

6

EMPLOYMENT & THE ECONOMY

Introduction

- 6.1 The policies in this Chapter seek to meet the employment development requirements identified in Policy S*

Strategic Employment Land Allocations

Policy E1 Strategic Employment Land Allocations

- A Development of the following sites will not be permitted other than for new industrial and business development as defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order:**

Policy No.	Location	Area (ha)
NEW LAND		
E1A	Cadley Hill, Swadlincote	8
E1B	Hilton	7
E1C	Woodville Regeneration Area	12
COMMITTED LAND		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12

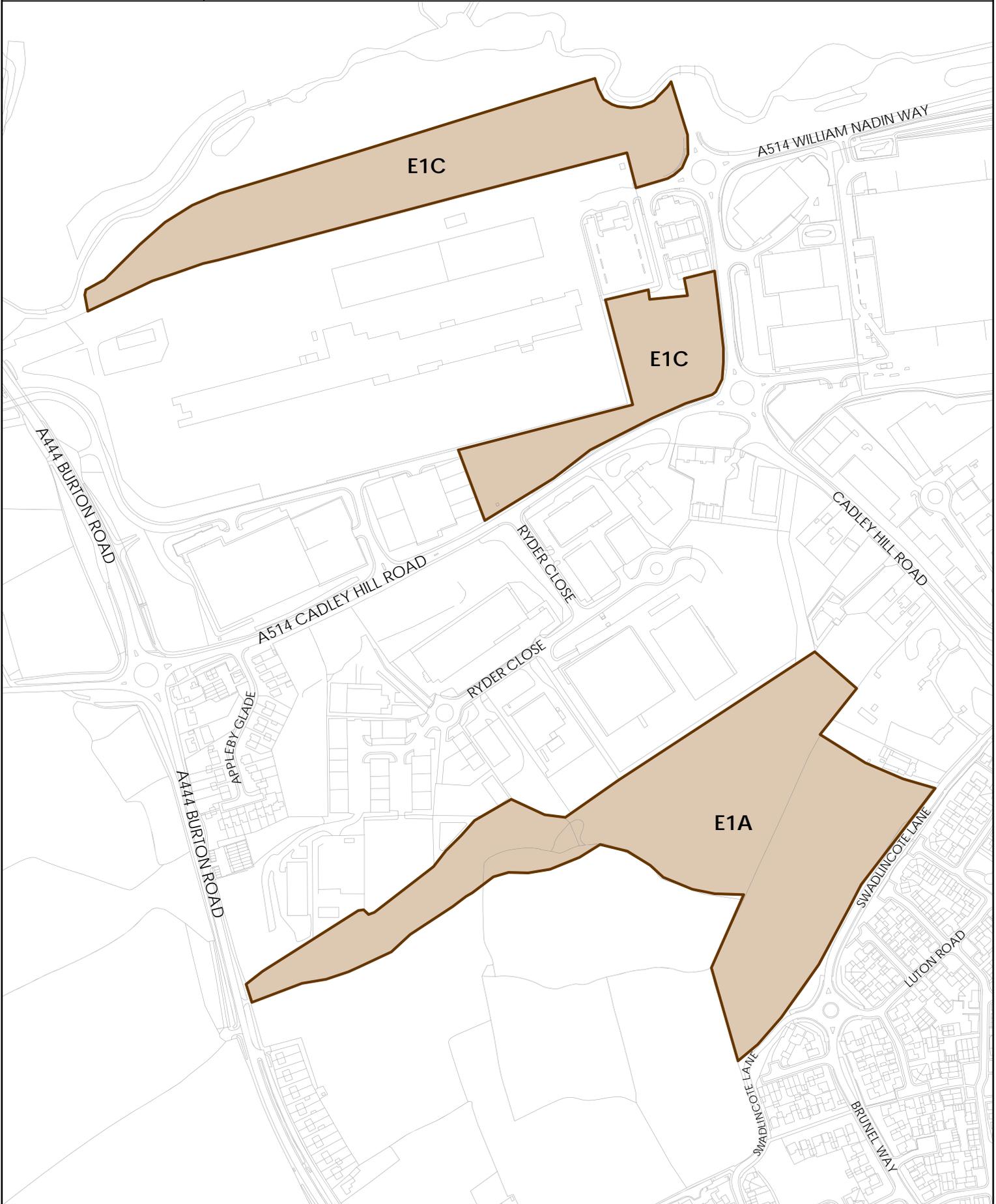
- B At sites allocated for strategic employment development at E1A, E1B, E1C and E1E the Council will secure provision to meet the needs of small and “grow on” businesses in the form of premises or serviced plots, to be brought forward during the course of the development, either by conditions or a legal agreement attached to a planning permission.**

