



OCTOBER
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Appendix: Review of Existing Employment Sites

Final Report

Iceni Projects Limited on behalf of
Peak District National Park
Authority

October 2025

ICENI PROJECTS
LIMITED ON BEHALF
OF PEAK DISTRICT
NATIONAL PARK
AUTHORITY

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Appendix: Review of Existing
Employment Sites
FINAL REPORT

1. Introduction

- 1.1 The Peak District National Park Authority (PDNPA) has commissioned Icení Projects Ltd to research, prepare and present proportionate evidence to support the Authority's legal obligation to positively prepare a Local Plan in accordance with the National Planning Policy Framework paragraph 88 'Supporting a prosperous rural economy'; and to undertake an economic need/economic land assessment in line with Planning Practice Guidance, proportionate to national park purposes. This includes reviewing the employment land portfolio across the National Park to feed into the review of the Local Plan. This is the focus of this Appendix.
- 1.2 The National Park's existing Local Plan is made up of two parts: The Core Strategy (adopted in 2011) and the Development Management Policies document (adopted in 2019).
- 1.3 Core Strategy policy E1D states that existing business land or buildings, particularly those which are of high quality and in a suitable location will be safeguarded for Use Class B.
- 1.4 Policy DME3 provides policy regarding the safeguarding of employment sites. Sites are safeguarded for Class B1 (now E(g)), B2 or B8 industrial and employment uses unless the Development Plan and evidence of strategic need justifies mixed use development, in which case the predominant use(s) should remain in the B1, B2 or B8 use classes. The policy lists 14 sites which are safeguarded for employment:
- 1.5 The PDNPA is now in the process of reviewing the Plan which – when adopted – will replace the existing Local Plan. To inform this it needs to have an up-to-date evidence base which addresses the need for employment development, the land available to meet these needs, but also considers the quality and appropriateness of existing employment sites within the Borough. This Appendix responds to these objectives.

1.6 This report thus reviews the safeguarded employment areas in the Borough, to draw site-specific findings which can inform policies related to employment sites within the Local Plan and accurately quantify the existing employment land supply. This includes appraising site boundaries and the appropriate uses. The assessment considers:

- the extent to which designated employment sites are 'fit for purpose' in meeting modern business needs, or are in need of investment;
- the potential contribution which designated employment sites could make to meeting the identified needs, including the potential for use of vacant land/floorspace within them or intensification of these sites, as appropriate;
- qualitative issues regarding the portfolio of employment land within different areas including gaps in the supply to meet different market segments;
- How sites should be treated in policy terms including reviewing site boundaries where appropriate, and advising on appropriate uses.

1.7 Further to this, a number of non-designated, non-safeguarded employment sites are identified which Iceni consider may be appropriate to be safeguarded for employment uses in the next Local Plan. Assessments of these sites are provided in the 'Non-designated Employment Sites' section of this Appendix.


1.8 This report is informed by employment site visits across the Peak District National Park area undertaken by Iceni staff in June 2025 and engagement with local commercial agents where relevant.

2. Site Assessments

- 2.1 This section considers and appraises existing employment land provision in Welwyn Hatfield - both safeguarded employment areas (as specified by Development Management Policy DME3) and a number of non-designated employment sites which it may be appropriate to safeguard.
- 2.2 Spatially, the Core Strategy states that employment sites will be protected in sustainable locations such as Bakewell, Tideswell and through the Hope Valley – the majority of the sites assessed are therefore located in these areas.
- 2.3 The Park has a varied employment land offer focussed on local, generally small-scale industrial, storage & distribution, and office premises. There are very few instances of larger premises, which aligns with the business demography within the Park with a high proportion of micro businesses. However, business demography may in-part be a function of the available stock in the area, with anecdotal feedback from stakeholders suggesting that businesses wishing to expand often have to leave the National Park area as there are not suitable premises within the Park to cater for them. The PDNPA is not expected to accommodate all business premises needs, as the National Planning Policy Framework (NPPF) recognises that national parks hold the highest level of protection for conserving and enhancing landscape and scenic beauty, and states that great weight should be given to these considerations, with development kept limited in both scale and extent.
- 2.4 A large proportion of stock across the National Park is comprised of older farm buildings converted for commercial use. However, there is some more modern, purpose-built stock, for example the units at Deepdale Business Park, Bakewell and Station Yard, Hathersage.
- 2.5 The most recent delivery of employment floorspace is at Riverside Works, Bakewell (formerly Riverside Business Park). This provides the most modern and high-quality stock across the National Park and has seen strong occupier demand.

2.6 Industrial stock is generally well-occupied, irrespective of age/quality of stock, with low vacancy levels. Whilst there is less office stock, it is also generally well let.

Safeguarded Employment Sites

Aston Industrial Estate	
	
Gross Site Area (Ha)	1.1
Policy Status	Safeguarded Employment Area
Overview / Existing Development	<p>The site consists of mostly average quality industrial units with some small office units around a car park / yard. The North side of the allocated area is used as open storage for caravans. Occupants include Peak Campervan Training, Mister Carpet, Elite Touch, Auto-fix, Retro Games Hire and Alpine Furniture Showroom. Located outside the village of Hope.</p>
Adjacencies / issues	<p>Adjacent to the site is mostly greenfield land. To the North, outside of the allocated area are approx. two additional employment units of which one is occupied by Lost Earth Adventures. To the East is another employment site consisting of two medium sized industrial units which are occupied by Carbolite Gero and Verder Scientific.</p> <p>No constraints identified on-site.</p>

Accessibility	<p>Average - The site is located directly off the A6187 which joins the A57 to Sheffield in 3.9 miles. Also access to Sheffield along A6187 / A625. 8.7 miles to the A6, at Chapel-en-le-Frith with connections towards Manchester.</p> <p>Access to site is along a single track narrow lane.</p>	
Public Transport	<p>Well located to Hope Station within 0.4 miles (9 minute walk). 0.3 miles (7 minute walk) to nearest bus stops which are well served by fairly regular routes 272 Peak link (Castleton / Hathersage / Sheffield) and the less regular 257B (Sheffield / Bakewell)</p>	
Age and Quality of Buildings	<p>Approx. 1970s industrial units of average quality.</p>	
Vacancy Rate	<p>The site appeared to be up to 50% vacant, however this may be because some units may be used for storage so did not appear active at the time of assessment. Noted at least five empty units. The site was generally not very active for the middle of a working day.</p>	
Quality of Existing Environment	<p>Adequate parking. Poor quality road surfaces. Average quality environment.</p>	
Market Attractiveness	<p>The site is suitable for its current use as light industrial units / storage and is conveniently located near public transport links and road networks. However, SMEs may be put off by the quality and low activity of the site.</p>	
Available land / intensification opportunities	<p>No available land identified. Opportunity to maximise occupancy of existing units.</p>	
Deliverability	<p>N/A</p>	
Overall Recommendation		

