

# North East Derbyshire

## Employment & the

## Economy

## Topic Paper

North East Derbyshire District Council

August 2018

## **Employment & the Economy**

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## 1. Introduction and Summary

- 1.1. The purpose of the Paper is to describe how the evidence which has informed the employment policies and employment land provision in the North East Derbyshire Publication Draft Local Plan has been used in establishing:
- (a) the level of employment growth for the Plan period;
  - (b) the amount (scale) of employment land to be provided for;
  - (c) the distribution of that provision in terms of new land; and
  - (d) the broad approach to be taken in policies to protect and provide for the future of employment land in the District.
- 1.2. Much of the background evidence is in four further documents:
- The Employment Land Review Update (ELRU), August 2017: Lichfields
  - The Employment Sites Study (ESS), September 2017: Aspinall-Verdi
  - The Employment Land Availability Assessment (EmpLAA), September 2017: NEDDC
  - Employment Land Review Update Economic Growth Analysis (EGA 2018), February 2018: Lichfields

These reports also deal with other aspects of evidence not included in this report including:

- Details of employment forecasts (ELRU & EGA 2018),
  - Details of deriving the net employment land increase, floorspace and land requirements (ELRU),
  - Details of the employment sites and their market characteristics (ESS).
  - The EmpLAA considered all the existing employment sites and the new sites put forward for consideration in the Plan.
- 1.3. Part 2 of this report describes the economic context of the Plan, including the relationship with Sheffield City Region, the FEMA and the Housing Market Area used for the SHMA<sup>1</sup>. Part 3 summarises the evidence contained in the Employment Land Review Update (ELRU) which establishes the jobs growth likely in the District. The work used a combination of several comparative methods, and the Council's justification for one of these, the Regeneration scenario, is explained. Updated evidence is presented to demonstrate the legitimacy of the Regeneration scenario.

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<sup>1</sup> FEMA; Functional Economic Area (see ELRU), SHMAA; Strategic Housing Market Area (see Housing Topic Paper).

- 1.4. Part 4 then describes how potential land losses and development take-up have informed the land requirement recommended by the ELRU, and how this relates to the recommended employment land provision. It then describes how the Authority has determined an employment land requirement based on the supply of employment land and sites. Part 5 indicates how the Employment land provision is in line with various strategic priorities.
- 1.5. The relationship between housing and employment growth is dealt with in the Housing Topic Paper, which is also part of the Local Plan evidence base.

### **Summary**

- 1.6. The following provides a summary of the way in which employment land provision has been established:
  - a. The recommendation of the ELRU was that B1, B2 & B8-class<sup>2</sup> employment land would require a net increase of 18.75 ha to deliver the growth anticipated under the Regeneration Strategy;
  - b. When accounting for estimated losses and flexibility the ELRU recommended a provision in the range of 28-41ha; the provision on the basis of the regeneration scenario was 41ha (40.71ha);
  - c. Existing Supply (AMR Employment Land availability 2017) amounted to 46.44 ha, no sites were withdrawn to inform the Local Plan supply, for example by de-allocation or being removed from employment protection policies;
  - d. Additional sites presented through the 'Call for Sites' and Plan consultation were assessed in the Employment Land Availability Assessment. None were considered acceptable for further consideration;
  - e. Potential losses of 20ha were accounted for in the ELRU, to deliver the net increase. These were estimates based on past rates.
  - f. The difference between employment land supply (46.44 ha) and the recommended provision (40.71 ha) implies losses to B-class uses of 25.73 ha. This allows for some further losses of B-class uses which may arise over the Plan period, compared to the 20ha estimate.
  - g. The loss of B-class uses to deliver the requirements of other employment uses, as described in the NPPF, are accounted for in the employment land provision. Policy WC3 allows for this on certain sites.

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<sup>2</sup> B1,B2 & B8 class employment is referred to as 'B-class'.

## 2. Economic Context

### 2.1 Sheffield City Region, the FEMA and local context

2.1.1 North East Derbyshire's location and extent set the economic context for the District. It wraps around Chesterfield and extends northwards to the edge of Sheffield. The District sits within the area covered by two Local Enterprise Partnerships (LEPs): the Sheffield City Region (SCR) LEP, and the D2N2 LEP. While sitting within the East Midlands Region, the District has a stronger economic relationship to SCR than to the economic drivers of Derby and Nottingham within D2N2, which are further away to the South. 61% of resident workers commute out of the District to work. About 19% commute to Sheffield, 18% to Chesterfield, and 3% each to Amber Valley, Bolsover, Derbyshire Dales and Rotherham (2011 Census)).

2.1.2 North East Derbyshire lies within the North Derbyshire & Bassetlaw Housing Market Area (HMA) consisting of the local authorities of Bassetlaw, Bolsover, Chesterfield and North-East Derbyshire. The 2013 SHMA report considered that this is an appropriate functional HMA, and recognised the economic links more widely across the [Sheffield] City Region. Earlier work for the East Midlands Regional Assembly, and for the Department for Communities & Local Government (CLG) established recognition of housing market areas. The East Midlands Regional Plan identified the 'Northern Housing Market Area' of the above four districts, with its strongest links north to the rest of the Sheffield City Region. The CLG research identified the North Derbyshire & Bassetlaw HMA which at the fringes has relationships towards strategic housing market areas based around Sheffield, Derby and Nottingham, and more locally based upon Alfreton/Ripley, Mansfield, Lincoln and South Sheffield<sup>3</sup>. These housing market characteristics are reflected in local employment & commuting patterns.

#### **Sheffield City Region Strategic Economic Plan 2014-24**

2.1.3 Sheffield City Region Local Enterprise Partnership prepared its Growth Plan in 2014 to help direct new investment to accelerate economic growth, supported amongst other things by an Independent Economic Review. The LEP and its partners established an employment growth target of 70,000 additional jobs over ten years, outlined in the Strategic Economic Plan (SEP). This reflected the SCR LEP's consideration of the economic potential of the sub regional economy, representing a 10% increase on the current employment levels.

2.1.4 To assist the work to support the SEP and to provide guidance on infrastructure investment, Ekosgen were commissioned to provide local authority and sectoral

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<sup>3</sup> See Housing Topic Paper

employment forecasts for each local authority, distributing the aspirational 70,000 jobs<sup>4</sup>. Jobs growth was around 10% for the larger local economies (Sheffield, Doncaster and Rotherham) and for Barnsley and Chesterfield. North East Derbyshire's projected growth was 7.5%. For further commentary on the SCR SEP job growth see s3.4

2.1.5 The report includes this summary for North East Derbyshire:

- 4.55 North East Derbyshire is the smallest of the SCR local authorities in employment terms and accounted for 25,500 employees in 2013. Employment in the district was static over the last growth period (1998-2008) (0.4%) and has declined by 5.0% in the subsequent downturn and recovery period (2009-2013) with a loss of 1,300 jobs. This is in contrast to England as a whole which saw employment grow by 2.5%.*
- 4.56 North East Derbyshire is expected to accommodate 1,900 of the city region's 70,000 net additional jobs target. This would result in 27,400 jobs in the district by 2024, equivalent to an 7.5% increase, which is ahead of the UK growth projection (5.7%).*
- 4.57 The sectors that are expected to make the highest net contribution to employment growth in North East Derbyshire are:*
- Tourism, leisure and sport (+475 jobs)*
  - Logistics and Transport (+350 jobs)*
  - CDI (+300 jobs)*
  - Health (+300 jobs)*
- 4.58 Employment growth is expected across the majority of sectors in North East Derbyshire. The district will benefit from the development at Markham Vale and, in the longer term, at The Avenue site in Wingerworth, both of which will accommodate commercial and industrial employment.*
- 4.59 There are two sectors that are expected to experience employment decline, the medium and low tech manufacturing sector and public administration sector (-500 and -100 jobs), reflecting current trends in these sectors."*

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<sup>4</sup> Sheffield City Region Integrated Infrastructure Plan - Sectoral and Local Authority Distribution of SCR 70,000 Jobs Target – Assumptions Report, Table 1.1., page 4 - available at <https://www.barnsley.gov.uk/media/6413/eb181-scr-integrated-infrastructureplan-distributionof-jobs-assumptions-report-2014.pdf>

2.1.6 It should be noted that the growth anticipated in these forecasts is to 2024 only (10 years). The City-Region gives no indication of growth beyond that date. There is further discussion of these results in Part 3 of the report.

#### **The Functional Economic Area (FEMA)**

2.1.7 The ELRU presents the broader economic context and analyses this to describe the Functional Economic Market Area (FEMA) and North East Derbyshire's role within it. The ELRU states that: "North East Derbyshire in isolation cannot be said to represent a TTWA and ... is unlikely to be a FEMA in isolation"; less than 40% of residents work in the District. However the ELRU goes on "...the combined authorities of North East Derbyshire and Chesterfield have an employment market that is self-contained". Table 3.2 of the report indicates that for North East Derbyshire and Chesterfield together almost 74% of those working in the area live there also. Only 65% of residents work in the area, which reflects the dominant role of Sheffield in the sub-region.

2.1.8 In the report prepared by Ekosgen for the SCR LEP it is noted that –

*"... some local authorities which have lower levels of jobs expected to be created within their own boundaries, are likely to see a significant number of their residents taking up employment opportunities created elsewhere in the city region – for example North East Derbyshire, where residents are expected to take up 3,250 of the 70,000 additional jobs, but will only see 1,900 additional jobs [2014-24] created within the district boundary." (2.36) and*

*"Many of North East Derbyshire's residents work outside the district boundaries, ... The priority for NE Derbyshire, therefore, is to improve connectivity for local people, ensuring that residents are able to access employment wherever in SCR it is located." (4.61)*

2.1.9 This relationship is particularly important in the Northern part of the District (North of Chesterfield).

2.1.10 With regard to employment land, the historic legacy of redundant former coal-related industrial uses in the District is much less than during the 1990s and 2000s, with significant industrial land losses being addressed through the de-contamination and re-use of strategic sites such as the Avenue. Even so, the majority of industrial space in North East Derbyshire is provided on a range of industrial estates of varying quality, almost wholly on former (secondary) mining and industrial land. The now re-used industrial land is mostly on purpose-built industrial estates developed with public investment, but a significant number of local employers are also accommodated in sub-standard premises on un-improved sites.