Explanation

- 6.2 As noted in Chapter 4, net total employment land need for the plan period is 53 ha. In the interests of sustainability and to ensure that an attractive choice of sites can be offered to prospective investors, it has been determined that there should be some additional employment growth to balance planned housing growth on new land in Hilton (7 ha), the Swadlincote urban area at Cadley Hill (8 ha) and the Woodville Regeneration Area (12ha). The extent of the latter is subject to securing grant funding toward the development of the proposed Swadlincote Regeneration Route which will impact upon the viability of redevelopment proposals and therefore the mix of uses

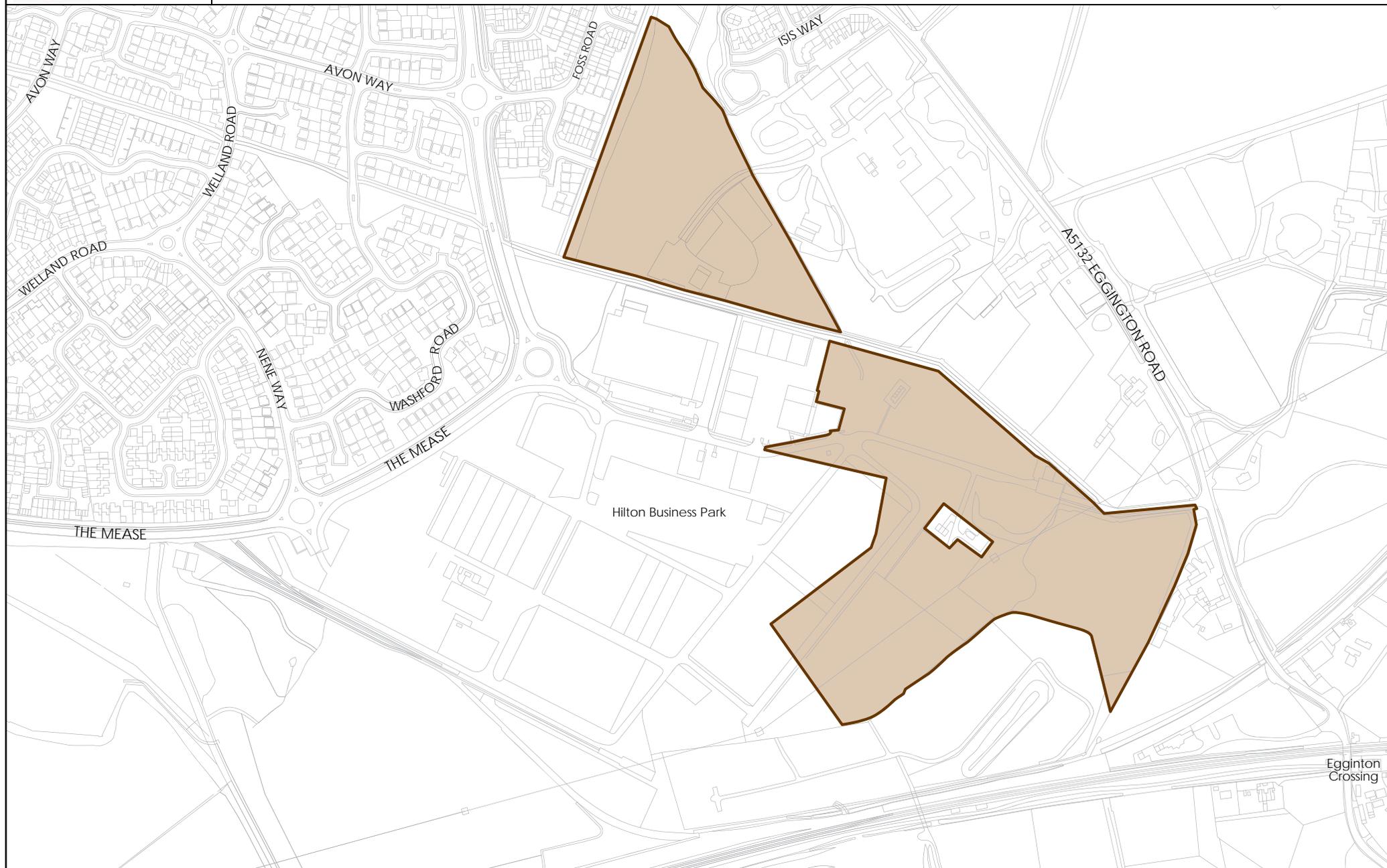


Employment Policy 1: Strategic Employment Land Allocations - E1D TETRON POINT & E1A CADLEY HILL



