6
Other Manufacturing	0.4	0.4	0.4	0.4
Construction	2.7	2.9	2.5	2.5
Retailing	3.6	3.3	3.6	3.3
Wholesaling	3.3	3.1	2.2	1.8
Hotels & Catering	3.8	4.4	2.1	2.1
Transport	1.5	1.4	1.7	1.7
Communications	0.3	0.3	0.2	0.2
Banking & Insurance	0.4	0.3	0.4	0.3
Business Services	3.0	3.8	4.3	5.4
Other Financial & Business Services	1.2	1.0	1.4	1.0
Public Admin. & Defence	2.7	2.6	1.1	1.0
Education	3.8	2.4	4.0	2.6
Health	4.5	6.1	3.7	5.1
Other (mainly public) Services	3.4	4.2	2.7	3.2
Total	42.2	42.7	37.8	37.0

Source: Experian Business Strategies