2.1.11 In order to identify the economic potential of the District the ELRU considered the District's industrial sectors that are best placed to drive future growth. This involved study of under or over-representation in terms of local employment, relative to the Region (the East Midlands) (ELRU fig 3.4).

2.1.12 Significant conclusions here include:

- Education, Wholesale and Accommodation and Food services are all strongly represented within North East Derbyshire, both in absolute terms and relative to the regional average (over 1.09x).
- There is strong representation in metal and computer and electronic product manufacture, as well as civil engineering (over 2x regional average). Importantly such sectors account for relatively little employment.
- There is a low level of employment in the more knowledge-intensive services such as media, professional services, finance, insurance and pensions, in both relative and absolute terms. This may reflect the lower skills base in North East Derbyshire<sup>5</sup>, but also the outward commuting of high-skilled workers to Chesterfield and Sheffield.

2.1.13 The ELRU also considered the sectors within North East Derbyshire with a high representation and having experienced above average 10-year growth, which thus might be expected to continue. (ELRU fig 3.5). Here conclusions were:

- Particularly high level of growth (~20%) in the Residential & Social Care, Retail, and Health sectors, coupled with an above average representation in the sectors, indicates potential advantage within North East Derbyshire.
- Unusually, manufacturing grew (by 3.5%), at a time of steep employment declines elsewhere in the country (-16% for East Midlands).
- The Professional Services sector grew by 45% over the ten years. However, this is from a low base and low representation in the District (0.82x Regional avg). Growth 2010-16 was also lower than Regional growth.

2.1.15 While sectoral job growth forecasts were considered in the ELRU this work has been updated (see section 3.3 'Economic Growth Analysis', below).

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<sup>5</sup> This will be directly, in workplace jobs, and indirectly, in the resident labour force. Although no specific evidence is presented in the ELRU, this is a characteristic of local and City-Region analyses & economic strategies presented in Part 2 of the report.

## 2.2 The economic market context (conclusions of the ELRU)

- 2.2.1 In market terms North East Derbyshire District has a much lower level of commercial floorspace than nearly all of its neighbouring authorities with the exception of Derbyshire Dales<sup>6</sup>. Prime locations in the District are those with good accessibility to the A61 and M1.
- 2.2.2 North East Derbyshire's *commercial* property market is significantly influenced by Chesterfield and Sheffield, and their key employment sites such as Markham Vale. The shortage of employment sites and land for development in these locations affects the market in North East Derbyshire by keeping industrial vacancy rates low. Industrial and logistics uses are driving the commercial property markets in the wider commercial property market area, focused outside the District (except for Markham Vale) and within North East Derbyshire only to a lesser extent. Enquiries for premises tend to be more for industrial use than offices.
- 2.2.3 Local employers lead demand within North East Derbyshire District, predominantly local SMEs looking for small industrial space; demand is exacerbated by poor existing property and a shortage in supply. Premises are beginning to be a constraint to occupiers but agents report that they are 'making do' with current premises because of a shortage of more modern sites to move in to. One particular issue for the local commercial property market is the rental gap between (existing) secondary and new build industrial premises; a challenge for local businesses that want to move to more modern premises or expand. As a result they are looking for new build and secondary premises.
- 2.2.4 In Clay Cross the Coney Green Business Park is the only site in the District where any take-up has taken place. One speculative small unit scheme targeted at local SMEs is now fully let. Other plots have seen development for industrial uses. However, one plot has failed to sell and another is subject to a housing proposal; a smaller site/plot has received permission for housing. Coney Green accommodates most of the available office space supply in the District, though one agent reported no enquiries for office space on the remaining development plots.
- 2.2.5 The ESS (2016, Aspinall Verdi) found that the majority of office space supply in North East Derbyshire comprised small units and second-hand Grade B stock. Commercial agents agreed that any new office development would need to be well located (and

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<sup>6</sup> ELRU: p26.

therefore more likely to be in Chesterfield than North East Derbyshire) and occupier-led rather than speculative.

2.2.6 On vacancy the latest figures are low, which suggests that supply of premises in the District is limited and hence available properties are occupied quickly. In addition current supply of both industrial and particularly office floorspace is of a relatively poor quality and may be unfit for purpose moving forward.

2.2.7 The key findings of the ELRU's commercial overview were as follows (summarised):

- A vast majority (92%) of North East Derbyshire District's B-class floorspace relates to industrial floorspace.
- Since 2013 the amount of office floorspace being marketed has decreased significantly, and the amount of industrial units on the market has also declined, albeit to a lesser degree.
- Take-up of employment sites has dropped off very significantly, to just 0.23 per annum over the past 9 years.
- Virtually no employment land has been lost to non B-class uses since 2004 (that lost generally being replaced by other forms of commercial/industrial uses, resulting in no net loss [to employment uses]). However, there are a number of schemes that have gained planning permission in the past few years which could result in the loss of around 4 ha [from B-uses] should they come to fruition.
- A commercial overview indicates strong levels of demand for industrial premises of all sizes across the wider market area, especially for smaller units. The shortage in supply is keeping vacancy levels low at the cost of businesses 'making do' with their current premises; much of the secondary stock is of poor quality with many dilapidated premises. There are mixed views on the levels of demand for office space, though the market suffers from a prevalence of poor quality secondary office space."

### 3. Economic and Employment Forecasts and Future Requirements

#### 3.1 The Employment Land Review Update Report 2017

- 3.1.1 The Employment Land Review Update undertaken by Lichfields<sup>7</sup> continues the economic forecasting and resulting land requirements work originally done by Nathaniel Lichfield & Partners for the District in 2013 and before that by Arup Associates in 2008 for the Northern Regional Sub-Area of the East Midlands, for the (then) Regional Spatial Strategy. The North Derbyshire and Bassetlaw OAN (Objectively Assessed Need) Update<sup>8</sup> undertaken for the four districts has also provided background evidence.
- 3.1.2 Section 3 of the ELRU report includes a re-appraisal of employment forecasts and land requirements derived from them. Four broad types of forecast were developed,
- Sectoral econometric forecasts:
    - (a) Baseline employment forecasts (labour demand), using Experian's Local Market Quarterly Forecasts for September 2016; plus;
    - (b) An alternative, 'Regeneration' scenario focussing on growth in key industrial sectors prioritised by NEDDC Planning and Economic Regeneration Officers;
  - Past trend job-growth taken forward

In line with Planning Practice Guidance and using Experian 2016 data, past trends in workforce job growth.
  - Labour demand (population-based)

Estimated growth in the local labour supply, and the jobs and employment space that this could be expected to support. This used analysis for the OAN presented as part of the District's Strategic Housing Market Assessment [SHMA]; and
  - Past take-up of employment space based upon monitoring data provided by NEDDC continued into the future.
- 3.1.3 Each has advantages and limitations, the report stating that Practice Guidance indicates no one methodological approach will provide a definitive assessment of development need, and an approach should reflect particular local circumstances. The consultants therefore took into account how each scenario might reflect conditions for economic growth in the district such as sectoral strengths and weaknesses, the rate of formation of new local businesses and competition for new investment from other parts of the Midlands. Wider trends were also taken into account, such as the pace of future national economic growth.

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<sup>7</sup> Formerly Nathaniel Lichfield & Partners.

<sup>8</sup> of the Strategic Housing Market Assessment, GL Hearn: September 2017

- 3.1.4 Four of the five scenarios presented growth in terms of FTE job totals, which the District Council considers as the most pertinent aspect of prospective economic change in terms of planning for employment land.
- 3.1.5 Table 1.1, reproduced below in Figure 1 presents the employment growth forecasts for each modelled scenario in the ELRU. Three out of the four scenarios anticipate an increase in the number of workforce jobs over the plan period. The Council's preferred scenarios which informed GL Hearn's SHMA update are the two labour demand scenarios including the Experian Baseline projections and an alternative 'Regeneration' scenario which expect job growth to increase by 5.9% and 9.3% respectively to 2034.

**Figure 1**

Table 1.1 Employment Forecast comparison between different scenarios

Scenario	North East Derbyshire Workforce Jobs		Change	
	2014	2034	2014-2034	2014-2034 (%)
Scenario 1 – Experian Projections (Sept 2016)	30,400	32,200	1,800	5.9%
Scenario 2 – Past Trends Job Growth	30,400	30,178	-222	-0.7%
Scenario 3 – Job Growth: Regeneration	30,400	33,228	2,828	9.3%
Scenario 4 – Labour Supply Scenario*	32,189	33,370	1,181	3.7%

Source: Lichfields Analysis

\*Scenario 4 – focuses on the future supply of labour rather than demand for labour. This scenario then projects the amount of new jobs needed to match the future working-age population, and how much employment space would be needed to accommodate these jobs. It is based on the Oxford Economics data provided by GL Hearn for their SHMA Update (March 2017 model run)

*Table reproduced from Employment Land Review Update Economic Growth Analysis (EGA 2018), February 2018: Lichfields.*

## 3.2 The Regeneration Scenario

- 3.2.1 During the production of the ELRU, NEDDC Officers considered that the 1,800 net job growth projected by Experian's 'policy off' baseline was insufficiently strong to accurately reflect likely investment and job prospects for the District, and that it was overly suppressed by ongoing manufacturing restructuring. This conclusion is shared by the consultants who prepared the SHMAA, who stated: "the [Oxford Economics] baseline forecasts expect relatively modest employment growth across the HMA relative to ... wider benchmarks such as forecast regional and national employment growth rates."
- 3.2.2 Following discussions with NEDDC Officers; by making reference to the North East Derbyshire Economic Development Strategy 2008-2013; and mirroring the methodology used in the earlier ELP Update, a judgement was made to uplift job growth in certain key sectors.