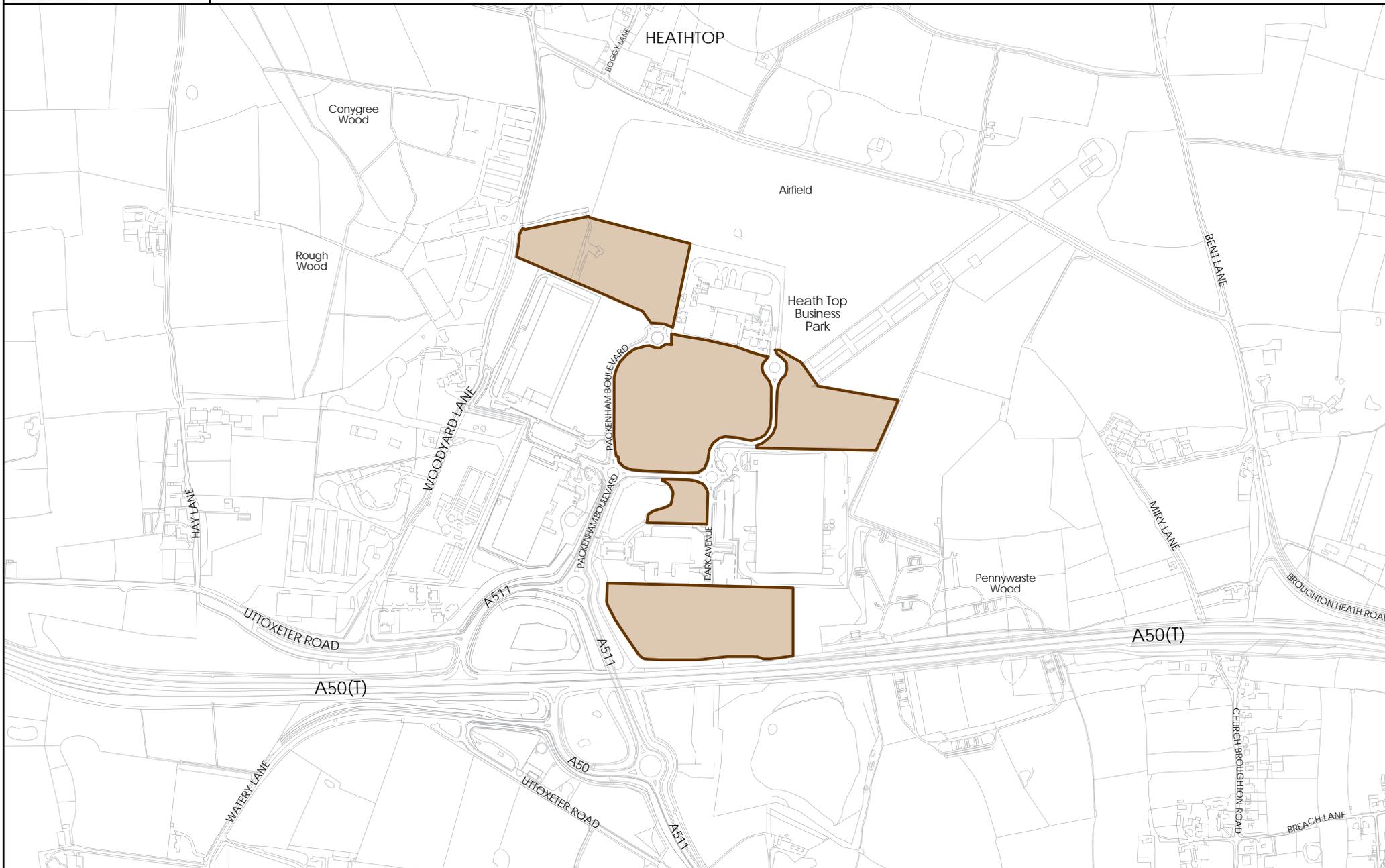


Employment Policy 1: Strategic Employment Land Allocations - E1B HILTON BUSINESS PARK