Recommendation	It is recommended that the site remains safeguarded as an employment site but the site could be monitored for occupancy levels and uses.
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Bakewell, Deepdale Business Park, Ashford Road

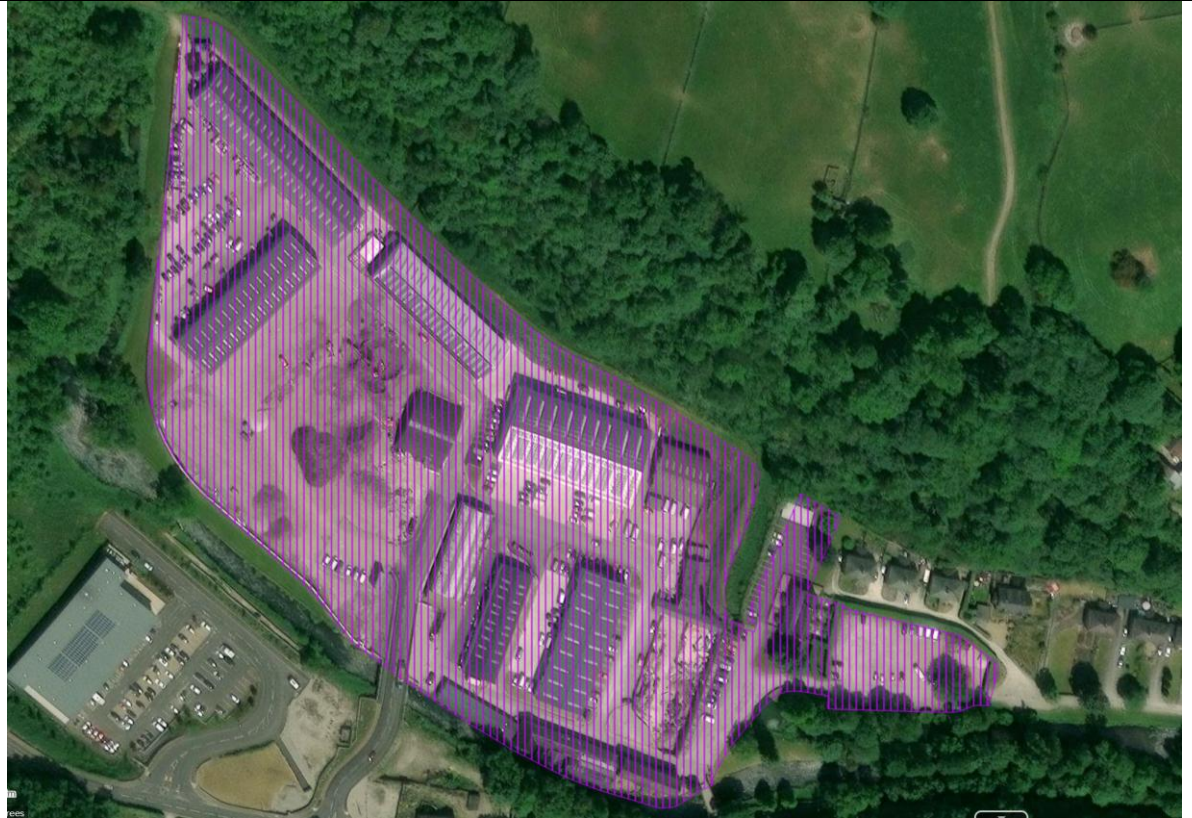


Gross Site Area (Ha)	1.6
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Located on the outskirts of Bakewell, Deepdale Business Park comprises a mix of office and light industrial units suitable for Eg(iii)/B2/B8 uses. The units are all high quality and relatively modern set within a good quality environment. Occupiers include NFU Mutual, Peak Ecology, Clean Sheet Laundry, and two teams from the Derbyshire Healthcare NHS Foundation Trust.
Adjacencies / issues	A number of residential properties to the west, woodland to the east and open fields to the south. Residential apartments (Endcliffe) directly to the north sharing the access off the A6.

	No constraints identified.
Accessibility	Good – located off the A6 (Buxton Road), with generous access road onto the site.
Public Transport	Good - Bus stops at site entrance on Buxton Road, served by a number of bus routes approx. three times per hour.
Age and Quality of Buildings	Attractive, good quality units built in the 2000's.
Vacancy Rate	0-10%. Unit 11 to let (6,505 sq ft).
Quality of Existing Environment	Good – well maintained and good circulation around the site.
Market Attractiveness	High – the Business Park is well-located, in close proximity to Bakewell town centre. It is well-maintained and offers good quality business accommodation. Recently redeveloped Riverside Works (located opposite the site) has seen strong demand for industrial and office space. Suitably priced units would be attractive for local businesses requiring office/light industrial space.
Available land / intensification opportunities	There is a plot of undeveloped land to the rear of the site, within the designated employment area, however this has now been permitted for holiday home use (APP/M9496/W/24/3354072) and is therefore no longer considered available
Deliverability	N/A
Overall Recommendation	
Recommendation	It is recommended that the site remains safeguarded as an employment site . A good quality site offering relatively modern office and industrial stock on the outskirts of Bakewell. It is recommended that the boundary is amended to remove the currently undeveloped portion of land to the rear of the site which

	has now been permitted for holiday homes (APP/M9496/W/24/3354072).
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Bakewell, Riverside Business Park (incorporating Lumford Mill)



Gross Site Area (Ha)	4.8
Policy Status	Designated Employment Area
Overview / Existing Development	Former mill site (which previously also supported employment uses), much of which has recently been redeveloped to form Riverside Works, a new employment development offering industrial and office space. The site is not yet fully built out, with the final phase still under construction, due to complete by end 2025. The site is located on the outskirts of Bakewell.
Adjacencies / issues	Residential properties to the east, River Wye bounds the site to the south and a stream bounds the site to the north. Wooded areas of land to the north and west.

