



architecture  
masterplanning  
planning  
landscape  
conservation

NESTLÉ WATERS, WATERSWALLOWS LANE, BUXTON SK17 7JD  
EXTENSION TO EXISTING BOTTLING PLANT  
AND DISTRIBUTION FACILITY

## PLANNING STATEMENT

on behalf of



The Healthy Hydration Company™

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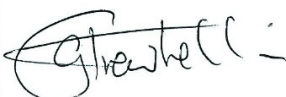

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# 1 Introduction and the Planning Application

1.1 This Planning Statement supports a planning application to extend the mineral water bottling plant and warehouse at Waterswallows Lane, Buxton. The factory is operated by Nestlé Waters. It bottles two local brands of water – Buxton Natural Mineral Water and Nestlé Pure Life.

1.2 Planning permission for the factory was granted in 2011:

Description: Construction of a Bottling Plant and Associated Warehousing together with External Works

Site: Land to the East of Waterswallows Lane, Buxton

Reference: HPK/2010/0061

1.3 The factory replaced a long standing operation located on Station Road in the centre of Buxton. The relocation to Waterswallows Lane was an opportunity to consolidate and expand an important local business and to bring together the bottling and storage functions on a single site. The factory at Waterswallows Lane opened in 2012.

1.4 The demand for bottled mineral water is strong and the market share enjoyed by Buxton Natural Mineral Water and Nestlé Pure Life is expanding. As a consequence, there is a strong business case to increase the capacity of the bottling lines at the factory and extend the warehouse space at Waterswallows Lane. The objective for Nestlé Waters is to provide an operation which will be resilient for the foreseeable future.

1.5 The next section of the Planning Statement will describe the proposed development, will outline why there is a need to grow the business and will summarise the economic benefits. This will be followed by a review of planning policies which are particularly relevant and an appraisal of the degree to which the new development is consistent with planning policies

## **The Planning Application**

1.6 The planning application is supported by a comprehensive set of supporting material and documents. These include:

- Plans, elevations, site layout and sections
- Landscape design plans and details
- Design and Access Statement
- Planning Statement
- Landscape Statement
- Transport Assessment and Travel Plan Monitoring Report

- Noise Impact Assessment
- Flood Risk Assessment
- Ecology Survey and Assessment
- Archaeological Report
- Unilateral Undertaking

## 2 The Proposed Development : Character, Need and Benefit

### The Essential Character of the Development

- 2.1 A full description and review of the design rationale and the context for the proposed development can be found in the companion Design and Access Statement.
- 2.2 The extension to the factory resonates with the design of the existing building. This is based on two distinct elements. The principal elevation towards Waterswallows Lane is distinguished by the curved roof over walls of full height glazing. Behind this principal elevation is the bottling lines and the administration functions. The second element is at the rear and is a building of a simpler, flat roof form which accommodates the warehouse and distribution centre.
- 2.3 The proposed extension has been designed to integrate with the existing building. The front face of the extension introduces the curved roof form to tie the existing and proposed elevations together. The rear component of the extension is designed for warehouse and distribution with a form which is an echo of the higher, flat roof elements of the existing factory. A new materials warehouse along the northern flank of the extension is pulled through to the principal elevation along Waterswallows Lane but the front face of this part of the building is modelled in a way to ensure that it is consistent with the overall character of primary frontage.
- 2.4 Key features of the proposed development are as follows:

Item	Existing	Proposed	Total
Site area (ha)	7.36	12.14	
Gross floor area (m <sup>2</sup> )	26,560	24,870	51,430
Parking (staff and visitors) (spaces)	135	49	184
Parking (HGVs) (spaces)	48	52	100
Employees	220	72	292

- 2.5 The factory operates on a shift pattern. There are two shifts: 06:00 – 18:00 hours and 18:00 – 06:00 hours. The extended factory will operate with the same pattern of shift working.

### Need for the New Development

- 2.6 A business case report is provided at Appendix A. This sets out the reasons why the factory needs to be extended.
- 2.7 In brief, there is a growing consumer demand for bottled mineral water. This underpins the decision to invest in the expansion of the factory. Consumption has grown on average by 8.8% per annum over the past three years.