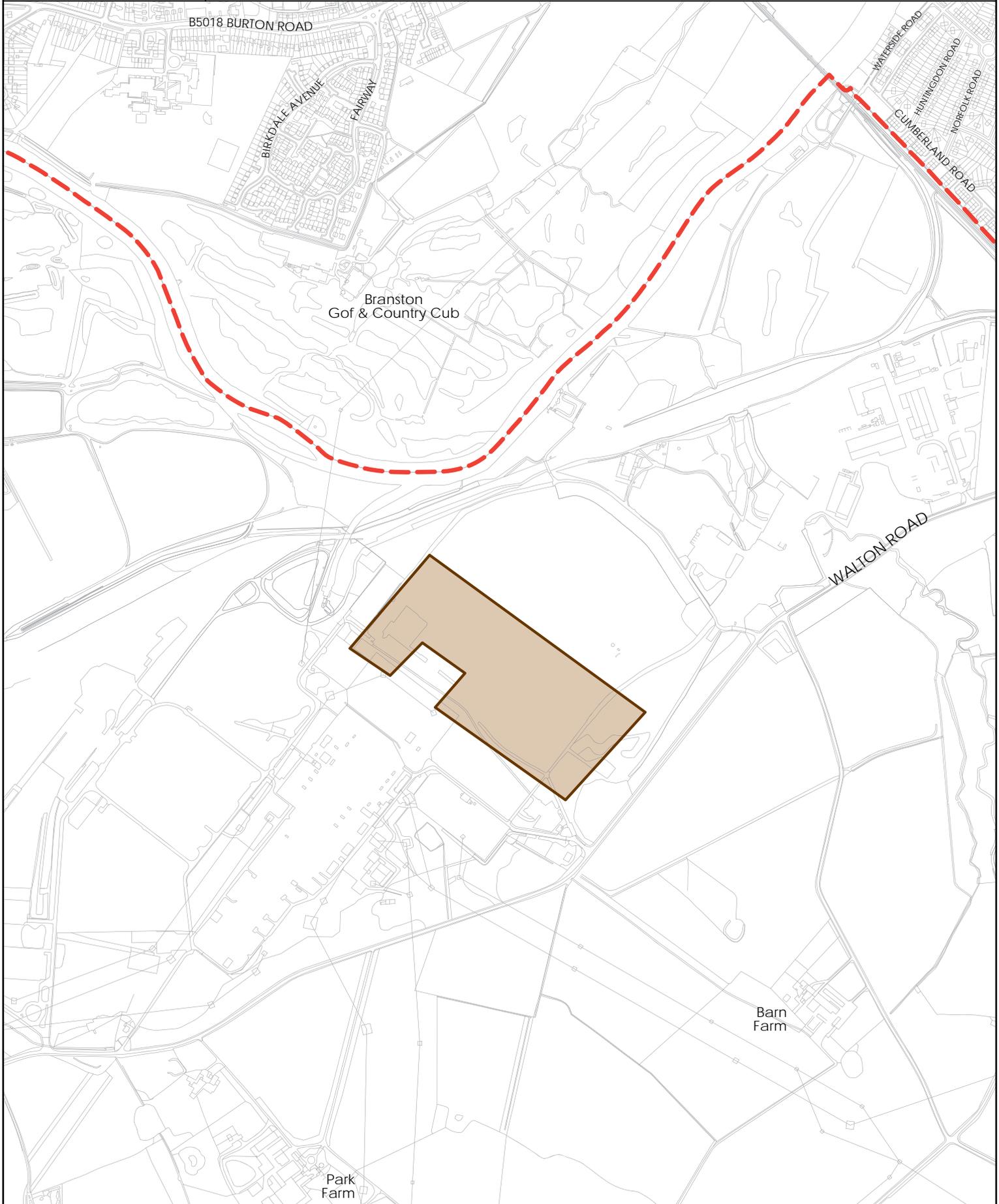


Employment Policy 1: Strategic Employment Land Allocations - E1E DOVE VALLEY BUSINESS PARK, FOSTON





Employment Policy 1: Strategic Employment Land Allocations - E1F FORMER DRAKELOW POWER STATION



on the site. New land at Hilton comprises 3.7ha to the north and 3.25ha to the east of Hilton Business Park. Parts of the established business park are also to be retained for industrial and business use. The addition of these sites to the land supply on strategic sites brings the total provision for the period 2008 – 2028 to around 71 ha. The industrial and business element of the proposed mixed use redevelopment at the Woodville Regeneration Area (Policy SD9) would contribute additional land to this total. Development can also be expected to come forward on unallocated sites through extensions to existing businesses and rural diversification schemes. Since 2006 the average rate of completion on unallocated sites has been 2.14 ha per annum. However, losses of established employment sites are expected to be higher than was anticipated in the Employment Land Review Forecasts Update, given the proposal to redevelop a large part of the Hilton Business Park (Policy H7) for residential purposes, and overall provision is therefore expected to align closely with the forecast level of need.

- 6.3 The remainder of the strategic allocation comprises sites with planning consent at Dove Valley Business Park, Tetron Point and the former Drakelow power station site.
- 6.4 Dove Valley Business Park has been successful in attracting business investment to the District, largely as a consequence of it being directly connected to the A50 trunk road. Much of the land with planning consent for industrial and business uses on this brownfield site has now been developed. However, a number of plots remain available.
- 6.5 In Swadlincote, provision is made for continued employment development adjacent to the A444, on land to the south of Cadley Hill Industrial Estate.