	The site is in flood zone 3. Lumford Mill is a scheduled monument and Lumford Mill and 'Bridge over River Wye at Lumford Mill' are both Grade II Listed Buildings.
Accessibility	Good – the site is located off the A6 (Buxton Road) with a generous access road onto the site.
Public Transport	Good - Bus stops at site entrance on Buxton Road, served by a number of bus routes approx. three times per hour.
Age and Quality of Buildings	Good – the majority of the site has recently been redeveloped, with the first phase built in 2023. Lumford Mill and adjoining units are significantly older, with the mill built in the 1700s, but have been well maintained. The newly developed portion of the site offers very high quality, modern premises.
Vacancy Rate	10-20% - however the units have recently been built and may need some time to reach full/maximum occupancy. Agents report high demand with 80-90% let so far.
Quality of Existing Environment	Good – high quality new internal road network with good circulation and adequate car parking and well landscaped.
Market Attractiveness	High - high quality, new build units, well located near Bakewell town centre and with access via the A6. Agents report strong demand as the redeveloped scheme has been built, with 80-90% occupancy so far.
Available land / intensification opportunities	No opportunities for intensification or expansion identified – site recently built out, with remaining phases under construction.
Deliverability	N/A
Overall Recommendation	
Recommendation	It is recommended that the site remains safeguarded as an employment site – it is a high quality site offering new build space, located sustainably on the edge of Bakewell.

	The site boundary could be amended to remove the Riverside Cottages portion of the site which is not in employment use.
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Bakewell, Station Road



Gross Site Area (Ha)	1.2
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Site located on the eastern edge of Bakewell, consisting of small to mid-sized industrial/warehouse units. Codel Monitoring Solutions are a major occupier, occupying multiple units at the site including an R&D centre.
Adjacencies / issues	<p>The Monsal Trail bounds the site to the east and there are residential properties to the west and south.</p> <p>One Grade II listed building within the site boundary (Former Bakewell Railway Station) and two others adjacent (Former Coal Merchants Office at Former</p>

	Bakewell Railway Station and East Platform Wall at Former Bakewell Railway Station).	
Accessibility	Good - A6 located approx. 0.5 miles from the site.	Green
Public Transport	Good - Nearest bus stops located on Baslow Road, approx. 0.4 miles from the site, served by the 218, 58, 170 and 257b routes approx. three times per hour.	Green
Age and Quality of Buildings	Majority of units built pre 2000, average quality.	Yellow
Vacancy Rate	0-10% - no vacancy identified.	Green
Quality of Existing Environment	Average - Insufficient parking provision with significant on-road parking along Station Road.	Yellow
Market Attractiveness	Relatively strong – well located in close proximity to Bakewell town centre and the A6. Average quality units catering towards small to mid-sized businesses. No evident vacancy indicating demand for this type of premises.	Green
Availability	No opportunity for intensification identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site. The site is well occupied and offers small to mid-sized industrial units in a relatively sustainable location near Bakewell town centre.	

Bamford, Station Road



Gross Site Area (Ha)	0.8
Policy Status	Safeguarded Employment Area
Overview / Existing Development	The allocated site is split across two sides of Water Lane just off Station Road. Each side consists of a yard / car park with a number of c. 1970s garage / workshop units. The Southern area is a workshop for 'networks', a visitor live experience manufacturer. They use the entire yard space for construction of exhibits. To the North is the vehicle repair shop Riverside Garage.
Adjacencies / issues	The site is surrounded by mostly greenfield land. To the West is the River Derwent, with a campsite and some sports courts beyond. To the South is another campsite and Bamford train station. Further to the North is Bamford village.

	There is a PRow through the centre of the site along the road. The northern portion of the site lies within a Conservation Area. Approx. half the site lies within floodzone 2.	
Accessibility	Average - Access is from a narrow single-track lane. Difficult visibility at access points. This lane joins the A6013 which leads to the train station to the South and is 2.3 miles to the North to join the A57 to Sheffield.	Yellow
Public Transport	Good - The site is located 0.3 miles (7 minute walk) from Bamford train station. There is a bus stop immediately outside the site. However, this is served only a few times a day by the 257b route to Sheffield / Bakewell. There are more frequent bus services (hourly to Sheffield) from the A6187, approx. 0.3 miles from the site.	Green
Age and Quality of Buildings	C. 1970s units of average quality.	Yellow
Vacancy Rate	Appeared active and mostly occupied.	Green
Quality of Existing Environment	Poor road quality and access. Poor circulation. Lack of sufficient parking.	Red
Market Attractiveness	The site is appropriate for use as workshop space due to its yard areas and warehouses. However, vehicle access may cause issues.	Yellow
Available land / intensification opportunities	No opportunity for intensification identified. There may be an opportunity to expand the site into the field to the south.	
Deliverability	The site is in single ownership, and includes the developed portion of the site occupied by 'network'. Access would currently be obtained via the yard of the current occupier. A separate access off Station Road may be preferable, however would add cost development.	

	There are known viability challenges bringing forward new commercial units, due to construction costs and land prices.
Overall Recommendation	
Recommendation	It is recommended that the site remains safeguarded as an employment site – well-used site within a sustainable location, close to train station. There may be opportunity to expand the site into the undeveloped land directly adjacent to the south.

Bradwell, Newburgh site



Gross Site Area (Ha)	2.9
Policy Status	Safeguarded Employment Area
Overview / Existing Development	The site has predominantly been developed into residential uses, with one modern, recently built, medium-sized industrial unit. The employment element of

	the site has a single occupier (Nuclear Energy Components (NEC) Ltd).	
Adjacencies / issues	Residential uses to the north of the site. Former petrol station to the west, being used for vehicle storage. Bradwell Brook to the east of the site. No constraints affecting the portion of the site currently in-use as employment uses. Portions of the site which have been developed for residential uses are within landfill contamination areas and floodzones 2 and 3.	
Available land	No opportunity for intensification or expansion identified.	
Accessibility	Average - The site is accessed off the B6049 (Netherside), and is approx. 5.0 miles from the A57. It is also approx. 4.1 miles from the A623 with onward connections to the A6 and Greater Manchester.	Yellow
Public Transport	Good - There is a bus stop approx. 50m from the site, served by routes 257b, 272 and 772 approx. once per hour. The nearest train station is Hope Station, approx. 2.0 miles from the site.	Green
Age and Quality of Buildings	Good – a high quality, modern industrial unit.	Green
Vacancy Rate	0% - single occupier site occupied by NEC Ltd.	Green
Quality of Existing Environment	Good - well-maintained yard with sufficient car parking provision.	Green
Market Attractiveness	Medium – a high quality, modern unit which is currently occupied, however accessibility slightly weaker than other locations across the Hope Valley/Bakewell.	Yellow
Availability	No land identified as available for intensification or expansion.	
Deliverability	N/A	

Overall Recommendation	
Recommendation	The site boundary should be amended to exclude the residential uses which now make up the majority of the site. The industrial unit should remain safeguarded as an employment site – it is a high-quality, modern unit located sustainably within the Hope Valley.