- 2.8 The existing factory is operating at full capacity but this is not sufficient to meet anticipated growth in the mineral water bottling sector. The new bottling lines will give increased capacity and support a growth in bottled water output to 2024 and beyond. This is achieved by incorporating two new bottling lines into the proposed extension.

### **Benefits from the New Development**

- 2.9 There are significant economic benefits to be gained from the expansion of the factory. These include:
1. The consolidation and strengthening of the mineral water bottling sector in Buxton.
  2. The integration of bottling lines, warehousing and distribution on a single site. This removes the current need to transport bottled water for storage in Sheffield. There are considerable traffic, environmental and business efficiency benefits.
  3. The creation of further local employment opportunities.
  4. The chance to expand training and apprentice schemes, bringing a particular benefit for local people.
  5. The expansion of opportunities for the supply chain. For instance, the increased use of haulage companies.

### 3 Planning Policy Context

3.1 In the case of this proposed development, there will be a balance between planning aims and objectives that promote economic development and those that seek to safeguard landscape and environmental quality and protect amenity.

3.2 There is relevant planning guidance or policy at the national and the local level.

#### National Planning Policy Framework (NPPF)

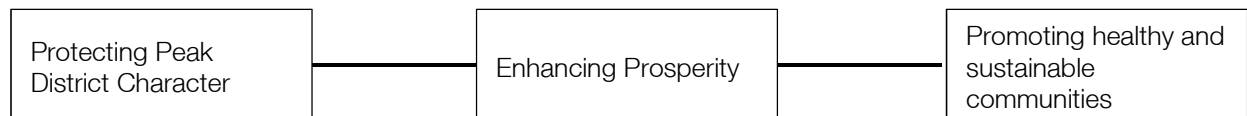
3.3 The overriding theme in the NPPF is to secure sustainable forms of development. The three dimensions of sustainable development are economic social and environmental. The proposed development fulfils the economic role: it will make a direct contribution to building a strong and competitive economy. It also needs to account for the social and environmental aims of sustainable development, particularly in relation to the quality of the built environment and the inter-play with natural resources and the local landscape.

3.4 The planning system should assist in proactively driving forward sustainable economic development and should meet the objectively assessed needs of businesses as well as other forms of development. For all areas, there needs to be a clear economic vision which encourages economic growth and provides support for existing business sectors.

#### Local Planning Policy

3.5 Local planning policy and guidance is provided by the High Peak Local Plan which was adopted in April 2016.

3.6 There are three main themes that all development in High Peak needs to account for:



3.7 In turn, there is a number of strategic objectives. Those which are of particular relevance to the development now proposed are:

S02: To maintain, enhance and conserve the Borough's distinct landscape characteristic, bio-diversity and cultural and historic environment.

S03: To ensure new development is well designed, promotes local distinctiveness and integrates effectively with its setting.

S06: To welcome development that supports the sustainable growth and diversification of the local economy, including the mixed-use development of industrial legacy sites.

3.8 To meet the main themes of the Local Plan and to secure its strategic objectives, there is a need to conform with an overarching policy that seeks to promote sustainable development. **Policy S1 (Sustainable Development Principles)**, amongst other things, aims to:

- Take account of the distinct Peak District character, landscape, townscape, roles and setting of different areas and settlements in the High Peak.
- Protect and enhance the natural and historic environment of the High Peak and its surrounding areas including the Peak District National Park.
- Support the local economy and businesses by providing for a range of economic development in sustainable locations that give employment opportunities suitable for local people.
- Require that all new development addresses flood risk mitigation/adaptation, ensuring, for example, that sustainable drainage systems are considered at the outset within proposals.
- Seek to secure high quality, locally distinctive and inclusive design in all development that can be accessed and used by everyone including disabled people.

3.9 In the context of the proposed development, the most significant aspects of the Local Plan relate to economic development. At **paragraph 4.25** there is a commitment to supporting and enhancing the economy of the High Peak. This is a key part of the Spatial Strategy. In Buxton, the mineral water sector is recognised as a significant player in the local economy (**paragraph 4.126**).

3.10 In order to meet the requirements of businesses, the Local Plan aims to focus new development at designated employment sites in close proximity to other employment premises (**paragraph 5.113**). This is manifest in **Policy E1** (New Employment Development). One of the employment land allocations is 'Waterswallows Extension' (**Policy E2**).