- 6.6 At the former Drakelow power station site, an area of 12 ha adjacent to proposed new housing development has the benefit of planning consent to be redeveloped for industrial and business purposes.
- 6.7 Further land has been allocated for employment-led regeneration at Woodville, although it is currently unclear what the overall mix of uses is likely to be (see Policy SD9).
- 6.8 As noted under Policy INF3, there is market interest in the establishment of new Strategic Rail Freight interchanges in this part of the East Midlands. The development of such a proposal within South Derbyshire would be expected to generate new employment on a significant scale, with wide ranging strategic planning implications.
- 6.9 The South Derbyshire Economic Development Strategy identifies a shortage of start-up and grow-on business accommodation in the

District. To help meet this need, conditions will be attached to future planning consents for development of the strategic employment sites at Hilton, the former Drakelow Power Station, Cadley Hill, Tetron Point and the Woodville Regeneration Area requiring the provision of an element of smaller units of up to 100m² in size and “grow-on” units of up to 500m² in size, and/or small, serviced plots allowing owner occupiers to develop bespoke accommodation to meet their needs. Such provision will help support the establishment, expansion and retention of businesses within the District. As a minimum, ten percent of the land/floorspace within the total area of each site should be developed for these purposes.

- 6.10 New housing at Hilton (Policy H7) and the Woodville Regeneration Area (Policy E6) will be tied, through planning conditions, to the provision of business accommodation, including small business units and serviced plots, to ensure the timely delivery of balanced, sustainable development. Such provision will also be required by condition in relation to any applications for the renewal of planning consent at the former Drakelow power station site Policy H6) and Cadley Hill (Policy H5).