- 3.2.3 NEDDC Regeneration Officers confirmed that work underpinning the North East Derbyshire Economic Development Strategy identified several core growth sectors to be promoted and supported in the years ahead in North East Derbyshire. These were: Digital and Creative Industries; Advanced Manufacturing; Food and Drink; Construction and Environmental Industries; and Social Enterprises.
- 3.2.4 Officers considered that growth in these sectors could be anticipated at rates close to the East Midlands' regional growth rate identified in the Experian job growth projections. Where this was higher than North East Derbyshire District's forecast growth, then the East Midlands rate was applied to the relevant SIC sectors.
- 3.2.5 These adjustments increased the overall job growth by around 57%, to +2,828. There was an increase in B-class job growth, to +1,015 from +524 previously, predominantly due to the growth in B2 industrial jobs, B1 & B8 job growth changing little.
- 3.2.6 The Regeneration scenario is intended to represent the growth reflecting the context of the District and sub-region beyond it, including that of the LEPs; it is considered a realistic and reasonable forecast and the most appropriate for the Plan to adopt. The validity of this view is considered further below.

### **3.3 Economic Growth Analysis, February 2018**

#### **Summary**

- 3.3.1 For this analysis Lichfields revisited the Experian projections for North East Derbyshire in the light of the considerable economic uncertainty of the past 12 months or so, to examine whether the Regeneration Scenario is out of step with current forecasts. Study of the latest December 2017 Experian projections led to their conclusion that "there is enough evidence to support the 'regeneration scenario' modelled in the ELRU as being a 'realistic' forecast of how the local economy may change". and also that the sectoral level breakdown underpinning the Regeneration Scenario is a reasonably close match to the latest Experian data.

#### **Comparison with ELRU scenarios**

- 3.3.2 Other work, in table 3.1 from the EGA (below in Figure 2) compares the overall job growth across the three scenarios with the growth in the Regeneration Scenario for North East Derbyshire over the plan period (2014-2034). The Regeneration scenario, as explained above, is higher than the two baseline forecasts. Comparison with the Ekosgen (2015) forecast is discussed further under s. 3.4 below.

**Figure 2**

Table 3.1 Employment Forecast Overview

Forecast Source	2014	2034	Change 2014-34	Per annum Growth Rate
Ekosgen (2015)	25,500	29,300	+3,800	0.70%
Experian (September 2016)	30,400	32,200	+1,800	0.29%
Oxford Economics (March 2017)	32,189	33,370	+1,181	0.18%
<i>Average</i>	<i>29,363</i>	<i>31,657</i>	<i>2,260</i>	<i>0.38%</i>
<b>Regeneration Scenario</b>	<b>30,400</b>	<b>33,228</b>	<b>+2,828</b>	<b>0.45%</b>

Source: Experian, Oxford Economics, ekosgen

*Table reproduced from Employment Land Review Update Economic Growth Analysis (EGA 2018), February 2018: Lichfields.*

### **Comparison with Past Trends**

3.3.3 The work also sought to compare the employment change with past trends. Over the 16 years (2000 to 2016), ONS job density statistics suggest that the total number of jobs in North East Derbyshire District grew by 4,000. It notes that.. “...the Regeneration Scenario’s Compound Annual Average Growth Rate, of 0.45%, is substantially lower than the rate achieved in the District over the period 2000-2015, at 0.81% - a period that includes the ‘Great Recession’ and subsequent economic downturn.” (EGA para.3.33)

3.3.4 It should be noted that while stating this conclusion the report also noted that in the 2017 ELRU, a past trends job growth scenario modelled a slight decrease in workforce jobs based in the District, using Experian September 2016 data. This serves to demonstrate the volatility within the various datasets.

### **Sectoral analysis**

3.3.5 In Figure 1, below, Table 3.3 from the EGA presents a comparison of the various econometric job projections. Sectors have been amalgamated by Lichfields into 12 broad SIC sectors to enable comparisons to be made. While analysis is complex, and fully set out in the EGA, in summary: -

- The Regeneration Scenario appears to be the most closely aligned with the overall average, although it does forecast a modest growth in manufacturing jobs whilst the others project a decline.
- The Regeneration scenario perhaps most strikingly shows a very strong growth in public services, but all of the growth will be in either Health (+307) or Residential Care and Social Work (+824). Given that North East Derbyshire’s population has a strongly ageing profile, this does not appear to be unreasonable, and is reflected in the Ekosgen or OE projections.
- The only other Regeneration Scenario figure adjusted from the Experian baseline relates to the broad ‘construction’ sector, with a projected growth of 540 jobs (net), higher than the 110 decline for Experian but closely aligned with the

overall average growth of 506 jobs (net). It does also reflect the Council's Economic and housing strategies<sup>9</sup>.

**Figure 3**

Table 3.3 Employment Change by Industrial Sector for North East Derbyshire – Comparison

Net Job Growth 2014-34	Ekosgen– 2015	Experian (September 2016)	Oxford Economics (March 2017)	Regeneration Scenario	Average
Agriculture, Forestry and Fishing	0	-208	-68	-208	-121
Mining and Quarrying	0	0	8	0	2
Manufacturing	-700	-218	-482	127	-318
Utilities	100	-1	-27	32	26
Construction	300	-110	1,295	540	506
Wholesale and Retail	400	612	46	612	417
Transport and Storage	700	205	-67	205	261
Accommodation, Food Services and Recreation	950	305	-137	305	356
Information and Communication	600	102	592	102	349
Finance and Insurance	150	0	-113	0	9
Professional and Other Private Services	750	93	29	93	241
Public Services	550	1,019	106	1,019	673
<b>TOTAL</b>	<b>3,800</b>	<b>1,800</b>	<b>1,181</b>	<b>2,827</b>	<b>2,402</b>

Source: Experian (September 2016), Oxford Economics (March 2017), Ekosgen (2015)

Note: cells highlighted in red are more than 300 jobs higher/lower than the average.

Table reproduced from *Employment Land Review Update Economic Growth Analysis (EGA 2018)*, February 2018: Lichfields.

### Conclusions

- 3.3.6 Lichfields acknowledge that the economic forecasts used should be treated as indicative only, but state that “Fundamentally, it is considered that the Regeneration Scenario is validated by the latest Experian projections and therefore should be considered as a realistic modelling approach in the current economic climate.”
- 3.3.7 There are a number of reasons that support the regeneration scenario as being a realistic approach in this current economic climate, but in particular the Lichfields report states that:- “the latest Experian Economic projections (released in December 2017) for North East Derbyshire further justify the appropriateness of the Regeneration Scenario. The latest Experian projections indicate a level of net job growth of 2,700 over the 20-year plan period, which is very similar to the 2,827 projected by the Regeneration Scenario. Furthermore, the sectoral level breakdown

<sup>9</sup> <http://www.ne-derbyshire.gov.uk/images/Repository/H/Housing--Economic-Development-Strategy-1.pdf>

underpinning the Regeneration Scenario remains a reasonably close match to the latest Experian data.” (EGA para. 4.3)

- 3.3.8 Consequently the Council’s view is that the Regeneration scenario is supported by this work.

### **3.4 Comparison with HMA & SCR forecasts.**

- 3.4.1 In preparing the Regeneration Scenario Lichfields uplifted just five target sectors, to rates close to the East Midlands regional average, thus not applying an ‘across the board’ uplift, and maintaining an overall job growth figure below that of the Region.
- 3.4.2 Comparative employment growth is also available in the North Derbyshire & Bassetlaw Strategic Housing Market Assessment (GL Hearn: September 2017). The baseline forecast annual rate (2014-34) for NEDDC is the same as that for the HMA, at 0.2%. However the report goes on to state: “... current econometric forecasts expect around 0.5% pa growth in employment across the East Midlands; and around 0.6 - 0.7% pa nationally. Set against this and against historical employment growth over the 1993-2014 economic cycle, the forecast employment growth of 0.2% pa across the HMA is relatively modest with all four authorities expected to see below [Regional] average employment growth.” Similarly, the latest (2016) Experian projections indicate a growth rate of 0.7%pa for the East Midlands (2014-34), compared to 0.44% for NEDDC.

#### **SCR SEP**

- 3.4.3 The SCR Growth Plan is described above in s2.1. The evidence prepared by Ekosgen for the SCR LEP distributed 1,900 of the city region’s 70,000 net additional jobs target to North East Derbyshire by 2024, equivalent to an 7.5% increase in 10 years, which was ahead of the UK growth projection (5.7%).
- 3.4.4 It is important to note that as the Ekosgen data is an uplifted figure that should be treated with a degree of caution, it is not a 'policy-off' projection. However, it does set a context for the Local Plan. Whether this level of growth is likely to continue is not dealt with in the Ekosgen report or SCR SEP as it is beyond the 10-year timescale of the LEP’s strategy.
- 3.4.5 In Figure 2 above the growth was pro-rata’d by Lichfields in the EGA for 20 years from the Ekosgen 2014-2024 forecasts. The Council’s view is that applying a similar rate of growth beyond 2024 is unreasonable. Nevertheless, a range of assumptions beyond 2024 establishes some comparisons of job growth for the 20 year period:

- Assuming nil growth 2024-34 would produce growth of 1,900 jobs,
- A return to Oxford Economics baseline growth after 2024 produces 2,500 job growth and
- A return to Experian baseline after 2024 produces 2,800 job growth.

3.4.6 Consequently the Regeneration Scenario would only be at odds with the SCR SEP if SEP forecast growth beyond 2024 were substantially below baseline forecasts, or continued at the aspirational rate envisaged by the LEP for 2014-24.

## 4. Establishing the Plan's Land Provision

### 4.1. Results of Employment Land Review Update Report 2017

#### Scale of employment land requirement

- 4.1.1 Four of the five results in the 2017 Employment Land Update use the employment forecasts as described in s.3. and required translation of B-class FTE job totals into floorspace and land requirements, incorporating the needs of potential growth sectors and applying a series of assumptions on density and plot ratios. In this way a net increase in the amount of B-class employment land recommended for the Plan period was produced. Details of this work are in the ELRU report.
- 4.1.2 The net increase in the total amount of B-class employment land in the District by the end of the Plan period was thus a starting point (see Figure 4: ELRU table 5.12 below). The amount of employment land to be provided to deliver this net change was then estimated. This is larger, in order to address anticipated losses. The 2017 update estimates a losses figure of approximately 20 ha for the 20 year plan period. This is based on previous trends, and as the report states, this reflects low rates of losses in recent years (compared to the previous report) and could be conservative. Taken as a whole the report suggests that future losses, to some extent, will be unforeseen.
- 4.1.3 The resulting Net increase was therefore translated into a Gross land requirement. The Gross land requirement also accounted for a flexibility or safety factor of 2 years supply and was subject to a 'reality check' (details in the ELRU).

