

Industrial Land Availability 2004

ANNEXE A

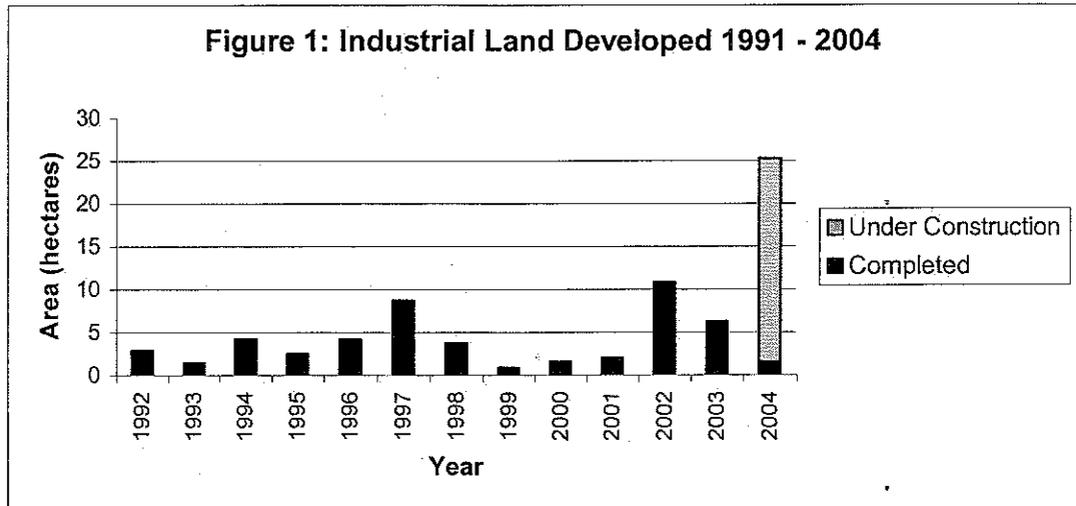
1. Introduction
 - 1.1 The purpose of this monitoring report is to provide details of the availability of land for industrial and business development within South Derbyshire to 31st March, 2004 and to assess infrastructure constraints affecting major allocated sites. Since 1991 the availability of land designated for new B1, B2 and B8 uses has been closely monitored in accordance with a methodology agreed by all Derbyshire planning authorities and adhered to throughout the County. Details of planning permissions, building commencements and completions are recorded on an annual basis supplemented by site inspections.
2. Derbyshire Structure Plan
 - 2.1 Economy Policy 17 of the Structure Plan makes provision for 150 hectares of land for new industrial and business development in South Derbyshire. Of this 100 hectares is to be provided in the Swadlincote Sub Area and 50 hectares in the Derby Sub Area. The South Derbyshire Local Plan Revised Deposit Draft Policy EMP1 identifies sites to meet this allocation.
3. Availability at 31 March, 2004
 - 3.1 A summary of the availability of employment land contributing toward the Structure Plan target as at 31 March, 2003 is set out in Table 1. A detailed breakdown of these figures is provided in Table 2, attached.

TABLE 1. SUMMARY OF INDUSTRIAL LAND AVAILABILITY IN SOUTH DERBYSHIRE AT 31 MARCH, 2003

	Area (ha.)		
	Swadlincote Sub Area	Derby Sub Area	South Derbyshire
Completions since 1st April 1991	26.35	24.49	50.84
Under construction	20.28	3.40	23.68
Sites with planning permission	30.03	34.48	64.51
New land allocated in the South Derbyshire Local Plan Revised Draft Deposit without planning permission (Policy E1)	46.04	5.0	51.04
EMPLOYMENT LAND SUPPLY 1991-2011	122.70	67.37	190.07
Structure Plan Requirement 1991 - 2011	100	50	150

- 3.2 Between April 1991 and March 2004, the amount of new land developed for industrial and business purposes was 50.84 ha., with a further 23.68 ha. that were under construction at the time of the 2004 survey. Together these represent 49.68% of the Structure Plan provision for South Derbyshire over a thirteen year period representing 65% of the Plan's 20 year duration. The

average annual rate of development commencement and completion thus far is 5.73 ha., compared to the rate of 7.5 ha. implied by the Plan. For the purposes of comparison, the rate of development between April 1976 and June 1987 was equivalent to a rate of 1.9 ha. per annum. In the period July 1987 to March 1991, excluding Toyota, industrial development proceeded at a rate of 3.57 ha. per annum.



3.3 Within the District 115.55 ha., comprising outstanding planning permissions and allocations in the Revised Draft Deposit Local Plan, can be identified as available for industrial and business development. Together with the 74.52 ha. developed since 1991 or under construction, a total of 190.07 ha. is allocated. This exceeds the Structure Plan requirement by a total of 40.07 ha., comprising 22.7 ha. in the Swadlincote Sub Area and 17.37 ha. in the Derby Sub Area. This level of provision reflects the desire to:

- (i) provide a variety of attractive sites for employment development catering to the needs of local residents and in doing so reduce the level of out-commuting from the district,
- (ii) address the employment needs of the residents of economically deprived parts of the district,
- (iii) secure the redevelopment of large areas of redundant brownfield land,
- (iv) where possible enable the creation of balanced communities in areas identified for new housing development,
- (v) take advantage of opportunities for sustainable access, including rail freight potential
- (vi) meet the expansion needs of local businesses,

(vii) allow for development on a scale sufficient to enable the funding of measures needed to address infrastructure constraints relating to some of the sites.