Other Industrial and Business Development

Policy E2 Other Industrial and Business Development

- A The development of land for uses defined by classes B1(b), B1(c), B2 and B8 of the Use Classes Order will be permitted where:**
- i) the site lies within or on the edge of the Swadlincote urban area, a Key or a Local Service village and the proposal is in scale with existing built development and will not give rise to unacceptable effects on the local landscape, natural environment or cultural heritage of the district; or**
 - ii) the proposal is for the expansion of an existing business; or**
 - iii) the proposal is for the redevelopment of established industrial or business land or premises; or**
 - iv) the site lies outside settlements and the proposal is for the reuse or adaption of an existing building of substantial construction for small scale industrial and business use, including B1(a) office use or the replacement of an existing building with a well designed new building of equivalent scale;**
- B The above criteria apply to sites other than those identified under employment policies E1, E3, E5 and E6.**

Explanation

- 6.11 Much new industrial land is provided on industrial estates. However, some small firms prefer alternative locations, utilising existing buildings and premises or new development on small sites. Such businesses can often be carried out quite acceptably without disturbance to adjoining land uses. Where necessary to protect local amenity, conditions will be attached to planning permissions preventing intensification of use.
- 6.12 The policy takes a positive approach to extensions or expansion of existing businesses, as this can help to ensure the retention and growth of local employers.
- 6.13 Over the past fifty years the countryside has undergone significant economic change, resulting in a decline in agricultural employment and providing an impetus for rural economic diversification. In addition, much of South Derbyshire has taken on a dormitory role, providing residential accommodation away from the place of work and the provision of opportunities for employment-related development in rural areas can help to minimise the need to travel.
- 6.14 The reuse or adaptation of existing redundant rural buildings can often be a means of providing suitable premises for small business at low cost whilst avoiding harm to the environment. Re-use for employment purposes will generally be preferable to use for other purposes as it can make the greatest contribution towards addressing economic needs and enhancing the sustainability of rural communities.
- 6.15 Such uses may be particularly well suited to listed and other buildings of historic merit, as they may involve less external change and internal subdivision than other alternative uses.
- 6.16 As a general guide, the most suitable industrial and business uses outside strategic development locations in rural areas will be small in scale, providing for the employment needs of local residents and thereby minimising the need to travel. In the context of this policy, "small scale" will be taken to mean 1000m² or less, including buildings and any outdoor areas associated with the industrial or business use such as vehicle parking and loading/unloading areas. However, a flexible approach will be taken, particularly where premises are located within or close to significant areas of housing or where the opportunity exists to bring otherwise redundant rural buildings back in to use.
- 6.17 Where an established building is unsuitable for industrial and business use, it may be appropriate to consider its replacement.

- 6.18 In the southern part of the District, The National Forest has had a major positive impact on rural economic development and will continue to provide important opportunities for diversification including the establishment of new employment related to forestry, conservation, leisure and tourism.

Existing Employment Areas

Policy E3 Existing Employment Areas

- A Redevelopment or changes of use of existing industrial and business land and premises for uses other than those falling within classes B1 (b), B1(c), B2 and B8 of the Use Classes Order will only be permitted where:**
- **the existing use is significantly harmful to the amenity of neighbouring land uses in terms of noise, vibration, visual qualities, air quality or traffic generation, and this cannot be satisfactorily overcome by other means; or**
 - **it can be demonstrated that there is no demand for the use of the site or premises for Use Class B1, B2 and B8 purposes and that the development proposals would not unduly inhibit existing or planned neighbouring land uses.**