Bradwell/Brough, Stretfield Mill



Gross Site Area (Ha)	0.8
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Old watermill building converted into offices with some additional industrial units. Located on the edge of the village of Bradwell. Occupiers include Woolfull, Aerofix, Blue Star Environmental Services and TMS which are all equipment and machinery suppliers / hire or retail. Also occupied by Hope Self Storage.
Adjacencies / issues	Surrounded by mostly greenfield land with some brownfield land to the South of the site outside of the

	<p>allocated area. There are several farms and a village sports club nearby. Bradwell Brook bounds the site to the east.</p> <p>Much of the site lies within floodzones 2 and 3.</p>	
Accessibility	<p>Average - The site is accessible via a narrow single track lane, off the B6049 which joins the A6187 within 0.7 miles. It is around a 4.3 mile drive to join the A57 to Sheffield. Also access to the A623 approx 4.2 miles away with onward access to the A6 and Greater Manchester.</p>	Yellow
Public Transport	<p>Good - The closest train station is Hope station which is 1.2 miles away (26 minute walk). There is a bus stop immediately outside the site with an approx. hourly route on the 272 Peak link to Castleton / Hathersage / Sheffield and less frequent routes on the 257 B to Sheffield and 772 to Ecclesall / Hope Valley College.</p>	Green
Age and Quality of Buildings	<p>Poor quality buildings. Former mill building looks run down.</p>	Red
Vacancy Rate	<p>Difficult to judge vacancy levels but did not appear to be any notable vacancy at the time of visit.</p>	Yellow
Quality of Existing Environment	<p>Poor quality road surfaces. Poor quality environment.</p>	Red
Market Attractiveness	<p>The site could be attractive to some small industrial businesses. However, the location of the site is not particularly accessible, particularly by rail and the quality of the site for office space is extremely poor.</p>	Yellow
Available land / intensification opportunities	<p>No opportunities for intensification identified.</p>	
Deliverability	<p>N/A</p>	
Overall Recommendation		

Recommendation	It is recommended that the site remains safeguarded as an employment site – whilst the site is one of the poorer quality employment sites, it appears well occupied and is playing a role in providing employment space to local businesses.
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Brough, Vincent Works



Gross Site Area (Ha)	1.1
Policy Status	Safeguarded Employment Area
Overview / Existing Development	The site is located in Brough, Hope Valley and comprises small to medium sized units, predominantly used for industrial and storage uses. Occupiers include Apex Plumbing and Heating Services Ltd, Hope Valley Bathrooms, Intrepid Brewery, Ginger Airspace, Ridge Roofing and Valley Care Direct.
Adjacencies / issues	PRoW along the eastern boundary of the site. Portions of the site within floodzones 2 and 3.

	Bradwell Brook bounds the site to the west, residential uses to the north and south, agricultural land to the east and south.	
Accessibility	Located off the B6049 (Stretfield Road), approx. 4.0 miles from the A57. Also access to the A623 approx. 4.6 miles away with onward access to the A6 and Greater Manchester.	Yellow
Public Transport	Good - Bus stops located at the site entrance, served by routes 257b, 272 and 772 with services varying in frequency throughout the day up to three services per hour. Hope Railway Station located c. 0.9 miles from the site.	Green
Age and Quality of Buildings	Older, converted agricultural buildings but maintained well and in good condition.	Green
Vacancy Rate	10-20% - A number of units appeared vacant, including 12e, 12d, 14b, although may have been occupied but not in active use at time of assessment.	Yellow
Quality of Existing Environment	Average/good – good circulation around the site, with sufficient parking provision. Minimal landscaping but well-maintained internal roads/yard.	Green
Market Attractiveness	Medium – a number of units appeared vacant on the site. Converted farm buildings may not suit the needs of all modern businesses.	Yellow
Availability	No opportunity for intensification identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site is retained as a safeguarded employment site. It provides premises for a range of local businesses and is located sustainably within the Hope Valley.	

Calver Slough Industrial Units



Gross Site Area (Ha)	0.9
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Small site with one large and some smaller warehouse units and a small amount of office space. Occupiers include Alphaweld, E D S Design Solutions and Vector Fitness (gym).
Adjacencies / issues	Immediately adjacent to the site is greenfield land to the north and west. Sports facilities/pitches to the east. Nearby are the small villages of Stoney Middleton and Calver. No constraints identified.
Accessibility	Average - The site is located down a poor-quality lane immediately from the A623. This allows access to the A621 to Sheffield / A619 to Chesterfield within 2.4 miles. Approx 5.2 miles from the A6 to Matlock / Derby and Greater Manchester
Public Transport	The nearest train station is Grindleford which is 3 miles away. This means that the closest station is

	over an hour walk from the site. There is a bus stop a short walk from the site entrance which is served by the 65 route to Meadowhall / Tideswell, and infrequently served by the 257b to Bakewell / Sheffield and X66 to Chesterfield / Buxton. The 65/66 route runs approximately 6-7 services a day between Sheffield and Calver.	
Age and Quality of Buildings	Average quality light industrial units of varying ages.	
Vacancy Rate	Assumed to be 0-10% vacant.	
Quality of Existing Environment	Average quality environment. Circulation and parking are adequate.	
Market Attractiveness	The site is adequate for light industrial uses but is poorly located for access via public transport.	
Available land / intensification opportunities	No potential for intensification identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site due to low vacancy and appropriate features for light industrial use. However, the site is poorly located for access via public transport and is of average quality.	