**Figure 4**

Scenario / type of forecast	2014-2034 (net increase in emp. land)	2014-2034 (gross) incorp losses & Flexibility factor
1) Econometric: Experian Baseline	8.81	30.76
2) Past Trends	5.98	27.93
3) Regeneration	18.76	40.71
4) Labour Supply (SHMA)	7.02	28.97
5) Past take up rates	19.00	40.95

*Table taken from Employment Land Review Update, 2017: Lichfields.*

- 4.1.4 The levels of future demand for B-use class land indicated by the various projections differ. The projections are largely trend-based; in particular, the past take up has been (at least partly) recorded during an unprecedented recession in the commercial market nationally. The consultants' view was that "it is likely that the actual performance of North East Derbyshire District's economy and commercial property market will lie somewhere between the econometric [baseline] and past trends [take-up] projections." The results are summarised in the report (see Figures 4 & 5 of this report) and indicate that the new range of recommended B1, B2 & B8 employment land provision is between 28ha and 41 ha.
- 4.1.5 With regard to the potential losses of B-class employment land the report also noted that the Council should also consider the scope to which existing legacy estates and sites in the District are no longer productive for employment use and could be better placed to support non B class employment uses in the future.
- 4.1.6 It stated that "...it is important that planning for B class employment growth in the District is balanced against pressures from other land uses. This is particularly relevant for North East Derbyshire as the latest Experian projections suggest that the bulk of net employment growth over the next 20 years or so will be in Non B-Class sectors, such as residential care & social work, retail and health. B class employment space also competes with a wide range of other non B class uses (which fall outside the remit of this study), much of which may also generate benefits to the North East Derbyshire economy or have identified needs that the Framework indicates should also be duly supported." (6.14).
- 4.1.7 Consequently the Council considers it sensible to allow for a degree of shift in employment provision on existing (B-class) employment sites to other employment uses (under the NPPF definition) rather than exclusively as B-class uses. This would effectively be an additional loss of B-class employment land, and would need to be accommodated in the level of additional land allocated for (B-class) employment purposes. (see s.5 below).

**Figure 5**

Figure 6.1 North East Derbyshire District Employment Land Projections (2011-2031)

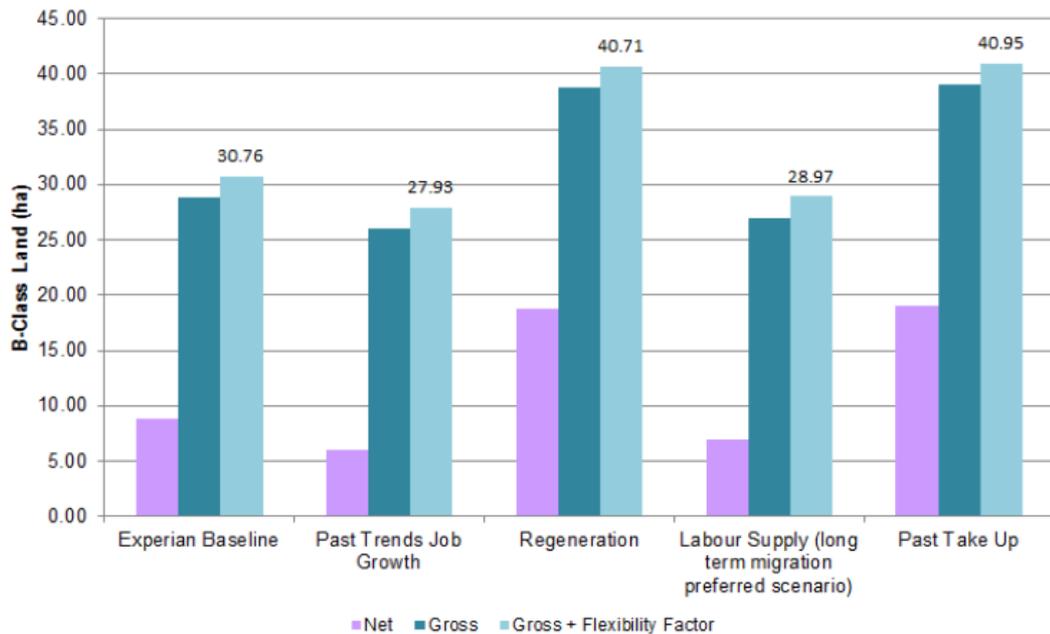


Table taken from *Employment Land Review Update, 2017: Lichfields*.

**Qualitative issues**

- 4.1.8 The ELRU noted the need to address the qualitative issues in employment land provision. For example how to deliver inward investment opportunities for North East Derbyshire, in particular by drawing upon the growth opportunities provided by the Markham Vale (formerly MEGZ) and other, large, strategic sites (such as the Avenue, the former Biwater site, Coalite site and Callywhite Lane) with good access to the strategic road network.
  
- 4.1.9 The consultants indicate that decisions about which employment sites to protect or allocate for employment, wholly, or as mixed-use schemes, should take account of the following:
  - The local benefits of B class employment sectors and the need to sustain a diversified and resilient economy that is able to capitalise on economic growth opportunities;
  - The economic and market outcomes that would arise if particular sectors are lost or constrained from expansion;
  - The need for more higher value employment for resident workers, and potentially reduce levels of net-out commuting;
  - The need to provide a flexible portfolio of sites, including for inward investment; and
  - Providing for delivery of new B class employment space particularly on strategic sites to provide clarity and certainty for developers. (ELU)

4.1.10 The report concludes that the Council should, as far as possible, seek to plan for a choice of employment sites and locations to “...support the various needs of particular businesses and sectors, for example ensuring that both large and smaller premises are provided to meet the needs of local SMEs and larger businesses”.

4.1.11 There is a need to safeguard and improve both existing employment sites and new employment land supply across the District. The 2017 Employment Sites Study (ESS)<sup>10</sup> presents an assessment of what the employment land portfolio can assist with as follows:

- Provide modern accommodation in accessible locations that meet the needs of large occupiers and inward investment.
- Utilise the brownfield sites and strategic employment sites which focus on mixed use regeneration schemes to offer potential for large development platforms for B2/B8 occupiers.
- Attractive locations, such as adjacent to the M1 or with access to the rail network (i.e. Dronfield) would encourage knowledge based businesses operating in the area, and help to retain highly skilled workers in jobs in the District.
- Meeting the needs of indigenous businesses, especially in certain less accessible parts of the District. In such locations land should continue to be protected for employment use where it serves a purpose for local indigenous businesses requiring affordable accommodation.
- Areas of severe deprivation are in greatest need of employment opportunities available to local people both in relation to skills and accessibility. Availability of land is greatest in areas such as Clay Cross and Heath & Holmewood areas and opportunities to protect and expand employment sites in these areas should be maximised.
- The District provides a range of very affordable employment premises and sites; a significant benefit to existing & indigenous businesses. However, the modest rent and freehold prices has an adverse effect on the viability of new employment space development. Steps to facilitate employment development [on some sites] may include allowing enabling development, such as including a hotel or similar to provide an element of cross subsidy. (ESS 9.27-44)

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<sup>10</sup> Aspinall-Verdi (2017)

## 4.2. Employment Land Supply

4.2.1 As Table 6.1 in the Local Plan (Figure 6 below) shows, employment land availability in 2017 is 46.22 ha and exceeds the level indicated by the ELRU, and corresponding to the Regeneration Scenario. Potential new sites put forward are considered at 4.18 below.

Figure 6

Employment Land Availability (April 2017)

<b>Site</b>	<b>Area still Available at April 2017 (ha)</b>	<b>Comments/Notes</b>
<i>Sites with development ongoing</i>		
<i>Coney Green, Clay Cross</i>	<i>9.03</i>	<i>Area developed since 2014 includes 2 sites u/c.</i>
<i>Derby Road, Upper Mantle Close, Clay Cross</i>	<i>0.89</i>	<i>One plot remaining (DCC ownership).</i>
<i>Westhorpe Business Centre, Killamarsh</i>	<i>0.35</i>	<i>Remaining plot undeveloped.</i>
<i>MEGZ (West of M1), Long Duckmanton</i>	<i>4.70</i>	<i>2005 Local Plan Allocation, remaining part of an implemented (cross-district) permission.</i>
<i>MEGZ (Part of former Coalite land, Chesterfield Road), Long Duckmanton</i>	<i>1.25</i>	<i>2005 Local Plan Allocation, remaining part of an implemented (cross-district) permission.</i>
<i>Renishaw Industrial Estate (inc. Ravenshorne Commercial Park)</i>	<i>2.50</i>	<i>Remaining area of 2005 Plan existing employment area.</i>
<i>Hepthorne Lane, Tupton</i>	<i>3.32</i>	<i>Remaining area of 2005 Plan existing employment area.</i>
<b>Existing Sites Total</b>	<b>22.04</b>	
<i>Sites Allocated &amp; Permitted only</i>		
<i>Biwaters Site – Mixed Use Development, Clay Cross</i>	<i>8.00</i>	<i>2005 Local Plan Allocation subject to planning approval and outstanding applications.</i>
<i>Callywhite Lane Extension, Dronfield</i>	<i>6.00</i>	<i>2005 Local Plan Allocation – revised developable area.</i>
<i>Land Adjacent to Norwood Industrial Estate, Killamarsh</i>	<i>5.40</i>	<i>2005 Local Plan Allocation part taken up with housing. Area remaining equates to size of employment allocation (E1(d) within original mixed use site (E3))</i>
<i>The Avenue – Mixed Use Development, Wingerworth</i>	<i>5.00</i>	<i>2005 Local Plan Allocation. Additional employment area as part of large Mixed Use Site with permission.</i>

<b>Allocation &amp; Permissions only</b>	<b>24.40</b>	
<b>Overall District Total</b>	<b>46.44</b>	

Reproduced from the Publication Draft Local Plan (Table 6.1)

- 4.2.2 As the table shows, most of the sites have a significant level of commitment, some are remaining areas of existing employment areas, some with permissions. Only four sites, offer any scope for de-allocation as employment sites; Renishaw Industrial Estate, Hephthorne Lane, Callywhite Lane Extension and Land Adjacent (S of) Norwood Industrial Estate.