Explanation

- 6.19 There is a need for the District to provide a balanced portfolio of sites offering a range of size, location and tenure. Industrial and business uses within Swadlincote and some of the larger villages in the District provide employment opportunities close to residential areas and benefiting local economies. They are usually difficult or impossible to replace and their loss can exacerbate unemployment and commuting. Their retention is therefore accorded a high priority.
- 6.20 Where the established use is a bad neighbour, planning permission for non-industrial or business uses will only be granted where it can be demonstrated that alternative action, such as a change of use from B2 to B1, changes in operational practices or the adoption by the site occupant of a travel plan, will not overcome this concern.
- 6.21 The level of demand for industrial and business land and premises is strongly influenced by the cyclical performance of both the wider economy and particular economic sectors. To demonstrate that there is no long-term demand for the site, an applicant will therefore be required not only to proactively market the site for a minimum period of twelve months, but also to provide a fully reasoned judgement from a professional estate agent as to whether such a site would be likely to be viable in the longer term, either in its present

state or as a redevelopment site for alternative industrial and business uses.

Strategic Location for Global Technology Cluster Extension

Policy E4 Strategic Location for Sinfin Moor Employment Site Extension

- A Land at Sinfin Moor is protected against development that would compromise its use for Use Class B1(b), B1(c), B2 and B8 purposes as an extension to planned new employment development within Derby City at Sinfin Moor.**

Explanation

- 6.22 Land measuring some 30 ha is identified as an extension to Derby City's proposed Infinity Park. The development of the site will be dependent upon the identification and implementation of further transport mitigation measures to accommodate the growth in travel that would be generated.

Safeguarded Employment Sites - Dove Valley Park

Policy E5: Safeguarded Employment Sites - Dove Valley Park

- A Where large premises to meet the needs of single industrial and business occupants cannot be accommodated within the strategic sites identified under Employment Policy E 1, provision will be made for such development on land measuring up to 28.3 ha to the north of Dove Valley Business Park.**

Explanation

- 6.23 Dove Valley Business Park has proven attractive to investors by virtue of its location in the A50 corridor, the established direct highway connection to that road and the availability of plots.
- 6.24 A sufficient quantity of land has been identified on remaining plots at that site and in Drakelow, Hilton and Swadlincote to meet the needs of the District.
- 6.25 However, where no suitable opportunities can be identified within the strategic allocations, the availability of land of a suitable size and configuration to accommodate such large scale end users may offer an opportunity to attract investment that might otherwise be lost to the District. Such investment would contribute toward the national

objective of supporting economic growth.

- 6.26 Development on this site shall be designed to mitigate potential adverse visual impacts, by such means as the careful siting of buildings, control of building heights and appropriate landscaping.

Woodville Regeneration Area

Policy E6 Woodville Regeneration Area

- A Woodville Regeneration Area is protected for employment-lead redevelopment, supported by the Woodville - Swadlincote Regeneration Route, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development defined by use classes B1, B2 and B8 and up to 150 new dwellings. This mix of uses is subject to potential external funding contributions toward the Swadlincote Regeneration Route and their implications for the viability of the redevelopment of the site**

Explanation

- 6.27 This site, mainly represents poorly restored former minerals workings and vacant industrial premises. It offers the opportunity for re-use to assist in the economic, social and environmental regeneration of Woodville. Development here would be dependent upon the provision of the proposed Woodville – Swadlincote Regeneration Route, referred to in Policy INF4, which would open up access to the land whilst helping to mitigate the transport impacts of proposals, including the relief of congestion and environmental problems at the A511/A514 "Clock Island" junction. External funding contributions toward the route are being sought and will have implications for the viability of redevelopment proposals, thereby influencing the mix of uses that can be delivered on the site.
- 6.28 Strategic scale development in this location, including any potential development on adjacent land outside SouthDerbyshire, will be brought forward through joint working with North West Leicestershire District Council, to deliver regeneration whilst protecting the amenity of the neighbouring district and maintaining the separate identity of nearby Albert Village. Account will be taken of the need to avoid un acceptable traffic impacts both within Derbyshire and in the neighbouring district of North West Leicestershire.
- 6.29 Regeneration of this site could also contribute towards enhancing the existing urban environment in Woodville, providing new and improved green spaces, community facilities and tree planting, reflecting its key location in the Heart of The National Forest.

6.30 Part of the area identified represents the former premises of the T.G. Green pottery manufacturer. The buildings include listed bottle kilns and any proposals will need to protect these and their setting.