Great Hucklow Cartledge House Business Centre



Gross Site Area (Ha)	0.7
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Approx. five light industrial warehouse units and a converted farm house office unit located on the edge of a small village. Main occupier Eyam Brewery Ltd. Other occupiers are Farm Direct, Peak District Laundry, Ground Effect Coffee and Escalier.
Adjacencies / issues	Mostly surrounded by greenfield land with residential to the East. A small portion of the site lies within a Conservation Area.
Accessibility	Average - Accessed off a small lane which could cause difficulties for larger vehicles. Approx. 6.3 miles from the A6. Access to Manchester via A623 and Sheffield via A619/A621. The A623 joins up within 1.2 miles. Good parking provision.
Public Transport	Average - 0.3 miles to bus stop (6 minute walk) serving routes 66, 65 and 257B to Tideswell/Chesterfield (6 times a day), 65

	(Sheffield/Meadowhall) and Sheffield (twice a day). Nearest train station is Hope which is 4.9 miles away.	
Age and Quality of Buildings	Farmhouse office unit converted in 2006 and average quality light industrial units.	
Vacancy Rate	0-10% - Unit 3 (3,150 sqft) is advertised as to let on CPP which comprises 2 storage/warehouse spaces.	
Quality of Existing Environment	Good quality environment with shared courtyard used for parking.	
Market Attractiveness	The site is an attractive location for SMEs due to its good quality environment. However, it is difficult to access via public transport and could raise some issues for larger vehicle access. Engagement highlighted that demand for the industrial units is high, office units are a little more difficult to let.	
Available land / intensification opportunities	Small plot of land on the southern side of the designated Employment Area which could be explored as an intensification opportunity.	
Deliverability	There are known viability challenges bringing forward new commercial units, due to construction costs and land prices.	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site due to provision of medium quality light industrial units within a small village although restraints exist around public transport. Could explore the opportunity of expanding onto small undeveloped plot of land within the safeguarded Employment Area.	

Great Longstone Industrial Estate



Gross Site Area (Ha)	0.8
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Small light industrial estate with concrete yard / loading area used for storing minibuses / caravans. Occupied by Steelworks Studios, Bakewell and Eyam Community Transport, Dave Griffin Stained Glass Art and a music studio. Has become a small cluster of creative businesses.
Adjacencies / issues	Located on the edge of the small village of Great Longstone. Residential land to the South and West. Mostly greenfield land to the North and East.
Accessibility	Poor - Access from a single lane narrow country lane which could cause issues for larger vehicles. 1.5 miles to the A6020 which joins the A6 approx. 2.5 miles from the site. No pedestrian pathways onto the road leading into the site.

Public Transport	Poor – 1.5 miles to the nearest bus stop (34 minute walk). Nearest train station is Grindleford – 6.2 miles away.	
Age and Quality of Buildings	Good quality small to medium units that appear to be older converted farm buildings with external works to modernise.	
Vacancy Rate	Possibly one vacant unit from site visit observations – Unit 1 & 3 advertised to let on CPP. Site not very active for the middle of a working day.	
Quality of Existing Environment	Good parking and good quality environment.	
Market Attractiveness	Rural location and converted farm buildings create an appealing environment for creative SMEs. However, the accessibility and lack of public transport may be unattractive to businesses.	
Available land / intensification opportunities	May be potential for intensification of car parking and/or open storage areas. PRoW lies to the west of the site.	
Deliverability	There are known viability challenges bringing forward new commercial units, due to construction costs and land prices.	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site – the site offers good quality space for small creative businesses. Potential opportunity for intensification of existing site.	

Hathersage, Hall Farm



Gross Site Area (Ha)	0.5
Policy Status	Safeguarded Employment Area
Overview / Existing Development	Location of Hathersage Hall Business Centre providing small office units for SMEs. Grade II listed farm buildings converted into high spec modern flexible office space. Targeted at niche, and predominantly knowledge-based enterprises including several creative and technology businesses. These include Dental IT, FDA Design, FWA, Hands On Payroll Giving, Lizzie Shuttleworth Artist, Simon Bull Photographer, Mindflick and Speedy Freight.
Adjacencies / issues	Surrounded by mostly residential plots. Some greenfield land to the North and a cricket club. The site lies within a Conservation Area. There are multiple Grade II Listed Buildings on site.
Accessibility	Good - Entrance directly off the A6187 which leads onto the A625 to Sheffield City Centre. Parking is well used currently.

Public Transport	Good – Rail station located within 0.5 miles (11 minute walk). 3 bus stops within 0.2 miles (under 4 minute walk) serving several bus routes to Sheffield, Chatsworth and Eccleshall. Most routes running approx. once an hour, some less frequent.	
Age and Quality of Buildings	Grade II listed converted farm buildings built in the 1800s. Very good quality high spec conversions.	
Vacancy Rate	Signage would suggest full occupancy but several shutters were closed in the middle of a working day. The Business Centre website would suggest there are four vacant units totalling approx. 3,600 sqft. Not particularly active for mid-week.	
Quality of Existing Environment	Good environment with nice landscaping. Tight circulation in the car park.	
Market Attractiveness	Very attractive site for creative SMEs due to its modern facilities, attractive landscaping and celebration of local heritage through successful restoration of listed buildings. Links to public transport.	
Available land / intensification opportunities	No space for intensification within site boundary. Plot of land to the rear of the site outside of the designated Employment Area which may provide an opportunity for expansion.	
Deliverability	There are known viability challenges bringing forward new commercial units, due to construction costs and land prices.	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site due to its high quality, attractiveness and potential to attract additional businesses to vacant units.	

Hathersage, Station Yard



Gross Site Area (Ha)	0.7
Policy Status	Safeguarded Employment Area
Overview / Existing Development	The site consists of terraces of light industrial and office units. Significant clustering of health-related businesses including a dentists, optician, physiotherapist, psychologist and gym. Office occupiers include Graysons Solicitors, Edistone Consulting, Adventure Expertise and BSG Ecology.
Adjacencies / issues	Railway line bounds the site to the south, residential uses to the east which shares access with the employment uses. Open fields to the north. No constraints identified.
Accessibility	Good - The site is accessed off the B6001, and is approx. 4.7 miles from the A57.
Public Transport	Good – located directly adjacent to Hathersage railway station.