*"Developers will be required to provide appropriate landscaping proposals to mitigate the impact of the development. It is anticipated that the existing access fronting onto Waterswallows Lane will be used to serve the site. A Transport Assessment or Transport Statement will be required depending on the scale of the proposals. The Public Right of Way that crosses the site to the south should be safeguarded and improved as appropriate.*

*The Council will support an additional extension of the site beyond this allocation subject to the consideration of wider Local Plan policies, including Policies S7 (Buxton Sub-area Strategy) EQ2 (Landscape Character) and EQ3 (Rural Development).*

*The allocation and any further extension should only be developed and used for the purposes of the adjoining mineral water bottling plant (or successor use)"*

3.11 Alongside the policies of the Local Plan which relate to economic development are requirements that have a bearing on the approach to design and delivery. The most relevant of these development management policies are:

#### **Policy EQ2** (Landscape Character)

The emphasis is on the protection, enhancement and restoration of landscape character. The requirements include attention to natural and man-made features and recognition of distinctive landscapes and the Peak District National Park.



**Policy EQ3 (Rural Development)**

For areas outside of settlement boundaries and sites allocated for development, there needs to be control in order to protect landscape character and distinctiveness.

**Policy EQ5 (Bio-diversity)**

The conservation and enhancement of bio-diversity is a general aim of the Local Plan. Impacts on significant bio-diversity interests as a result of development should be avoided.

**Policy EQ6 (Design and Place Making)**

Good quality design is fundamental to good planning. Recognition of the setting and context of new development is particularly important but so is a satisfactory relationship to neighbouring development and ease of movement to and around the development.

**Policy EQ10 (Pollution Control and Unstable Land)**

There is a need to ensure that developments avoid potentially adverse effects including noise or vibration impacts or light pollution.

**Policy EQ11 (Flood Risk Management)**

Areas of existing and future flood risk are not appropriate for new development. Flood risk elsewhere should be managed, where possible using SUDs techniques.

**Policy CF6 (Accessibility and Transport)**

Development should be safely accessed in a sustainable manner and proposals should minimise the need to travel, especially by unsustainable modes of transport. In part, this is achieved by locating new development where the highway network can satisfactorily accommodate generated traffic and where any increase in traffic will not cause material harm to road safety or local amenity.

**Policy CF7 (Planning Obligations and Community Infrastructure Levy)**

Planning obligations should only be imposed where necessary to make developments acceptable in planning terms. This could include infrastructure improvements or mitigation measures.

## 4 Consistency with Planning Policy

- 4.1 In the case of the proposed extension to the factory, there is a balance to be achieved between securing investment to support the local economy and careful assessment and design to ensure that the new development avoids or minimises adverse impacts and makes a positive contribution to its environment.
- 4.2 The starting point is the principle of the proposed development. Once it is shown that the principle is acceptable then the development needs to be assessed against development management considerations.

### The Principle of the Development

- 4.3 The development is entirely consistent with those parts of national and local planning policy and guidance which aim to secure sustainable economic growth. It represents the expansion of a local business engaged in an economic sector which is important to Buxton. It will help to **enhance prosperity**, one of the main themes of the Local Plan.
- 4.4 The vast majority of the new development falls on land allocated for new employment development. This accords with Policy E1 of the Local Plan and is demonstrated on Figure 1.

