

North East Derbyshire

Employment Sites

Assessment

Part 1: Land Availability Assessment

Part 2: Policy Assessment

Part 3: Site Selection for Allocation

Part 1: Land Availability Assessment - Employment

1. LAA Introduction

- 1.1 This document sets out the result of the North East Derbyshire **Land Availability Assessment (LAA) for employment**. This report specifically deals with potential sites for employment development. The assessment is closely aligned to the joint North Derbyshire and Bassetlaw Housing Market Area LAA methodology (2015). Housing and other uses are covered in separate LAA reports. This version (February 2018) updates the assessment produced in February 2017; the only changes from that document being in sections 5, 7 and 8 onwards.
- 1.2 The 2012 *National Planning Policy Framework (NPPF)* focuses on the planning system doing everything it can to support sustainable economic growth. However, with regard to increasing the supply of housing it states that “Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed.” (para 22)
- 1.3 The National Planning Policy Framework suggests carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. An assessment should:
 - identify sites and broad locations with potential for development;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 1.4 According to Guidance this approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. In practice, in North-East Derbyshire few sites have been brought forward in the call for sites for employment, and only one of the five sites submitted is also proposed by those submitting it for housing.
- 1.5 The LAA is a technical process which outlines in this case what employment land is available, suitable, likely to be economically viable in the local market and which has the potential to be delivered. The LAA assessment adopts a ‘policy off’ approach as the principle of development is being explored in the first instance with the aim of collecting a range of sites that *could* be developed. Any ‘policy on’ testing of sites occurs when considering sites for potential adoption in the local plan.
- 1.6 The assessment forms a key component of the evidence base to underpin policies in development plans for [housing and] economic development, including supporting the delivery of land to meet identified need for these uses. The LAA is a technical evidence base which helps inform the trajectory of local development and potential allocations in a local plan. The inclusion of a site in the assessment does not however give the ‘go ahead’ for development on sites identified, will not guarantee planning permission if an

application comes forward and feeds into, rather than replaces, the decision making processes of the authority.

- 1.7 In the case of the employment sites LAA this generally follows the methodology described in the North East Derbyshire Housing Sites Assessment.

The inclusion of a site in the LAA does not guarantee the site will be allocated for development in any local plan or that planning permission will be granted. It also does not preclude the development of an identified site for an alternatively acceptable land use. Equally, the exclusion of a site does not preclude the submission of a planning application for the development of a site.

2. Land Availability Assessment and Employment Supply

- 2.1. While not formally needing to provide for an objectively assessed need as with housing nevertheless the employment site LAA has a context of employment land requirements. This is the land requirement for economic development uses including both the quantitative and qualitative needs for new development; and a breakdown in terms of quality and location, and an indication of gaps in current land supply.
- 2.2. In the same way as for housing, employment sites have been assessed as available, deliverable and developable.

3. LAA Site Identification and Assumptions

- 3.1 Site identification and assumptions were generally as for section 3 of the Housing Sites Assessment Report. Thus they included a desktop review to identify sites for assessment which has taken into account the following:
 - Major Sites with planning permission (full or outline)
 - Sites allocated in an adopted local plan without planning permission
 - Sites actively promoted by private landowners and/or developers, which have been submitted to the council's planning teams
 - Sites actively promoted in council and/or wider public ownership
 - Assessment of previous SHLAA/LAA sites and review of any constraints
- 3.2 The Council has also issued several Call for Sites in the recent years, including 2014, 2015 and 2016. These were aimed at as wide an audience as is practicable so that those not normally involved in property development also have the opportunity to contribute. This included town and parish councils and neighbourhood forums, landowners, developers, businesses and relevant local interest groups, and local notification/publicity.

Size Assumptions

- 3.3 The Council has estimated the development potential of a site based on developable area assumptions. When developing sites it is usual for a proportion of the land to be given over to on-site infrastructure requirements such as access roads, public open space or

other ancillary uses. Where a site is larger more area will normally be given over to infrastructure. The potential of any site will also be informed by the other assessment criteria, and it is recognised that some sites will have a higher or lower capacity due to physical constraints and proposed use.

- 3.4 For sites with planning permission, or where submitted in the calls for sites, the development potential is as provided by the owner/developer. In some cases where employment and housing are proposed the area to be developed for employment differs from that which is considered appropriate for housing.

Site Referencing

- 3.5 Each site has been given a unique reference number which relates to the Parish in which it is located and its source i.e. Urban Capacity Study; Call for Sites; etc. For example, TN/2301 is a site in the parish of Temple Normanton (TN) and was identified through the 2016 Call for Sites (sites starting 23xx).

4. LAA Site Assessment Methodology

- 4.1 The LAA assessment is as described in Housing Sites Assessment Report. There is no difference for employment sites except for the size criteria referred to above. However, the outcome of the assessment under any criteria may be different for employment development than for housing. A good example would be under Stage 2: “Will development of the site be compatible with existing and/or proposed neighbouring land uses?”
- 4.2 The assessment can be broken down into a series of broad stages which are available through the NPPG.¹ A detailed flowchart highlighting the stages of assessment in relation to the North Derbyshire and Bassetlaw HMA has also been produced and is available within the joint LAA methodology. This flowchart will be used to underpin the assessment and can be broadly broken down into two stages.
- 4.3 The first stage of the assessment will screen sites against a series of fundamental availability and suitability criteria. These include site ownership, site threshold and site proximity to the green belt or local/national designated sites. The second stage will assess sites against more specific suitability and achievability/viability criteria. These include potential physical constraints and the willingness of a developer to invest in a site. For the complete detailed site assessment criteria see Appendix A of the Housing Sites Assessment Report.
- 4.4 Sites are assessed through the use of authority mapping software, as well as site visits. The detailed assessment results are recorded within Excel spreadsheets. These indicate criteria as unavailable, unsuitable and/or unachievable with the colour ‘Red’, and available, suitable and/or achievable with ‘Green’. Criteria which may be available, suitable and/or achievable are shown with an ‘Amber’ colour.