	Nearest bus stops approx. 0.4 miles way from the site near Crossland Road. Served by bus routes 272 and 772..	
Age and Quality of Buildings	Fairly modern units built in the 2000s.	
Vacancy Rate	0-10% - no evident vacancy	
Quality of Existing Environment	Good – well-maintained environment with some landscaping. Some on-road parking along Heather Lane.	
Market Attractiveness	Good quality, relatively modern units, well occupied by E class uses. Attractive location adjacent to a train station.	
Availability	No opportunity for intensification or expansion identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site remains safeguarded as an employment site, despite the fact that some of the units are currently being used for non-B class uses. The site offers fairly modern, good quality units suitable for smaller businesses in a sustainable location directly adjacent to a railway station within the Hope Valley.	

Tideswell, Whitecross Industrial Estate

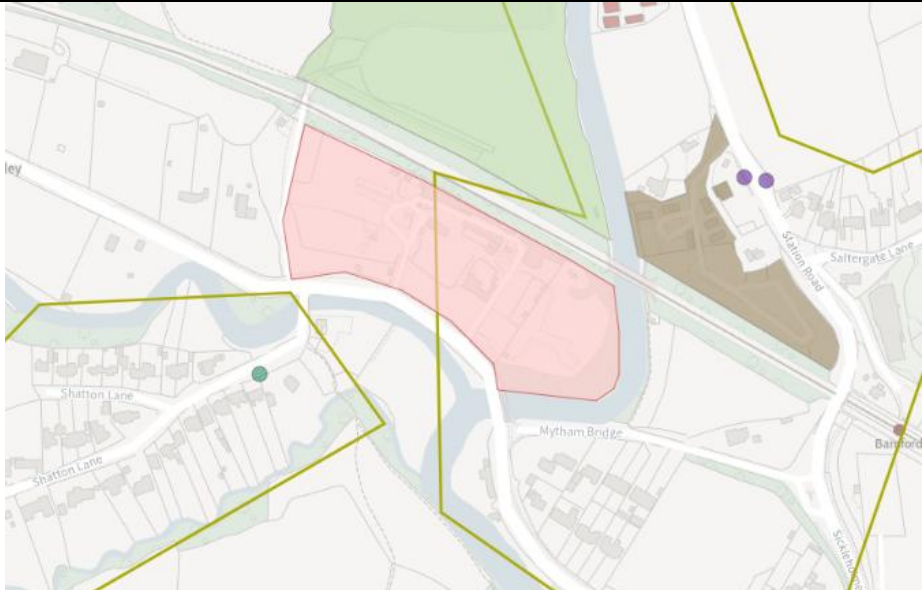


Gross Site Area (Ha)	2.9
Policy Status	Safeguarded Employment Area
Overview / Existing Development	<p>Industrial estate with a mix a quality and aged warehouses with some open storage located on the edge of Tideswell.</p> <p>Some industrial and manufacturing uses including Honda Tractor, Tideswell Tyre, Carbolite Gero and Ce-Tek. Plasma Coatings is the main occupier of the largest and newest unit. Some retail and catering units including Antique and Unique, Peak Tri Store, C&J Steel Building Products and Heart of the Peak Catering.</p>
Adjacencies / issues	<p>Land to the North and West is greenfield with some residential to the South West. Three farm buildings to the East, connected to the site. These buildings are extremely low quality. Some lorry storage also sits outside of the Employment Area.</p>

	No constraints identified.	
Accessibility	Good - Located 4.4 miles from the A6 by Blackwell via the B6049 which runs through the countryside and Tideswell village. 0.3 miles from the A623 which also provides access to the A6 north of Buxton. Acceptable access for larger vehicles.	
Public Transport	Poor - no access to a train station. Closest is Dove Holes 6.9 miles away. Adjacent to bus stop connecting to the 66 and 65 routes to Sheffield and Chesterfield. However, buses run infrequently. .	
Age and Quality of Buildings	Mix of ages and quality across the site but generally industrial/warehouse units of average/low quality. One newer warehouse unit of better quality and more modern, assumed 2010s. Occupied by Richard Lane Transport – a bulk haul carrier which also occupies the open storage area.	
Vacancy Rate	0-10% - Minimum of five empty units, most of which are low quality.	
Quality of Existing Environment	Poor – low quality landscaping, poor circulation and on-road parking.	
Market Attractiveness	Medium - Land is appropriate for use for manufacturing and open storage but could be off-putting to SMEs due to the quality and poor transport links.	
Available land / intensification opportunities	No available land nor intensification opportunities identified within the current site boundary Land directly to the east of the site is informally being used for storage of HGVs by one of the businesses on the Industrial Estate. There are also a number of poorer quality agricultural barns. There may be an opportunity to expand the existing industrial estate onto this plot of land if suitable.	

	To note: permission has been granted for a convenience store on part of this land, to the south of the informal storage area referred to above.
Deliverability	N/A
Overall Recommendation	
Recommendation	It is recommended that the site remains safeguarded as an employment site . Whilst the quality of units vary, the site plays a role in providing for local SME businesses.