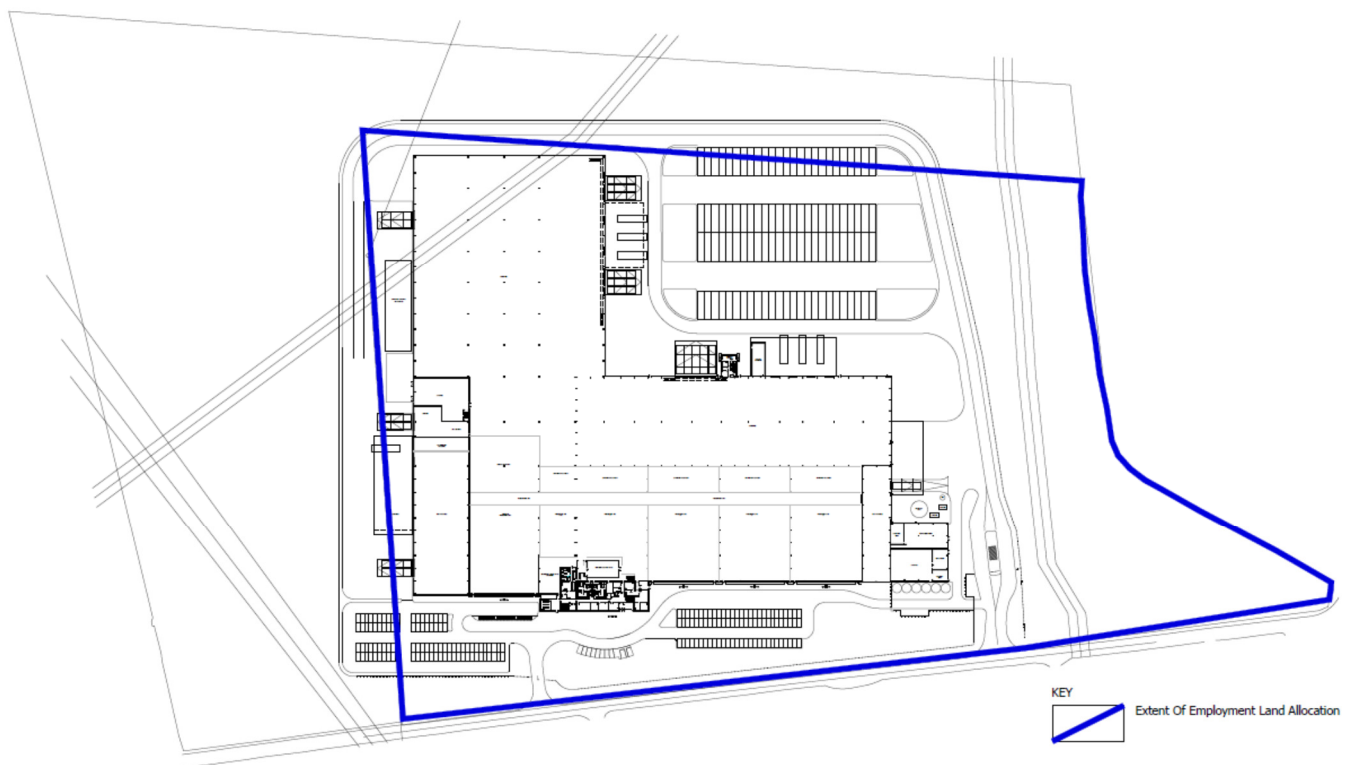


Figure 1 – Extent of Employment Land Allocation

- 4.5 The development is also consistent with Policy E2 as far as it relates to the “Waterswallows Extension”. There are specific requirements set out in this policy:
1. Appropriate landscape treatment to mitigate the impact of development. This is addressed in detail in the Landscape Statement which shows how trees, woodland, meadow grass, walls, hedges and hard surface treatment will be combined to assist in anchoring the development into its landscape setting.

The Landscape Statement also provides an assessment of the development from key viewpoints, including from the Peak District National Park. This assessment has informed the approach to landscape treatment, particularly at the margins of the development.

2. Access should be provided from Waterswallows Lane and a Transport Assessment should demonstrate the impacts and implications for the points of access and the wider highway network. The development uses the two existing access points and will maintain the division between staff and visitor vehicles (northern access) and HGVs (southern access).
3. Any additional extension beyond the employment land allocation boundary will be supported subject to consideration of other Local Plan policies including Policy EQ2 (Landscape Character) and Policy EQ3 (Rural Development). In this case, as is shown on Figure 1, only relatively small areas of hardstanding fall outside the land allocation. The new building falls within the extent of allocated land. Notwithstanding this, the Landscape Statement demonstrates how the new development can be appear in the landscape. From many perspectives the new building will be viewed in the context of the existing factory and the neighbouring industrial estate. The new building is introduced into a context which is already characterised by large structures and associated infrastructure. It is also relatively low in profile with a strong horizontal emphasis. Overall, it is in compliance with Policy EQ2. That part of the development that falls in the countryside beyond the employment land allocation can be justified as an exception – it is a necessary part of the new development, there is no preferable alternative location and it relates to the existing mineral water bottling plant. It is consistent with Policy E2 and is not in material conflict with Policy EQ3 which relates to Rural Development.