**Table 1: Description of committed but non-implemented employment sites.**

Site	Comment
Former Callywhite Lane Extension, Dronfield	<p>This is a long-standing allocation from the 2005 Adopted Plan, the northern end of which has been partly developed, the land is previously developed, although in part has reverted to natural form and is not in the Green Belt.</p> <p>The ESS suggests that the site should be retained for future employment use.</p> <p>Issues over access over the river and railway need to be resolved and these are now affected by the HS2 project. Other development-related issues include topography and multiple public ownership incl. NEDDC. The development of the site is only likely towards the end of the Plan period.</p> <p>Despite lack of progress on this site it represents an important extension to a valuable industrial area and a potential significant business park opportunity in the North Sub-Area and particularly Dronfield, where employment opportunities are few and new sites are recommended.</p> <p>Suggested identification as a regeneration area with around 6ha of land in employment use. In view of its prospective development, any future employment use will be protected under Policy WC3 (Employment Areas) which allows flexibility to help deliver development.</p>
Land South of Norwood Industrial Estate: (Norwood Park Ext (Part of Housing LAA site K501), Killimarsh	<p>This is the amount of employment land remaining from a 2005 Plan mixed-use allocation, taken out of the Green Belt in 2005 on the basis of a need for employment land. Now partly developed with housing (16/00216/FL - 30 dwellings, 18th Jan 2017; the planning application process found that satisfactory access can be achieved for a smaller development of 30 dwellings.).</p> <p>Remainder assessed under Housing LAA:- A satisfactory access for significant scale of (housing) development could only be achieved by</p>

Site	Comment
	<p>demolition of school to Sheffield Road and acquisition of land to Bailey Drive and/or via Rotherwood Road to A618. Multiple owners including NEDDC and DCC. No evidence of developer interest.</p> <p>ESS report concluded: “The remaining 6ha of land could support future employment allocations. This is subject to new access being created from Bailey Drive to the north of the extension site. Detailed work needs to be undertaken to establish the cost and feasibility of providing access; however, the site is relatively significant in size and thus could carry the cost of such infrastructure.”</p> <p>It is suggested that rather than being ‘white land’ the remaining area should be protected for future employment uses subject to new access from Bailey Drive.</p>
Renishaw Industrial Estate (Part), Renishaw	Two parts of a long-established employment area the remainder of which has a large single user plus several varied B2 & B8 uses. The Western part (known also as Renishaw Business Park or Ravenshorne Commercial Park) contains small-scale workshop units, and includes permissions for non-B employment uses. The larger employment area was submitted as a potential housing site (ECK/902) but is considered unsuitable. As it has amenity, flooding and environmental concerns, and the existing LaFarge site affects the attractiveness for high-quality, protection for B1, B2 and B8 is appropriate.
Hepthorne Lane, Tupton:	This remaining section of a former railway sidings adjoins North Wingfield but lies mostly within a flood plain & has some access issues. Although suitable employment uses would be acceptable, such as open storage, prospects for development are limited. This site was included in later stages of traveller site assessment.

4.2.3 These sites do have a variety of development issues relating to access, flood risk, marketability, etc. and development for B1,B2 or B8 uses over the Plan period is uncertain. However, these four sites are all within settlement boundaries and adjoin existing employment areas which are well-occupied and well-located. Consequently these four sites are not considered appropriate for de-allocation and are currently retained as employment allocations.

4.2.4 As described above, however, while not providing for the loss of any specific sites, the potential for losses, in including all the current supply, will accommodate the possibility that some of these new employment sites may not be taken up by the end of this Plan period.

4.2.5 Another driver for the de-allocation (or at least non-inclusion as protected sites) would be the provision of better quality, more sustainable replacement sites.

However, no suitable sites have presented themselves through the assessment of prospective employment land (see below).

4.2.6 Appendix 1 indicates the reasons that sites in Table 4 have been selected for policies WC2 & WC3. Appendix 3 contains an extract from the EmpLAA for all existing employment sites including those subject to policies WC2 & WC3.

4.2.7 **Potential new sites** were assessed in the Employment LAA, which contains full details. No sites were assessed as suitable to be brought forward as new employment land. The table below indicates why those conclusions were reached. (For details see NEDDC Employment Land Availability Assessment (EmpLAA). 2018. Local Plan Evidence base).

**Table 2: Decisions on potential new employment sites.**

Site Address	Reason
Land at Grange Farm, Grassmoor	Site in the Green Belt. No exceptional circumstances have been identified for employment land provision in the Green Belt.
Land Near Chapel Hill, Heath Road, Heath	DCC Landscape has major concerns about site; visually detached from settlements of Heath and Holmewood, and with unacceptable impact on nucleated settlement pattern and views from Hardwick Hall.
Gildage Farm, Heath	Site is existing and small employment site in the open countryside. No justification to include as employment site under W2 or W3, which would allow for more intensive and general uses not envisaged in the countryside by the SDLP.
Land south of Markham Vale, Long Duckmanton	The site would harm Bolsover Castle. The site is not located within a settlement and it would extend far into prominent countryside.
Land at Temple Normanton Business Park	The site is smaller than 2ha but adjoins the existing employment site. The site score Red in the Green Belt Review. No exceptional circumstances have been identified for employment land provision in the Green Belt.
The Coal Yard, North Wingfield Road	Site within the countryside and partly in Green Belt. No justification to include as employment site under WC2 or WC3, which would allow for more intensive and general uses not envisaged in the countryside by the SDLP. Without significant exceptional need (GB) or site-specific justification (countryside protection policy) objections rule out further development than that already permitted.

Site Address	Reason
The Scrapyard, Main Road	Small employment site in the countryside with existing use & established rights for that use. No justification to include as employment site under WC2 or WC3, which would allow for more intensive and general uses not envisaged in the countryside by the SDLP.
Matlock Road, Wessington	Small employment site in the countryside which hosts a mix of uses including commercial, agricultural and residential. Current and emerging policies would allow appropriate countryside development. Inclusion under employment site policy W2 or W3 would allow for more intensive and general uses not envisaged either by the SDLP or neighbourhood plan in preparation.

### 4.3 Allowing for Future Employment Uses and Losses

- 4.3.1 The recommendations of the various employment reports reflect both the indigenous growth needs in North East Derbyshire as well as a degree of footloose demand that operates within a wider sub-regional market. Advice given is that NEDC should aim to positively plan to “support employment needs so that the local economy is not unduly constrained over the plan period, but also recognises the issues around land supply and competing pressures on available development sites.” (ELRU para 6.12)
- 4.3.2 As described above (4.6-7) the Council has recognised the Non B-Class sectors, such as residential care & social work, retail and health, which the NPPF indicates should be supported. There is the need to consider how B class employment land in the District is balanced against pressures from other employment land uses, in particular on some of the existing and previously used employment sites and estates. The ESS consultants were also asked to advise on this matter. In planning for this situation the Plan needs to recognise the impact of potential losses.
- 4.3.3 Assessment of potential supply accounted for the following:
- **Losses to housing** – The Housing LAA includes employment sites where they have been assessed for potential housing use. Few sites were found to be satisfactory in a policy-neutral context. Some of those that scored highly (e.g. Plot L Coney Green) were assessed as being of particularly high value for employment.

- **Allowance for losses of B-use land** - Taken as a whole the ELRU report suggests that future losses, which are accounted for to some extent (appr. 20ha) on the basis of past losses, would:
  - Be likely to be to other employment uses (some such changes are already permitted) and
  - Potentially be greater, to allow for improvements in the quality of provision which needs to come forward in the District.
  - To some extent be unforeseen.
  
- **Employment land becoming or remaining unused or vacant** – Some employment sites are of poor quality and unlikely (without significant investment) to be developed to a high-value use. Although guidance indicates that their allocation should be reviewed, the lack of suitable alternative uses, such as housing, support the case to identify them, but make allowance in the scale of Plan provision that development may not take place. One such example is Hephthorne Lane, Tupton.

## 4.4 Summary

- 4.4.1 Taking the above factors into account employment land provision has been established on the following basis (see also Table 1 below):
- a. The recommendation of the ELRU was that B-class employment land would require a net increase of 18.75 ha to deliver the growth anticipated under the Regeneration Strategy;
  - b. When accounting for estimated losses and flexibility the ELRU provision recommended a provision in the range of 28-41ha; the provision on the basis of the regeneration scenario was 41ha (40.71ha);
  - c. Existing Supply (AMR Employment Land availability 2017) was not subject to any de-allocation or sites removed from employment protection policies and amounted to 46.44 ha;
  - d. Additional sites presented through the 'Call for Sites' and Plan consultation were assessed in the Employment Land Availability Assessment. None were considered acceptable for further consideration;
  - e. Potential losses of 20ha were accounted for in the ELRU, to deliver the net increase. These were estimates based on past rates.
  - f. The difference between employment land supply (46.44 ha) and the recommended provision (40.71 ha) implies losses to B-class uses of 25.73 ha.

This allows for the further losses of B-class uses which may arise over the Plan period. See Table 3 below.

- g. The loss of B-class uses to deliver the requirements of other employment uses, as described in the NPPF, are accounted for in the employment land provision. Policy WC3 allows for this on certain sites.

4.4.2 The Publication Draft Local Plan is not prescriptive over the scale or location of employment land losses. There is an allowance for a degree of shift in employment provision on some employment sites to other employment uses (under the NPPF definition) rather than exclusively require B-class uses. Sites were assessed in the Aspinall-Verdi Employment Sites Study (ESS), September 2017 and this was taken into account when identifying sites that would allow for such losses, subject to Policy WC3. Appendix 2 describes how, if all the sites identified in Policy WC3 be lost to B-class employment uses this would amount to approximately 35a of land. Appendix 3 contains an extract from the EmplAA for all existing employment sites, whether included under policy WC2 or WC3.

