



HPK/2023/0110

RT Mycock & Sons

Unit 1, Hunters Way, Harpur Hill Business Park

Addendum to Planning Statement – December 2024

Background

The application site will provide circa 0.5ha of additional space for the curing, storage and distribution of concrete blocks. This will enable the existing RT Mycock's business to expand on land in ownership whilst being administered from the existing site. The site adjoins an established, allocated employment site at Harpur Hill Business Park.

Operationally, the concrete blocks are formed from concrete produced at the on-site batching plant and, once cured and ready for either storage or distribution, are moved by the same vehicles used to load plant. There is therefore a functional connection between the concrete batching plant and the concrete block production and storage. It is not easy to disaggregate the two as concrete would need to be transported off-site to create the blocks, or the cured blocks would need to be transported to a remote site for storage taking vehicles away from the core operation.

An area of circa 0.5ha is required for the efficient production and storage of blocks, and also to allow for safe HGV movements around the storage area. At present the concrete block operation has outgrown the existing site making vehicle movements increasingly difficult.

Use of the existing site

Some of the surplus building floorspace on the wider site in ownership not currently required by the core operations of RT Mycocks is let to small local businesses on flexible terms. This amounts to a small percentage (900sqm) of the total operational area (16,000sqm).

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Alternative site search

A search has been undertaken for alternative, available sites for either sale or rent within High Peak Borough Council's boundaries.

The Council has no registered industrial, warehousing or general land available of between 0.5 and 1 hectares of any type of tenure via any of 31 listed agents (online search conducted 02/12/2024).

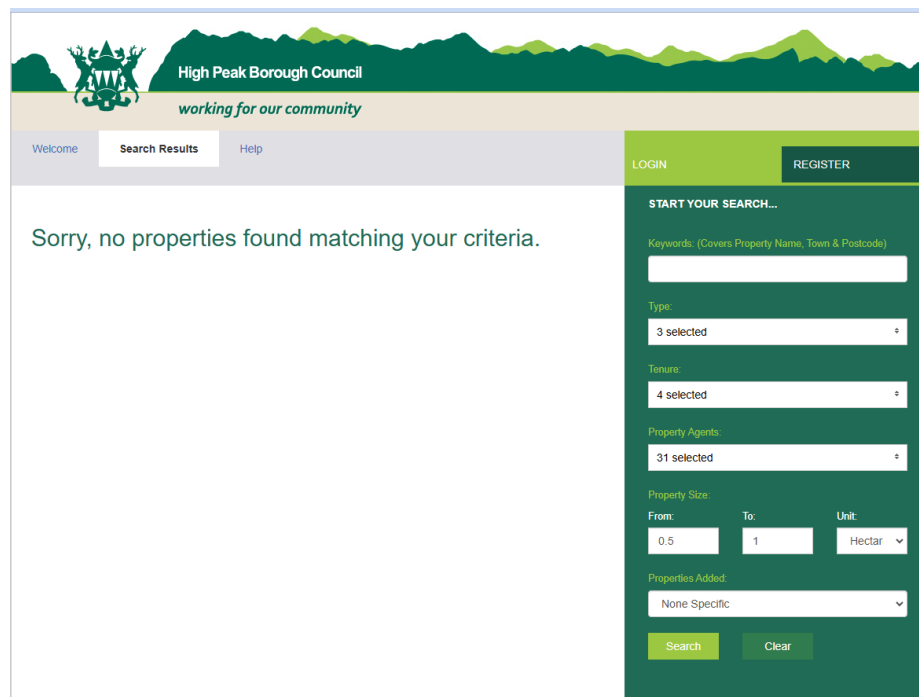


Fig 1: HPBC search results 2/12/24

A further search has therefore been conducted using Rightmove Commercial.

Industrial Sites for sale in High Peak

A search of Rightmove Commercial identifies properties of a requisite size to be limited to two industrial estates currently on the market – Bingswood Industrial Estate in Whaley Bridge for £2 million and Redmoor Mill, New Mills for £1.9 million. Acquiring these sites would involve enormous capital expenditure (way beyond the means of the business) and would also involve terminating the tenancies of multiple existing occupiers of these sites. It would be unreasonable to expect the business to purchase these sites for its expansion requirements and so they are discounted.

Industrial Sites for Rent in High Peak

Graphite Way, Glossop

Rightmove Commercial shows three potentially suitably sized sites available to rent in High Peak. The first is Unit 8 at Graphite Way in Glossop. This is 0.8ha of developable land located on a 2.8ha light industrial estate. It is located 20 miles away from RT Mycock's existing yard (44 minutes travel time). As the concrete blocks business is an ancillary element to the core RT Mycocks operation at Harpur Hill, this distance would not be viable. It would need separate buildings and administration to operate on such a remote site. Furthermore, there would need to be significant heavy lorry movements between the two sites, to the detriment of the road network and increased carbon emissions. The whole business could theoretically relocate, but space of around 2ha would be required to replace the site at Harpur Hill plus the site subject of this current application. There is no indication that 2ha is available at Graphite Way. Relocation of the business from Buxton would inevitably result in the loss of jobs from the Buxton area, although with an eventual increase in jobs in Glossop.

Given the logistical problems involved in operating the concrete block site 20 miles from the core business, the Graphite Way land is discounted. There is insufficient land available to relocate the entire business.

Buxton Road, Whaley Bridge

0.5 ha of land is available at Buxton Road, Whaley Bridge. This is 10 miles from Harpur Hill (23 minutes drive time). An extant permission allows Class E uses on this site, and it already lies in close proximity to a Tesco and B&M and would share a primary access with these retail uses. It is in a sensitive location close to the Peak Forest Canal.

As above, the use of this land would generate the need for heavy vehicle movements between the site and Harpur Hill and for separate administration of the concrete block business. These vehicle movements would be likely to conflict with the movements to and from the established retail uses. It is in a more visually sensitive location and the existing permission would not allow for a B2/B8 use. There is insufficient land to allow the whole business to relocate. The site is discounted accordingly.

Unit 28A Harpur Hill

This is a 3000sqm unit and yard located on the same business park as RT Mycocks and currently available to rent for £155,000 per annum. Although in close proximity, it would still represent an off-site location that would generate the need for lorry movements between the two sites, which would

have implications for the local highway network. The annual rent also reflects the fact that there are two buildings on the site at present which would not be required by RT Mycocks in their existing configuration, so they would be paying a premium rate for unsuitable premises. The yard layout is not conducive to the storage and movement of concrete blocks by multiple HGVs and so this site is similarly discounted.

Conclusion

There are no suitable premises available on the market to allow the business to expand appropriately. Because of the functional connection between the concrete block operation and the core business, the two cannot easily be split across two sites. The whole business would need to relocate if it is not able to expand on its existing site, with associated loss of employment in Buxton and prohibitive costs of relocating plant and machinery. In any event, there appear to be no available sites that would allow for such a relocation within the Borough. Alternatively, the business would need to scale back its growth aspirations and remain as it is, with associated consequences for the economic growth aspirations of the Borough.