### **Development Management Considerations**

- 4.6 The degree of consistency with Policy EQ2 (Landscape Character) and Policy EQ3 (Rural Development) has already been addressed. There are other development management considerations that are pertinent.

#### **(1) Bio-diversity**

- 4.7 The extended Phase 1 Habitat survey shows that there will be impacts on amenity grassland and tall ruderal vegetation, semi-improved grassland and scattered trees but these are not of significance and new planting together with the ecological enhancement area can provide replacement habitat. There could be loss of foraging habitat for bats but again a combination of landscape treatment and sensitive lighting design will provide mitigation. The impacts on habitats and species will not be significantly adverse. There is consistency with Policy EQ5 of the Local Plan

#### **(2) Design and Place Making**

- 4.8 The evolution of the design and the design rationale is explained fully in the companion Design and Access Statement. In brief, the new factory extension follows the design approach for the original factory. The wave-form roof facing Waterswallows Lane is continued across the front of the extension and the same facing materials of stone, glazing and cladding are utilised. The simple form of the existing warehouse is adopted for that part of the extension to be used for storage and distribution. Overall, the distinctive appearance and quality to this

industrial building is maintained. Beyond the building, a comprehensive approach to landscape and boundaries will assist in the setting of the development into the countryside. The aims and objectives of Policy EQ6 are met.

(3) **Pollution Control**

- 4.9 The noise climate is dominated by traffic movement, both local and from the A6. Background noise levels are significantly higher after 06:00 on any one day. Night time noise is the key consideration particularly that associated with loading. Mitigation is proposed. This includes a peripheral bund which will help to attenuate vehicular noise and dock levellers with noise attenuation features. Light pollution is to be minimised through the use of 0% up light luminaries and lighting controls designed to minimise the use of site lighting through the night. There is consistency with Policy EQ10.

(4) **Flood Risk Management and Drainage**

- 4.10 Increased flows of surface water will be fully attenuated. Surface water from impervious areas will be discharged to the existing infiltration pond. The capacity of this pond will be increased to accommodate the new development. This method of surface water drainage is sustainable and accords with the requirements of Policy EQ11.

(5) **Accessibility and Transport**

- 4.11 Two separate access points are retained in order to provide an ordered and well managed flow of traffic into the site – separating HGVs and visitor/staff vehicles. There is an increase in car parking spaces and HGV parking spaces. The Transport Assessment demonstrates that these two points of access operate effectively and efficiently once the proposed development is accounted for. It also shows that local junctions on the highway network will operate within capacity. The site is accessible. A Travel Plan Monitoring Report is attached to the Transport Assessment. It describes the measures to be employed to promote sustainable travel to and from work. There is consistency with Policy CF6.

(6) **Planning Obligation**

- 4.12 Pre-application discussion with High Peak Council has identified that there is a need for a planning obligation to address the payment of a fee to Derbyshire County Council for the monitoring of the Travel Plan measures. The fee is £5,000 to be defrayed over five years (indexed linked payments). The obligation is in the form of a Unilateral Undertaking.

## 5 The Planning Balance

- 5.1 The proposed extension to the factory is a significant development in the High Peak. It represents the further consolidation of the mineral water bottling sector in Buxton and strengthens the presence of Nestlé Waters as a major employer. It represents sustainable economic development of a type that is encouraged by the NPPF and the High Peak Local Plan. It will support skilled jobs and give resilience to the economic base of High Peak.
- 5.2 To a great extent the High Peak Local Plan (adopted in 2016) anticipated the extension of the factory. The Local Plan allocates land around the existing building for employment development. The built form of the factory extension falls within the land allocated for employment development in the Local Plan. Only a small area of hardstanding is outside of the allocated land but Policy E2 of the Local Plan allows for this, provided that the purpose is associated with mineral water bottling. From a land use perspective the proposed extension is consistent with planning policy and guidance.
- 5.3 Beyond the question of land use there are other material considerations to take into account. It has been shown that the overall degree of impact on the landscape character will not be adverse and that views from the Peak District National Park will not be harmed. Moreover, a new programme of landscape works and boundary treatment will assist in anchoring of the factory extension into the landscape.
- 5.4 The distinct quality and character of the existing factory building is carried through to the new factory extension. There is a consistency of form and facing materials to ensure that there is overall architectural cohesion.
- 5.5 The information that supports the planning application demonstrates that, through scheme design and mitigation, impacts and implications on a range of environmental topics will be appropriately managed. There will be no significantly adverse impacts on the noise environment, on pollution caused by artificial lighting, on significant habitats and species, on flood risk, on road safety and on highway capacity.
- 5.6 When taken as a whole the development proposed accords with planning policy, planning guidance and planning practice. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan (Section 38(i) Planning and Compulsory Purchase Act 2004) unless material considerations indicate otherwise. The proposed development is consistent with the relevant development plan (High Peak Local Plan). There are no material considerations which indicate that the development is unacceptable in any way. It is respectfully requested that planning permission is granted without delay.

