

Agenda
Session 7 - 9.30 11 May 2017
Matter 7
Employment Development

This matter considers the provision and protection of employment land.

Policy S7 makes provision for at least 15 hectares of employment land for the Plan period. Policy EC2 allocates 6 sites providing 22 ha of land, albeit 14-16 ha is at Ashbourne Airfield (Phases 1 and 2).

Policy EC1 provides criteria for supporting new business and industrial development whereas Policies EC3 and EC4 protect employment land generally and some key sites specifically.

Policy EC5 seeks to encourage mixed use development on some existing and former employment sites where there is a need for regeneration and investment.

Main modifications MM22-MM23, MM26, MM87-90, MM97-98 are relevant to this matter

Issues

1. Allocations and the delivery of employment land

The Council advises that the allocations are primarily on sites that are allocated for strategic development where higher value uses can cross subsidise employment development. The call for sites resulted in few suitable sites being put forward for employment use. *Is there a reasonable prospect that the employment land allocated will be delivered?*

In particular are the several former quarry sites EC2(b), (c) and (d) likely to deliver employment uses?

Given that the vast majority of employment land is allocated at Ashbourne Airfield, what additional provisions, if any, could be included within the LP to ensure that the land is brought forward in a timely fashion?

Should consideration be given to a greater number and range of sites being allocated to increase the prospect that more local higher skilled jobs are created? For example are sites at former Pisani Works, Derby Road, Cromford and Porter Lane, Wirksworth suitable for allocation?

2. The effectiveness of Policies EC1, EC3 and EC4 and consistency with Policies S3, S4 and S5

The Council propose modifications to Policies S3, S4, S5 and EC1 to improve consistency between them. Modifications are also proposed to the supporting text to Policy EC3 to clarify the

marketing that is required to support alternative uses of employment sites.

Will the modifications to be made in response to preliminary questions ensure that Policies S3 and S5 are consistent with Policy EC1?

Are the suggestions to demonstrate effective marketing of employment sites reasonable?

Is the modified criterion for extensions to buildings within Policy S4 (d) consistent with Policy EC1?

3. Industrial Legacy Sites

Should Policy EC5 be modified to provide greater encouragement for reuse for industrial purposes where appropriate?

Is the policy consistent with Policy EC3 which provides greater protection for employment land?

Does Policy EC3 need to be more specific as to the type of site to which it applies (other than those listed)?

Main Evidence Base

CD27 – Housing and Economic Development Needs Assessment

CD25 – SHELAA

EX/02 - Council response to Inspector's Preliminary questions of 7 February

EX/07 - Council response to Inspector's Preliminary questions of 14 February

EX/11 – Derbyshire Dales Business Survey 2016

EX/13 - Schedule of proposed main modifications

Participants

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PDP for FW Harrison (6212)

Statements

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