**Table 3: Comparison of (Lichfields) estimated losses of B-class land and Plan provision**

<b>ELRU Recommendation: Regeneration Scenario</b>	<b>Area (hectares)</b>
2014-2034 (net increase in emp. land)	18.76
<b><i>Estimated losses</i></b>	<b><i>20.00</i></b>
Flexibility margin	1.95
Provision (gross) inc. losses & Flexibility margin	40.71
<b>Plan provision</b>	
2014-2034 (net increase in emp. land)	18.76
<b><i>Losses to B-class uses accounted for in Plan provision</i></b>	<b><i>25.73</i></b>
Flexibility (as above)	1.95
Plan provision	46.44

## 5 Conclusions on how land provision accords with Plan strategy.

- 5.1 The Local Plan proposes employment growth above the 2017 ERLU 'baseline' but close to an updated figure based on more recent economic forecasts. It is considered to be based on the most appropriate, informed and realistic objective assessment of overall economic and job growth. In planning for employment land the Plan makes an allowance for restructuring and losses while not de-allocating any land. Consequently the level of employment provision in the Plan lies approximately 5ha above the top end of the range recommended in the ERLU. It is intended that the provision, allied with employment policies will achieve the following:

### Accord with Government planning policy to support realistic economic growth

- 5.2 The methodology in producing the employment growth target and employment land figure seeks to reflect the positive aspects of growth forecasts and is thus shown to be realistic in the latest evidence (EGA), but not overly ambitious. The process also seeks to meet the Government's requirements to reflect market factors, but it is noted that economic drivers within the District are weak, and there are constraints on existing and prospective land.

### Meet the Local Plan's objectives

- 5.3 Of the objectives the following aspects are most pertinent and supported by the provision:

"To facilitate development and ensure sufficient land is made available that will support the growth of the local economy..":- Provision is retaining land where possible, and making additional land available for development where that is feasible. Taking a flexible policy approach also aims to facilitate development and support existing business.

"...recognising the housing and employment needs of a growing population":- The employment and housing strategies are in alignment (see Housing Topic Paper s.2.2).

"..supporting businesses,":- the needs, particularly of indigenous and growing business have been taken into account in the evidence. Provision aims to retain local sites and support non-B-class uses where these support local business.

"...seeking to narrow the gap between the more deprived areas and the more affluent areas.":- the limited provision, while constrained by existing commitments, is principally in the South of the District, where deprivation is greatest. In the North sites close to the identified pockets of deprivation are identified (Norwood and Renishaw).

### Distribution across the District.

- 5.4 While constrained by existing commitments, the available sites broadly reflect the distribution of population and housing across the district; about 30% in the North and 60% in the South, with the remainder in the East. Appendix 1 indicates the reasons that sites have been selected under each policy including locational aspects.

Council's Growth Strategy and the wider LEPs ambitions.

- 5.5 The Regeneration scenario accounted for the potential for higher growth in key sectors identified in the Council's Economic Development Strategy, which itself reflects the wider LEP visions. The basis for the resulting figure is somewhat conservative in comparison to LEP, regional and UK growth but the commissioned work, "Employment Land Review Update Economic Growth Analysis" supports the view that it is close to updated baseline economic forecasts.
- 5.6 The Council's joint Housing and Economic Development strategy 2015 – 2020<sup>11</sup> (with Bolsover DC) recognises that new jobs, new businesses and new housing are essential elements in creating an economically vibrant place where all people want to live and work. The proposed 8 objectives outlined in the strategy have been identified to tackle the challenges and opportunities facing the district over the next 5 years.
- 5.7 The economic objectives are supported by the work described above:
- Supporting Enterprise - Maintaining and Growing the Business Base;
  - Maximising Employment, Skills and Training Opportunities;
  - Unlocking the Potential of Major Employment and Housing Sites;
  - Realise the Vitality and Viability of Town Centres;
  - Supporting the Rural Economy, including Tourism.

Help deliver housing at an appropriate level:

- 5.8 The Plan's housing target is higher than the minimum Objectively Assessed Need established in the 2017 SHMA, but close to an updated need figure based on more recent economic forecasts as described above. The economic and housing strategies within the Local Plans are aligned with one another but making more provision for employment would have implications for the District's housing provision. In light of the Green Belt constraints, and limits set upon housing, a higher planned employment growth would compromise the housing strategy.

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<sup>11</sup> [www.ne-derbyshire.gov.uk/images/Repository/H/Housing\\_ & Economic Development Summary.pdf](http://www.ne-derbyshire.gov.uk/images/Repository/H/Housing_&_Economic_Development_Summary.pdf)

## APPENDIX 1

Employment land identified in the NED Submission Draft Local Plan, comments on suitability.  
Sites assessed through EmPLAA

Site Name	Policy	Comment
Callywhite Industrial Estate, Dronfield	WC2	A valuable industrial area and a significant contribution to employment land in the North Sub-Area and Dronfield in particular. Local and strategic access issues.
Stubley Lane Industrial Area (Gunstones Bakery) , Dronfield	WC3	Single user employment site with no expectation of this ceasing. Prospects for flexible re-use if vacated.
Wreakes Lane Industrial Area/ Sheffield Road, Dronfield	WC2	Multi-user employment site with high value uses. No expectation of reduced use or value.
Sheffield Road, Dronfield	WC3	Mixed use employment site with sites with non-B-class uses permitted. Location lends itself to mixed uses.
Norwood Industrial Estate, Killamarsh	WC2	Primary employment site with fairly good access to local services, Provides a range of well maintained, attractive modern units, occupied by local businesses. Small area in west covered by Hazardous Substance consent zone (Veolia). Primary employment site. Dated accommodation attractive to occupiers needing open storage and 'dirty' uses.
Rotherham Close, Killamarsh	WC2	Smaller employment site with a range of well maintained, attractive modern units, occupied by local businesses.
Westthorpe Fields Business Park, off Green Lane, Killamarsh	WC2	Derbyshire CC employment estate on reclaimed (mine) site. One remaining single plot.
Sheffield Road Industrial Area, Killamarsh	WC2	Primary employment site fully occupied with a mix of uses; fairly good access to local services. Site subject to Flood Risk Zone 2. Small potential redevelopment area (car park).
Eckington Business Park, Rotherside Road	WC2	Primary employment site, well occupied with a good mix of uses. Fairly good access to local services.
Littlemoor Business Park, Eckington	WC2	Employment site with fairly good access to the local services. Contains three sections with different uses; Southern awaiting retail (ALDI store) development. Northern occupied by Special Education School (D1), Centre occupied by Littlemoor Business Centre, in need of refurbishment. Potential for non- B-class uses.
Renishaw Industrial Estate	WC2 (/WC3??)	Large industrial site with a large area of land in use. Provides a local employment supply. Western part includes allocations and forms a buffer with residential area limiting potential use. It contains permissions for non-B employment uses. (A large part of the whole employment area was submitted as a potential housing site (ECK/902) but is considered unsuitable.)
Markham Employment Growth Zone (South-West of M1J29a)	SS5	Area remaining from the large cross-boundary Markham Vale Economic Growth Zone, covered by an outline planning permission. Partly developed. See also Plan description

Site Name	Policy	Comment
Coalite Works (Chesterfield Road)	WC2	This site is an area remaining from the large cross boundary Markham Vale Economic Growth Zone, covered by an outline planning permission. It is partly developed.
Coney Green, Clay Cross	WC2	Remaining plots from a large, successful mixed employment area. Recent development in this location constitutes the whole of the District's take-up, 2009-16.
Coney Green (Plot L)	WC2	See above, separate consideration owing to previous HCA housing interest.
Bridge Street Industrial Estate, Clay Cross	WC2	Close to Clay Cross town centre, a small estate containing a broad mix of industrial uses. Older second hand stock including some units which will require investment to refurbish. One plot remains undeveloped (at time of PDLP)
Derby Road, Clay Cross	WC3	Site provides a range of smaller industrial units and has immediate access to labour and services. Could benefit from the introduction of Sui Generis and A1 occupiers which would serve the local community.
Danesmoor Industrial Estate, Pilsley Road, Clay Cross	WC2	Active and fully occupied industrial estate, providing a number of older units and provides local enterprise and employments opportunities.
Hepthorne Lane, Tupton	WC3	This remaining section of a former railway sidings adjoins North Wingfield but lies mostly within a flood plain & has some access issues. Prospects for development are limited but a valuable location for some suitable employment uses.
Holmewood Industrial Park	WC2	Significant well-located, well-occupied industrial estate providing larger industrial & warehouse units. Generally good quality premises.
Holmewood Industrial Estate	WC2	Significant well-located industrial estate providing a good range of good quality premises.
Holmewood Business Park	WC2	Well-located business park offering good quality mostly B1 premises in a strategic location.
Morton Industrial Estate	WC3	Existing policy single-user employment site provides local & small-scale employment.
Stonebroom Industrial Estate	WC3	Existing policy employment site provides local & small-scale employment
Corbriggs Industrial Estate	WC2	Occupied site with good access to the A617 & M1. Provides new development opportunities for open storage and large scale machinery operation. An office element is dated & under-used but would allow for future re-development.
Temple Normanton Business Park	WC2	Estate of three units, fully occupied and well-located. Part of the site is an area of open land which could potentially accommodate expansion of the site or provide additional employment (See App. 2 – TN2301)
Callywhite Industrial Estate Extension	WC1	A long-standing commitment to provide an important extension to a valuable industrial area and a potential

Site Name	Policy	Comment
		significant business park opportunity in the North Sub-Area.
Norwood Industrial Estate Extension	WC3	Employment land remaining from a 2005 Plan mixed-use allocation, partly developed with housing. While non-allocation considered, no feasible alternative has been presented. Potential for housing (Kil 501) is considered unsuitable.
Land off Derby Road /	SS4	Strategic site, see Plan description
Former Biwaters Site	SS4	
The Avenue	SS3	Strategic site, see Plan description

## APPENDIX 2

Employment land identified in the NED Submission Draft Local Plan, areas and potential losses from B-uses.