## **Appendix A**

# **Summary of the Business Case**

## Contents

1. Current Business
2. Current Market Place
3. The Business Rationale (and business imperative) for expanding the facility
4. Employment Consolidation and the Potential for New Job Opportunities

## 1 Current Business

Nestlé Waters is the 'Healthy Hydration' company. Nestlé Waters UK bottle *Buxton* Natural mineral water and Nestlé Pure Life spring water at our Waterswallows factory in Buxton. *Buxton* Natural Mineral Water is one of the largest<sup>1</sup> brands of natural mineral waters in the UK and Nestlé Pure Life is one of the fastest<sup>2</sup> growing brands in the UK since its introduction to the UK in 2008.

In 2012, Nestlé Waters invested £35m in the state-of-the-art factory at Waterswallows in Buxton. This factory is one of Europe's most innovative and efficient bottling facilities and has been designed and built with sustainability at the core. This enabled the factory to achieve an 'excellent' grading in its BREEAM Certification. This certification takes into consideration the site's energy and water use as well as its transport infrastructure and its ecology. In 2016 we were proud to announce that the Buxton factory switched to 100% renewable electricity, with almost 30% of this electricity sourced through Derwent Hydroelectric Power, a local hydroelectricity supplier. We have continued to invest in the site with a series of improvements amounting to a further £30m between 2013 and 2017.

We are proud to be a part of the town of Buxton and continue to be an active member of the local community. We are keen sponsors of local events such as Buxton Wells Dressing, Buxton Carnival and the Buxton Spring Fair. We work with organisations including the Derbyshire Wildlife Trust, to help raise the awareness and understanding of nature and the local environment with the local community through our Get Better With Nature Programme. We also work with the charity Project WET to educate and highlight the importance of water as an important, natural resource and the benefits of healthy hydration. We activate this project with local schools celebrating World Water Day annually, using the interactive hands on materials, with our employees volunteering to help deliver this.

We are committed to promoting a circular economy and helping improve recycling and recovery rates by encouraging consumers to recycle. All of our bottles are 100% recyclable by design and we actively promote recycling amongst the local Buxton community as well as through our product packaging and brand communications. Working with RECOUP (a national charitable organisation promoting recycling) we have been raising awareness of recycling in schools through the R-Generation programme reaching over 700 children. Nestlé Waters placed 60 'on the go' recycling bins across the town, in schools and other public spaces to encourage the community and visitors to recycle and help reduce litter in the town. We also promote recycling during our branded events including the local Buxton Spring Fair and nation events including the Virgin Money London Marathon to increase awareness and understanding of the value of recycling. We recently donated a park bench to the community at Cote Heath Park, made of recycled plastic that was recycled through the Buxton Spring fair event. Our Waterswallows factory has also been independently verified and certified as Zero Waste to Landfill since 2013 which we continue to meet today.

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<sup>1</sup> Source: IRI: Total Market: Value % share of plain water: 52 w/e 4<sup>th</sup> November 2017

<sup>2</sup> Source: IRI: Total Market: Absolute value change vs year ago YTD17



As part of our our longstanding commitment to sustainable water management and creating shared value in communities, Nestlé Waters recently announced working towards the Alliance for Water Stewardship (AWS) accreditation. This accreditation asks for the best practices in sustainable water balance, good water quality, and good water governance to ensure the long term sustainability of water resources. We will be working towards this accreditation for our Buxton factory in 2019. At the end of 2016 we also acquired the Lightwood Reservoir Land, and are currently consulting a number of stakeholders to develop a longer term plan to promote biodiversity and the natural environment on the site as well as protecting and promoting good water quality.