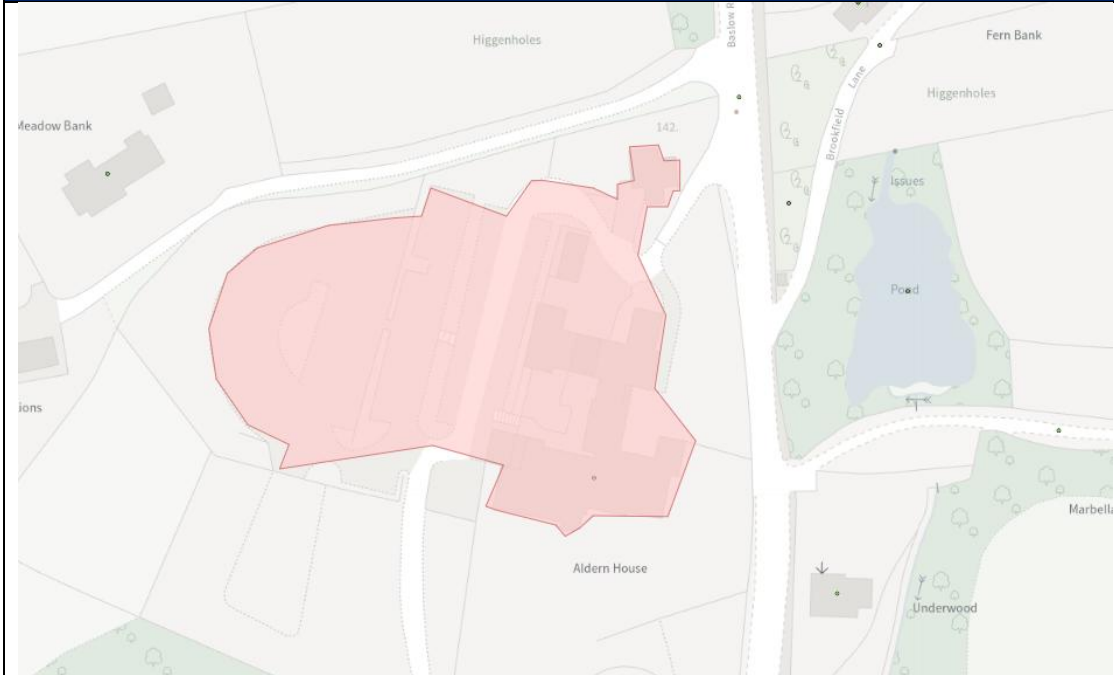
Non-designated Employment Sites

Hope Valley Garden Centre, Hope	
	
Gross Site Area (Ha)	Approx. 3.1
Policy Status	Non-designated site
Overview / Existing Development	A Garden Centre site with significant parking space, some of which is being used as informal open storage (a boat, containers, pallets etc). There are a number of small temporary shed-like buildings housing retail and other uses within the car park. To the east there

	is a caravan storage site and units occupied by businesses such as The Adventure Hub (indoor climbing) and Bike Garage (cycle hire and retail).	
Adjacencies / issues	<p>The railway bounds the site to the north and the River Derwent bounds the site to the east. Residential properties to the west, beyond the Public Right of Way (Derwent Valley Way).</p> <p>The majority of the site lies within floodzone 3 and a small portion within flood zone 2. There is a PRoW along the western edge of the site.</p>	
Accessibility	Good - The site is accessed off the A6187 (Hope Road) and is located c. 3.1 miles from the A57.	
Public Transport	<p>Good – the site is located c. 0.7 miles from Bamford railway station.</p> <p>There are bus stops located on Hope Road outside the site (c. 0.1 miles) served by multiple routes (87, 257b, 272, 772) at least twice per hour throughout most of the day.</p>	
Age and Quality of Buildings	Existing garden centre and buildings are of mixed age and quality.	
Vacancy Rate	N/A	
Quality of Existing Environment	Poor quality road surface throughout the car park / open storage area.	
Market Attractiveness	Medium – attractive to small local businesses – evident demand for small business uses at current site, with small shed-like buildings erected within the car park.	
Available land / intensification opportunities	Car park/open storage area presents an opportunity for intensification.	

<p>Deliverability</p>	<p>Deliverability would be dependent on the outcome of a full flood assessment, given that the majority of the site lies within flood zone 3.</p> <p>There are known viability challenges bringing forward new commercial units, due to construction costs and land prices.</p>
<p>Overall Recommendation</p>	
<p>Recommendation</p>	<p>It is recommended that the site is safeguarded for employment uses. The site is significantly under-utilised, with a large car parking area and portions of informal open storage. The site lies within Floodzone 3 and therefore is better suited to employment uses than residential, subject to flood risk assessment. It is located sustainably in the Hope Valley, off the A6187 (Hope Road). The site is located , within close proximity to Bamford train station and is adjacent to bus stops served by a number of routes. There may be potential to intensify the site.</p>

Aldern House, Bakewell



Gross Site Area (Ha)	Approx. 1.9
Policy Status	Non-designated site
Overview / Existing Development	<p>Aldern House is the main office of the Peak District National Park Authority and is located half a mile north of Bakewell town centre. The building dates from c1820, with a number of more modern extensions.</p> <p>Changing working patterns since the COVID-19 pandemic have led to a substantial proportion of the space being let out including co-working and dedicated office space as part of the 'Peak District Business Hub'.</p>
Adjacencies / issues	<p>Aldern House is a Grade II Listed Building (Eastern Part Only).</p> <p>The site is surrounded by undeveloped fields.</p>
Accessibility	<p>Good – located approx. 0.7 miles from the A6 and located on the main A619 / A621 route to Chesterfield / Sheffield.</p>

Public Transport	Good - Bus stops located nearby along Baslow Road served by routes 58, 170, 218 and 257b with up to 3 services per hour.	
Age and Quality of Buildings	Aldern House dates from c.1820 however is well maintained.	
Vacancy Rate	The PDNPA are the main occupiers of the space. The serviced offices within the building have approx. 25% vacancy (October 2025).	
Quality of Existing Environment	Good – Aldern House sits within attractive, well-landscaped grounds with sufficient parking provision.	
Market Attractiveness	The site is attractive to small local businesses looking for office space - 116 active members are signed up to the Co-working Space at Aldern House. Whilst the current vacancy rate of the serviced offices is approx. 25%, feedback suggests that space does not remain empty for extended periods of time.	
Available land / intensification opportunities	No opportunities for intensification or expansion identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site is safeguarded for employment uses. The site is occupied by PDNPA and acts as their Head Quarters, however changing working patterns since the COVID-19 pandemic have led to a substantial proportion of the space being let out including co-working and dedicated office space as part of the 'Peak District Business Hub'. The site provides good quality office space for small businesses in a sustainable location within Bakewell.	