Employment Sites		Total Site Area (Hectares)	Total Available Land (Hectares)	Maximum potential loss to B-uses
Existing / in use		258.72	22.04	29.41
Allocated		n/a	24.40	5.40
Total		n/a	46.44	34.81

Site Name: Existing employment land in use	Policy	Site Area (Hectares)	Available Land (Hectares)	Maximum potential B-uses loss
Callywhite Industrial Estate	WC2	30.39	-	
Stubley Lane Industrial Area (Gunstones Bakery)	WC3	5.55	-	5.55
Wreakes Lane Industrial Area/ Sheffield Road	WC2	12.50	-	
Sheffield Road	WC3	4.21	-	4.21
Norwood Industrial Estate	WC2	13.19	-	
Rotherham Close, Killamarsh	WC2	3.93	-	
Westthorpe Fields Business Park, off Green Lane, Killamarsh	WC2	5.81	0.35	
Sheffield Road Industrial Area	WC2	5.42	-	
Eckington Business Park, Rotherside Road	WC2	7.51	-	
Littlemoor Business Park	WC2	2.09	-	
Renishaw Industrial Estate	WC2	12.64	2.50	
Markham Employment Growth Zone	SS5	5.20	4.70	
Coalite Works	WC2	18.37	1.25	
Coney Green	WC2	29.21	6.38	
Coney Green (Plot L)	WC2	2.65	2.65	
Bridge Street Industrial Estate, Clay Cross	WC2	24.36	0.89	
Derby Road, Clay Cross	WC3	4.09	-	4.09
Danesmoor Industrial Estate, Pilsley Road, Clay Cross	WC2	13.73	-	
Hepthorne Lane, Tupton	WC3	6.34	3.32	3.32

Holmewood Industrial Park	WC2	33.59	-	
Holmewood Industrial Estate	WC2	26.00	-	
Holmewood Business Park	WC2	2.11	-	
Morton Industrial Estate	WC3	2.56	-	2.56
Stonebroom Industrial Estate	WC3	6.66	-	6.66
Corbriggs Industrial Estate	WC2	6.65	-	
Temple Normanton Business Park	WC2	3.17	-	
<b>Site Name: Allocations</b>		<b>Site Area (Hectares)</b>	<b>Available Land (Hectares)</b>	<b>Maximum potential loss to B- uses</b>
Callywhite Industrial Estate Extension	WC1	9.05	6.00	
Norwood Industrial Estate Extension	WC3	8.44	5.40	5.40
Land off Derby Road	SS\$	81.99	8.00	
Former Biwaters Site	SS4			
The Avenue	SS3	51.22	5.00	



## APPENDIX 3

Extract of summary conclusions from Employment Land Availability Assessment – Existing sites.

Source: EB-EMP6 Existing Employment Sites to inform Local Plan paragraphs 6.17-6.42 (sic)

Site Ref.	Site Address	Settlement	Conclusion/ Overall Score	Employment use suggestion?
228	Derby Road Industrial Area	Clay Cross	The whole site is within the HS2 Phase 2b 5km Buffer Zone. Secondary employment site. Almost the entire site is within a Development High Risk Area. The employment estate provides a range of smaller industrial units, therefore it appeals to future occupiers. Site is located at the north eastern edge of Clay Cross, it is mostly surrounded by open land and it has moderately good access to the local services. It's location at the north west of clay Cross gives the site very good access to the A61, connecting the site to the M1 and Chesterfield. There is a proposed Local Settlement Gap to the north east of the site.	Due to the site's location at the edge of the settlement and it's size, the employment use should remain the same.
219	Pilsley Road Industrial Area/ Danesmoor Industrial Estate	Clay Cross	The HS2 alignment buffer zone runs through the south east corner of the site. Primary employment site. The whole site is within a Coal Authority Referral Area. Site is fully occupied. Will need updating in the near future. The site is located on the eastern edge of Clay Cross, surrounded by residential, employment, open land and sewage works. There is moderately good access to local services from this site. The site is not located close to the A61; and although it is only 5 miles from the M1 this is mostly by B and other roads.	The site's location at the edge of the settlement, along with the surrounding uses of employment and sewage works mean that this site is most suitable for B2 and B8 uses.

211	Coney Green Business Park	Clay Cross	There is a section in the north of the site which is in a Flood Zone 2 & 3. Primary employment site. The whole site is in a Coal Authority Referral Area. Mixed use site of A1, B1, B2 and B8. Two vacant plots - suggestions that non-employment uses could be set up to serve the employment. The site is located at the eastern edge of Clay Cross, there is residential to the west of the site, open space to the east and other employment sites to the north and south. The site has satisfactory access to local services, which probably discourages travelling by foot.	As the site is located at the edge of the settlement, it is best service B1, B2 and B8 uses. But as the site is quite large and located further from local services it could potentially support other employment uses serving the businesses on the site, and the neighbouring sites.
213 Primary emp	Bridge Street Industrial Estate	Clay Cross	Site has no threats - flooding, hazardous risks, topography. Primary employment site. Good access to local services, only small sections of the site are in Coal Authority Referral Areas. Well occupied, and compatible with surrounding uses, but will need modernising in the future. Area on the site which can be developed in the future. The site is located close to the centre of Clay Cross, surrounded by residential and other employment sites. The site has fairly good access to the local services, and due to being close to the town centre it has good access to public transport.	This site could be used for non-traditional employment uses due to its close location to the town centre, as well as retaining its current uses.
213 Secondary emp	Bridge Street Industrial Estate	Clay Cross	No major threats - flooding, topography, hazardous risks. Secondary employment site. Good access to local services, compatible with the surrounding uses. Almost the whole site is within a Development High Risk (Coal Authority) Area. Well occupied, and compatible with surrounding uses, but will need modernising in the future. Area on the site which can be developed in the future. The site is located close to the centre of Clay Cross, surrounded by residential and other employment sites. The site has fairly good access to the local services, and due to being close to the town centre it has good access to public transport.	This site could be used for non-traditional employment uses due to its close location to the town centre, as well as retaining its current uses.

209	Holemwood Industrial Park	Holmewood	No major risk of flooding, the site is within an Explosives Safeguarding Zone. Primary employment site. Primary employment site. Not strong foot access to local services. No topography issues and most of the site is in a Low Risk Area. Good access and location from the M1, large accommodation for businesses, and serves a wide range of occupiers. The residential area of Holmewood is to the south of the site, there is open space to the north, and a smaller employment site to the north west. The site has satisfactory access to local services which would encourage car use.	The site should be retained for B1, B2 and B8 uses. Although the site is large enough to accommodate other employment uses, the presence of an explosives safeguarding zone would dissuade from encouraging this.
212	Holmewood Industrial Estate	Holmewood Industrial Estate	No major risk of flooding. Central and northern section of the site are within a Hazardous Substance consent zone. Primary employment site. Bordered by some open land. Good access to local services, majority of the site is in a Development Low Risk Area. Fully occupied site, good access and location from the M1, serves a wide range of occupiers. There is open land to the north east, east and south of the site. There is some residential to the north west, but the site is cut off from the main area of Holmewood by the A6175. This site has very good access to the local services.	As this site is cut off from the main area of Holmewood and the presence of the Hazardous Substances consent zone, it is best retained for B1, B2 and B8 uses.
232	Homlewood Business Park	Holmewood	No major flood risk on the site. Whole site is within an Explosives Safeguarding Zone. Primary employment site. Fairly good access to local services. No topography issues, and majority of the site is in a Development Low Risk area. High quality B1 uses present on the site, which makes it popular as the overall supply for high quality office accommodation is limited. There is residential to the south west and north west of the site, another employment site to the south east and open space to the east and west. The site has fairly good access to local services.	The small size of the site along with the presence of an explosives safeguarding zone mean this site should just be retained for B1 use.

226	Hepthorne Lane, Tupton, North Wingfield Industrial Estate	North Wingfield	West side of the site is in a Flood Risk 2 & 3 area. Secondary employment site. Good access to all services. No topography issues, only slight slope present on site. Mostly in a Development Low Risk Area, bordered by a Local Settlement Gap. Site has complex connectivity to the A61, and future development will depend on access and other issues being addressed. The site is bound to the west by the settlement boundary and a railway line, to the north by station Road and to the south by open land. The residential area of North Wingfield is to the east of the site. The site has satisfactory access to local services, and it can benefit from teh services in clay Cross due to it's closeness to the town.	This site could potentially host other employment uses, but due to its location at the edge of North wingfield it is unlikely that ther is demand for such uses. Retain for B1, B2 and B8 use.
E6(d)i No ref	Sheffield Road Industrial Area	Killamarsh	Most of the site is in a Flood Risk Zone 2, and the western edge is in Zone 3. Primary employment site. Fairly good access to local services. No topography issues, majority of the site is in a Development Low Risk area. There are 275 overhead cables present along the west boundary of the site. The site is compatible with the surrounding uses, and is fully occupied with a mix of uses. Potential for development on the existing car park. This site is located at the far west end of Killamarsh, Green Belt covers the northern and southern boundaries of the site, the residential area of Killamarsh is to the east. This site has fairly good access to the local services.	Due to the sites location at the edge of the settlement, its quality and environment, it is best being retained for B1, B2 and B8 uses.