3.4 Of the 115.55 ha. identified in Table 2 as being available as at 1 April, 2004 (outstanding planning permissions and industrial allocations), 64.51 ha. (56%) had the benefit of planning permission including those parts of estates that remain undeveloped but are covered by the original permission. The Local Plan allocations at Drakelow, Willington and Woodville, amounting to 51.04 ha. (44%), upon which no permission has yet been granted, make up the total. It should be noted that Hilton Business Park is not included on this list as it represents land formerly in employment use and does not therefore contribute toward meeting the Structure Plan requirement.

4. Infrastructure Requirements on Major Sites

4.1 Among the Corporate Milestones for 2004/05 identified under the Key Aim of Economic Development in the Corporate Plan is the completion of "an initial review of infrastructure requirements (e.g. access, services, drainage, ICT etc) on major sites". Table 1 shows the services that can be provided on each of the employment sites measuring 5ha. or more allocated in the emerging South Derbyshire Local Plan.

Table 3.

Location	Water	Electricity	Gas	Drainage	Telephone	Broadband	Highway Access
Tetron Point ⁽¹⁾	✓	✓	✓	✓	✓	✓	✓
Occupation Lane, Woodville ⁽²⁾	?	✓	✓	?	✓	✓	X
Drakelow Power Station ⁽³⁾	✓	✓	X	✓	✓	✓	X
Hilton Business Park ⁽⁴⁾	✓	✓	✓	✓	✓	✓	✓
Dove Valley Business Park ⁽⁵⁾	✓	✓	✓	✓	✓	X	✓
Former Willington Power Station ⁽⁶⁾	✓	✓	✓	?	✓	X	✓

(1) Site not affected by infrastructure constraints.

(2) This site is to be retained by the current owner, Dyson Industries Ltd., for its own future expansion. Development of the site is currently affected by highway capacity but it is anticipated that the implementation of the

proposed second phase of the Swadlincote Regeneration Route, referred to under Policy T12 of the South Derbyshire Local Plan Revised Deposit Draft, will overcome this constraint. Agents acting on behalf of the owner say that although detailed investigations have not yet taken place they do not anticipate any difficulty in providing the other required services.

- (3) Outline planning permission was granted in 2001 for the development of a new manufacturing facility on land measuring some 3ha. at the site formerly representing part of Drakelow Power Station. However, it is likely that the capacity of the local highway network will need to be improved before any additional development can be permitted and potential solutions are currently under consideration. There is currently no gas supply to the site although the owners are aware of the cost of provision.
- (4) Site not affected by infrastructure constraints.
- (5) Site not affected by infrastructure constraints, other than lack of broadband access, to be addressed through the upgrade of the local telephone exchange to be implemented by mid 2005.
- (6) The drainage requirements of previous development on this site were met. Any additional capacity and appropriate solutions will need to be identified at the planning application stage. The access requirements of the power station were also met and it is not anticipated that this 5ha. development will result in a need for additional highway capacity. Any highway infrastructure improvements, if needed, will be addressed at the planning application stage. Although gas is not currently available on the site, the existing residential areas of Willington are served by a medium pressure pipeline that could be utilised. The current lack of broadband access will be addressed through the upgrade of the local telephone exchange to be implemented by mid-2005.

5. Conclusions

- 5.1 The average annual rate of employment land development since 1991 has been less than had been anticipated in the Derby and Derbyshire Structure Plan. However the rate of starts and completions has accelerated in recent years with development at Dove Valley Business Park, Foston, completed in 2002 and construction currently taking place at Tetron Point in Swadlincote.
- 5.2 There are few service constraints affecting the major land allocations and those that have been identified will be addressed as outlined in Section 4.0 of this report and kept under review. Tetron Point, Dove Valley Business Park and Hilton Business Park are immediately available to respond to investment requirements whilst land at Drakelow, Willington and Woodville is likely to be developed in the medium term.

TABLE 2: INDUSTRIAL LAND AVAILABILITY, 31ST MARCH 2004

		Swadlincote Sub Area (ha.)	Derby Sub Area (ha.)	Total
A	Sites Completed and Under Construction			
	Dove Valley Park, Foston		18.84	18.84
	George Holmes Business Park, Swadlincote	7.11		7.11
	Swadlincote Road, Woodville	7.0		7.0
	Cadley Hill Industrial Estate, Swadlincote	4.26		4.26
	Walton Road, Drakelow	2.68		2.68
	Swains Park, Overseal	2.3		2.3
	Tetron Point (Nadins), Swadlincote	18.75		18.75
	Hanger 56, Woodyard Lane, Foston		1.68	1.68
	Burton Road, Findern		1.4	1.4
	E.T. Bentley Ltd., Foston		1.4	1.4
	Land off Woodyard Lane, Foston		2.00	2.00
	Royle Farm, Drakelow	1.94		1.94
	Small sites (less than 1ha.)	2.59	2.57	5.16
	Total	46.63	27.89	74.52
B	Outstanding Planning Permissions			
	Nadins (Tetron Point)	23.95		23.95
	Dove Valley Park		25.86	25.86
	Station Road, Melbourne		4.8	4.8
	Drakelow Power Station	3.00		3.0
	Former Swadlincote Colliery, Hearthcote Road	2.89		2.89
	Hanger 5, Woodyard Lane, Foston		2.71	2.71
	Small sites (less than 1ha.)	0.19	1.11	1.3
	Total	30.03	34.48	64.51
C	Proposed New Industrial Land Allocations without Planning Permission			
	Drakelow Power Station	35.0		35.0
	Occupation Lane, Woodville	10.74		10.74
	Land at Woodville Woodlands	0.3		0.3
	Willington Power Station		5.0	5.0
	Total	46.04	5.00	51.04
	Total A, B and C	122.7	67.37	190.07