	It offers on-site car parking and is also well-served by public transport.
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Verder Scientific Site, Hope

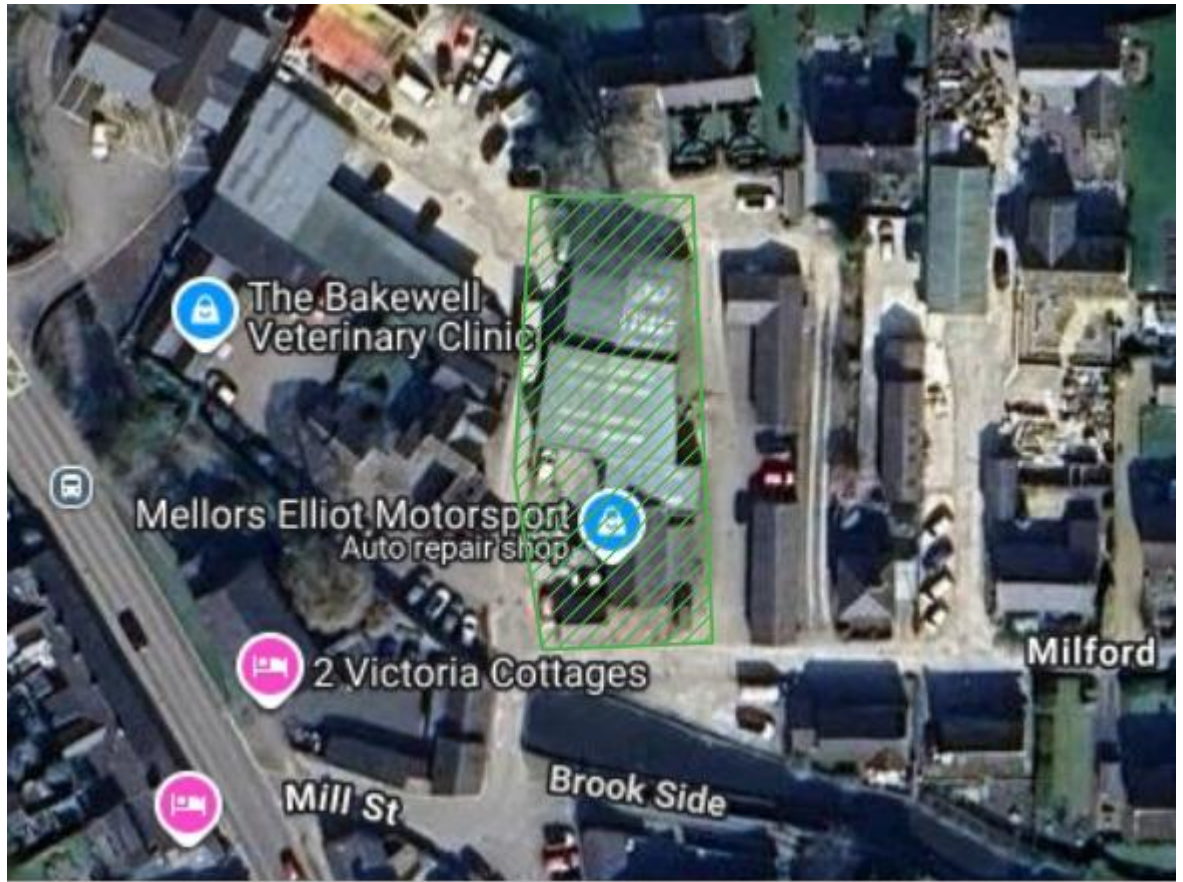


Gross Site Area (Ha)	1.1
Policy Status	Non-designated site
Overview / Existing Development	Two larger industrial units occupied by Verder Scientific.
Adjacencies / issues	<p>The railway line bounds the site to the north. Undeveloped field to the south. Hardhurst Farm and Camping & Caravan Site to the east. Aston Industrial Estate (a safeguarded employment site) is located to the north east of the site.</p> <p>Large portions of the site lie within floodzone 2.</p>

Accessibility	Average - The site is located directly off the A6187 which joins the A57 to Sheffield in 3.9 miles. Also access to Sheffield along A6187 / A625. 8.7 miles to the A6, at Chapel-en-le-Frith with connections towards Manchester.	
Public Transport	Good - The site is located in close proximity to Hope train station (0.2 mile walk / 0.8 mile by road). 0.3 miles (7 minute walk) to nearest bus stops which are well served by fairly regular routes 272 Peak link (Castleton / Hathersage / Sheffield) and the less regular 257B (Sheffield / Bakewell)	
Age and Quality of Buildings	The units are c. 1980s buildings of average quality.	
Vacancy Rate	0-10% - single occupier site, occupied by Verder Scientific.	
Quality of Existing Environment	Good - The site is well maintained, with plenty of parking provision and a good quality environment.	
Market Attractiveness	Larger units which would not be suitable for small companies, however suitable for growing companies who may otherwise have to relocate outside of the National Park. Currently fully occupied by Verder Scientific.	
Available land / intensification opportunities	No opportunities identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	It is recommended that the site is safeguarded for employment uses given that the site provides larger scale industrial units which are uncommon within the Peak District National Park area.	

	<p>Whilst large scale development is generally inappropriate within the Peak District, the units already exist and it is therefore worthwhile protecting these units which provide suitable space for mid- sized/large manufacturing firms. PDNPA could consider whether there are further larger scale industrial units across the National Park which could warrant safeguarding to maintain a stock of larger premises, considering it is unlikely to be acceptable, nor viable to build new build large units within the National Park context.</p> <p>The site is well maintained, with plenty of parking provision and a good quality environment. It is located in a sustainable location within the Hope Valley in close proximity to Hope railway station and bus stops on Hope Road (A6187) served by multiple bus routes. There is also on-site car parking provision.</p>
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Bakewell, Off Mill Street



Gross Site Area (Ha)	0.1
Policy Status	Non-designated site
Overview / Existing Development	Converted buildings located at Milford, off Mill Street in Bakewell. Occupiers including Milford Garage, MEM Fabrication, Spectra Racing, Milford Design Studio.
Adjacencies / issues	<p>Class E uses to the west (veterinary clinic, wine retailer), residential to the east and north, and a brook running to the south.</p> <p>The site lies within Bakewell Conservation Area and floodzones 2 and 3.</p>
Accessibility	Average – the site is accessed off the A6. Small single lane bridge to access the site, which is likely unsuitable for larger goods vehicles.

Public Transport	Good – there are bus stops located nearby (400ft) on Buxton Road (A6) served by the 257a and Transpeak routes approx. once per hour. Further services available from the town centre (c. 0.2 miles).	
Age and Quality of Buildings	Older buildings, but well-maintained, good quality.	
Vacancy Rate	0-10% - No vacancy identified.	
Quality of Existing Environment	Good – the site is generally attractive – circulation may be difficult for larger vehicles.	
Market Attractiveness	An attractive site for small, local businesses to operate from. Well-located near the centre of Bakewell. Currently appears to be fully occupied.	
Available land / intensification opportunities	No opportunities identified.	
Deliverability	N/A	
Overall Recommendation		
Recommendation	The site could be considered for safeguarding for employment uses. A small but good quality site located sustainably within Bakewell.	