234	Norwood Industrial Estate - Rotherham Close	Killamarsh	No flooding or hazardous risks. Primary employment site. Fairly good access to local services, no topography issues and the site is in a Development Low Risk area. Provides a range of employment units, which are well maintained and occupied by local businesses. modern units which are attractive to potential occupiers. Employment site to the north and another employment site to the west. The residential area of Killamarsh is to the south. The site has satisfactory access to local services.	The site is located quite far away from Killamarsh's town centre so the distance to most services would encourage car use. At the moment the site is well used by local businesses, but in future non-traditional employment uses could be considered to serve the local businesses and those on the adjoining employment sites.
215	Norwood Industrial Estate	Killamarsh	No major flooding risks. Central and West side is covered by a Hazardous Substance consent zone. Primary employment site. Fairly good access to local services, no topography issues, and almost the whole site is in a Development Low Risk Area. Well suited to adjoining uses, but bordered by Chesterfield Canal - which needs considering. Dated accommodation will need updating in the future, but attractive to potential occupiers who need open storage and 'dirty' uses. The Rother Valley Country Park and open land is to the north and west of this site, and there are employment sites along the southern boundary. The site has satisfactory access to local services.	The site is situated a distance from the centre of Killamarsh, but due to its location at the edge of the settlement and the hazardous consent zone which is present on the site, the site should be retained for B2 and B8 uses.
217	Stubley Lane Industrial Area (Gunstones Bakery)	Dronfield	No major flooding risks, no hazardous risks, and a secondary employment site. Fairly good access to all services, no topography issues and majority of the site is in a Development Low Risk area. Fully occupied by Gunstones bakery, but site is purpose built and would need re-modelling if re-let. Also limited land for any expansion of current operation. Although this is a large employment site residential surrounds the majority of the site, apart from	As the site is mostly occupied by one business there is no scope at the moment to suggest other forms of employment. If the site was to become vacant it could be suggested to include non-traditional employment uses to

			to the east where the A61 lies. As the site is further from the centre of Dronfield the site only has satisfactory access to services.	serve the surrounding residential area.
210	Callywhite Lane Industrial Estate	Dronfield	No major flooding risks, no hazards and a primary employment site. Fairly good access to all services. No topography issues present and the majority of the site is in a Development Low Risk area. Site does have complex connectivity to the A61 and the older units will need modernising in the future. Currently well occupied, with a wide range of uses. The edge of the settlement and Green Belt border the east of the site, and the residential area of Dronfield surround the other sides of the site. The site has fairly good access to services, due to being located closer to Dronfield town centre.	The site is well occupied and is located close to the settlement centre. This means the site should be retained for its current uses of B1, B2, B8, D2 and C2.
E6(e)iii 216	Sheffield Road	Dronfield	River Drone is to the south east of the site so part of the site is in Flood Risk Zone 2 &3. No hazardous risks, primary employment site and good access to all services. No topography issues, about half of the site is in a Coal Authority Referral area. Large amount of vacant warehousing on this site but owned by the scouts and not seemingly available for employment. Wide range of uses from A1 to B8. Site appeals more to the local market than the national market. There is residential to the east, south and west of the site. The settlement boundary and Green Belt is to the north of the site. The site has good access to services.	The site is located close to the town centre and is mostly well occupied. The empty warehouse space is best retained for B2 or B8. The site as a whole should be retained for various employment uses from A1 to B8.

E6(e)iii 218	Stubley Lane/ Wreakes Lane Industrial Area	Dronfield	River Drone is to the south east so this section of the site is in a Flood Zone Risk are 2 & 3. There are no hazardous threats, it is a primary employment site and it has good access to all services. There are no topography issues, and about half of the site is in a Development High Risk (Coal authority Referral) area. large amount of vacant warehousing on site but not currently available for employment uses. Wide range of uses from A1 to B8. Site appeals more to the local market than the national market. There is residential to the east, south and west of the site. The settlement boundary and Green Belt is to the north of the site. The site has good access to services.	The site is located close to the town centre and is mostly well occupied. The empty warehouse space is best retained for B2 or B8. The site as a whole should be retained for various employment uses from A1 to B8.
221	Rotherside Road Industrial Estate	Eckington	Almost the whole site is in a Flood Risk Zone 3 the rest is in Zone 2. There are no hazardous risks, it is a primary employment site, and there is fairly good access to local services. There are no topography issues and most of the site is in a Development Low Risk area. Well occupied site and good mix of uses. If the coal mine became vacant redevelopment would involve remediation works and costs. The site is located on the far east edge of Eckington, Green Belt surrounds most of the site, there is some residential to the east/north east boundary. The site has satisfactory access to services,	Due to its location on the edge of the settlement and the uses currently in place the site should be retained for B1, B2 and B8 uses.
231	Littlemoor Business Park	Eckington	No major flooding risks, no hazardous risks, and a secondary employment site. There is fairly good access to the local services. No topography issues, but most of the site is in a Coal Authority Referral area. Site is split into three sections with different uses, and the southern section awaiting the start of an ALDI store development. the accommodation of the Business centre and needs updating in the future. The residential area of Eckington surrounds the north, south and west boundaries of this site. The A6135	The currently empty section of the site has planning permission for an ALDI foodstore, with an educational use on the northern section. Therefore the site need not be constrained to

			<p>makes up the eastern boundary and beyond that is open land/golf course. The site has fairly good access to services.</p>	<p>B1,B2 &amp; B8 ('traditional') employment uses.</p>
230	Morton Industrial Estate	Morton	<p>No major risks: flooding, hazardous substances. Secondary employment site. The north east section of the site is in the HS2 Phase 2b route alignment buffer zone 4. Fairly good access to all services, no topography issues and majority of the site is in a Development Low Risk area. The site is isolated from other employment, and is incompatible with the surrounding uses. Land is most likely contaminated, with dated accommodation and is currently only occupied by a single business. The site is bound by the Morton settlement boundary along the northern, eastern and western boundaries. The site has satisfactory access to all services. by foot.</p>	<p>Morton is one of the smaller villages within the district, it is closely located to Stonebroom and Tibshelf in Bolsover District it has good access to their services. The employment site is quite small and is only occupied by one business. The possible contamination of the site means it would be most suitably retained for B2 and B8 uses.</p>

223	Stonebroom Industrial Estate	Higham & stonebroom	No major risks: flooding, hazardous. Secondary employment site. Fairly good accessibility to all services. No topography issues, majority of the site is in a Development Low Risk Area, there is a settlement gap along the northern boundary of the site. Site is a stand alone employment site, but includes a mix of uses in modern and dated accomodation which will need updating. fully active and occupied site with a good mix of uses. The site is located on teh edge of Stonebroom, contained by the settlement boundary along the northern, eastern and western boundaries. To the south and south west it the residential area of Stonebroom. The site has good access to local services, and poor access to the remaining services. The site is located very close the Junction 28 of the M1.	The site is fully occupied with a mix of more mordern units and outdated units. As Stonebroom is only small in size there may not be the demand for other non-traditional employment uses on the site; it should therefore, be retained for B1, B2 and B8 uses.
224	Westthorpe Fields Business Park	Killamarsh	No major risks: flooding or hazardous. Primary employment site with poor access to the local services. There are no topography issues but the site is in a Development High Risk (Coal Authority Referral) area. Site is not the most compaible with the surrounding uses, but it is well occupied with a wide range of uses, and with a mix of modern offices and industrial buildings. This site has the opportunity to expand on the adjacent undeveloped land. The site bound by Killamarsh's settlement limit along the east and west boundaries, beyond these is Green Belt land. To the north of the site is the residential area of Killamarsh. The site has satisfactory access to local services, due to being on the southern edge of the settlement.	Due to this sites location on the southern edge of the settlement retaining the site for B1, B2 and B8 uses would be most acceptable.

220	Renishaw Industrial Estate	Eckington	<p>Southern section of the site is in a Flood Risk Zone 2 &amp; 3 area. There are no hazardous risks, it is a primary employment site, and there is good access to the local services. There are no topography issues and the site is mostly in a Development Low Risk area. There are 6 modern 'hybrid' units on the site which are fully occupied with a mix of uses. The Lafarge site generates noise and smells which affects the overall attractiveness of the site. There is about 2.5ha of land available at the site for expansion. The site is very closely located to Junction 30 of the M1. The site makes up the north east section of Renishaw and has the settlement boundary along the northern, eastern and part of the southern boundaries, Green Belt land is along the northern boundary. The residential area of Renishaw makes up the eastern and the rest of the southern boundaries. The site has good access to local services.</p>	<p>The modern units in mixed use and extant permissions on the smaller available section of the site suggest that the Western end could be well suited to provide a mix of uses. The larger area of available land has amenity, flooding and environmental concerns, thus should remain as B1, B2 and B8. However it may not be feasible to differentiate uses in this way.</p>
214	Coalite Works, near Bolsover	Long Duckmanton	<p>The north east of the site is in Flood Risk Zones 2 &amp; 3, but there are no hazardous risks on the site. The south west of the site is existing primary employment and the rest is part of a new/extension employment site. The north eastern corner is in the HS2 Phase 2b Alignment Buffer Zone. The site has poor access to the local services, but there are no topography issues and the whole site is in a Development Low Risk area. There will be remediation costs for developing part of the site which could deter potential occupiers. The site will most likely become a mix of housing and employment. The site is located on the old Coalite Works, currently there is mostly open land surrounding the site. To the north east of the site is the district boundary and beyond that is another mixed employment residential site in Bolsover District.</p>	<p>As the employment on the site will also be serving the proposed residential, it could be encouraged to include non-traditional employment uses, as well as B1, B2 and B8.</p>

222	Corbriggs (Mansfield Road)	/	No major risks: flooding or hazardous. Primary employment site, with poor access all services. There are no topography issues and almost the entire site is in a Development Low Risk area. The site is currently used as a plant and machinery hire business. The office accommodation is dated and will need re-developing. There are large areas of open land which could be developed if the site became vacant. There is some residential to the south of the site, but mostly it is surrounded by open space; Grassmoor Country Park is just to the south of the residential units.	The site is not located in a settlement and access to the surrounding services by foot is poor. For these reasons the site should be retained for traditional employment uses of B1, B2 and B8 .
229	Temple Normanton Business Park	/	There are no major risks: flooding or hazardous. Primary employment site. Poor access to the local services. No topography issues and almost the whole site is in a Development Low Risk area. Well occupied site with a wide range of uses which are spread over 3 buildings. There is land to the north which could provide an expansion site in the future. The site is located in the Green Belt and is not within the settlement development limit of Temple Normanton, open space mostly surrounds the site.	The site is not located within a settlement boundary and access to services by foot from the site is poor. For these reasons the site should be retained for traditional employment uses of B1, B2 and B8.