## 2 Current Market Place

Water is one of the healthiest ways to hydrate and in the UK we are seeing a growing demand for bottled water. The category continues to show strong growth as more and more people make healthier choices and choose to enjoy water. Increased government and media focus on public health and obesity rates in the UK have also resulted in highlighting the benefits of drinking water for health.

In the UK, the plain bottled water category is worth £832m<sup>3</sup>. Over the last 3 years it has grown on average 8.8%<sup>4</sup> per year, during which time Nestlé Waters UK has also grown in Market Share from 23.5% to 24.8%<sup>5</sup>, demonstrating that Buxton Mineral Water and Nestlé Pure Life Spring Water are enjoyed by more consumers than ever before. The category has now overtaken cola as the largest soft drinks sub category. It is this increased consumer demand and growth in the category that provides a real opportunity to grow both of our *Buxton* and Nestlé Pure Life brands further.

Both brands have clear and distinct roles that appeal to different types of Bottled Water consumers. *Buxton* consumers value local sourcing and provenance, they shop at local stores, farmers markets as well as retailers. *Buxton* consumers prefer drinking *Buxton* on the go in smaller formats. Whereas the Nestlé Pure Life consumers are looking for accessible and healthy alternatives to soft drinks for their family, particular during meal times at home.

We continually invest in our brands to ensure they meet the needs of consumers now and in the future. To drive awareness of the brands, we advertise on TV and digital channels as well as sponsoring prestigious sporting events like the Virgin Money London Marathon, Prudential Ride London and Eroica Britannia, a vintage cycling festival around Buxton and the Peak District.

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<sup>3</sup> SIG All Scan Outlet 52 weeks w/e 4<sup>th</sup> November 2017

<sup>4</sup> CAGR Plain Water Value Growth IRI w/e 8<sup>th</sup> Nov 2014 – w/e 11<sup>th</sup> Nov 2017

<sup>5</sup> NWUK Value Market Share from w/e 8<sup>th</sup> Nov 2014 – w/e 11<sup>th</sup> Nov 2017

### **3 The Business Rationale (and Business Imperative) for a New Facility**

In order to meet the increase in consumer demand for healthy hydration and to grow and invest in our UK brands further, we are proposing to expand the current bottling site at Waterswallows.

Our current site is at capacity & the proposed expansion plan would enable the growth of our business in line with the category expectations for the foreseeable future.

The proposed extension would accommodate two new bottling lines as well as a warehouse to hold an additional 26'000 pallets of finished product. Currently, this stock is stored at an external warehouse based in Sheffield. The rationale for combining this storage with existing storage capacity at the Waterswallows site is to ensure optimum service to our customers at a competitive cost, delivered directly from the factory.

At Nestlé Waters we are committed to environmental sustainability and are continuously looking for ways to make our operations more sustainable. The extension would allow us to drastically reduce the use of external storage and need for transportation between sites. The extension would also be fully powered by renewable electricity.

### **4 Employment Consolidation and the Potential for New Job Opportunities**

Nestlé Waters employ 280 people in the UK and 216 of those employees are based at the Waterswallows site in Buxton. This year alone, the number of employees at our Buxton site has increased by 25% - with 55 new employees joining Nestlé Waters in May this year with the insourcing of our warehouse operation. Of the Buxton factory employees, 77% live within 15 miles of the factory site. 24% of our Buxton employees are under the age of 30 and there are currently 8 young apprentices working in our Engineering and Quality teams. The expansion would create an estimated 72 additional temporary and permanent positions locally during construction and in operating the proposed new bottling lines and warehouse. Our commitment to training and people development will continue through our people development and apprenticeship programmes. Nestlé Waters also supports the Nestlé Graduate programme and sponsors a unique scheme that allows school-leavers to 'earn while they learn' by placing them in a salaried training role while they study for their degree in partnership with Sheffield Hallam University.

Bottled water manufacturing is a key contributor to the economic sector in Buxton and the High Peak. The new development would add resilience to the sector and strengthen the presence of one of the major employers in Buxton.