Stage 1: Screening – Availability and Suitability

- 4.5 Sites are screened against criteria which are considered ‘showstoppers’. If a site cannot meet these more fundamental criteria at stage one it will usually be considered unavailable or unsuitable and not warrant further assessment unless there are exceptional circumstances. A description of each criterion is provided in table 1.
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Table 1: Site Screening Assessment Criteria

	Assessment Criterion	Description
Availability	Is the site available for development?	<p>A site will be considered available for development if it has been actively promoted for consideration through any call for sites and where the land owner has made clear that the site is available for development.</p> <p>A site may be considered available, and score amber, if there are unresolved legal or ownership problems such as multiple ownerships, ransom strips, operational requirements for existing owners or tenants; etc.</p> <p>If the land owner is unknown or does not wish the land to be developed the site will usually be considered unavailable and not warrant further assessment.</p>
Suitability – Stage 1	Is the site capable of accommodating 0.25ha of employment development? or more dwellings?	Based on Government guidance; no submitted sites fall below this threshold.
	Is the Site located in the Green Belt?	<p>The District’s Green Belt is predominantly in the north and west of the district and covers almost 38% of its land mass.</p> <p>A site will not be considered suitable if it is located within the Green Belt. Release from the Green Belt is not considered necessary for Employment sites owing to the level of supply outside of the Green Belt.</p>
	Will development harm any European designated Conservation sites Special Areas of Conservation (SAC) and Special Protection Areas (SPA)?	If the site is within an SAC or SPA or it is likely to have an adverse impact on one of these sites which could not be mitigated it will be considered unsuitable for development and will be discounted.

Stage 2: Sign post criteria - Suitability and Achievability

4.6 Sites are assessed on suitability against criteria such as transport and highway impacts; neighbouring land-uses; nature conservation; etc. A description of each criterion is provided in Table 2. It is likely that a site is found unsuitable if one or more of the criteria score ‘red’. Sites are also assessed on achievability.

Table 2 Suitability Assessment Criteria

	Assessment Criterion	Description
Suitability – stage 2	Is the site susceptible to fluvial or surface water flooding?	If the majority of a site is located in Flood Risk Zone 3 and/or the majority of the site is susceptible to surface water flooding it will not be considered suitable.
	Are there any hazardous risks?	The Health and Safety Executive (HSE) use three Consultation Zones around hazardous sites and pipelines. The proposed development and type of consultation zone determines whether the HSE advises against development. If a site is located within one of the HSE's 'Inner' consultation zones it will not be considered suitable.
	Will development of the site be compatible with existing and/or proposed neighbouring land uses?	Existing or proposed neighbouring land uses can have an impact on the development of the site. In particular, issues such as noise, odour, light or privacy should be taken into consideration.
	Is the site in the vicinity of the proposed HS2 line?	The Government proposals for the High Speed Rail HS2 would impact potential development sites along the line. A section of the line is proposed to go through the eastern parts of North East Derbyshire. If the site is within 300 metres of the proposed HS2 line it will be categorised as 'Amber'.
	Can suitable access be made to the transport network?	Sites should achieve suitable access to the transport network and standard visibility splays. Derbyshire County Council Highways Authority provides highway access advice. Sites which would require significant interventions to make use of the existing network and standard visibility splays will be categorised as 'Red/unsuitable'.
	Will the development impact upon highway safety and or highway capacity?	Developments should have a positive or neutral impact upon highway safety and/or capacity. Derbyshire County Council Highways Authority provides highway safety and capacity advice. If a site has a significant impact on highway safety and/or capacity, it will be categorised as 'Red/unsuitable'.

	<p>Has the site access to key services and facilities by foot and bus?</p>	<p>Derbyshire County Council Transport and Access provides the District Council with information on accessibility by foot and bus of the site to 6 key services, using the modelling tool Accession. The key services are: GP practice, pharmacy, primary school, secondary school, post office, supermarket/convenience store. Excel spreadsheets are available to indicate the exact walking and bus times.</p> <p>For the purpose of the assessment process, a professional qualitative assessment has been made by the District Council to score individual sites red, amber or green in terms of their accessibility.</p>
	<p>Does the topography have an impact on the site?</p>	<p>Topography constraints, such as steep slopes can create development difficulties. A site is considered unsuitable for development where this is the case for at least half of the site (categorised 'Red').</p>
	<p>Are there any land stability constraints?</p>	<p>Land stability arising from mining legacy is a locally distinctive issue in North East Derbyshire. The Coal Authority identifies Areas of Low and High Risk and any development proposals within an Area of High Risk should be referred to the Coal Authority. As a referral does not mean development cannot go ahead, it will be categorised as 'Amber/May be suitable'. Sites in Low Risk Areas will be categorised as 'Green/Suitable'.</p>
	<p>Are there pylons or high voltage overhead cables on the site?</p>	<p>The presence of pylons or high voltage overhead cables on site may mean that creative design solutions should be offered for development. Although National Grid cannot control development under or adjacent to lines (except for safety reasons), there are operational benefits to National Grid and benefits to potential occupiers in controlling the siting of the development. Where suitable design solutions cannot be incorporated, the site will be categorised as 'Red'.</p>

	<p>What is the impact of development on nature conservation assets?</p>	<p>Development should not cause significant harm to biodiversity and geodiversity. The site assessment looks at impacts on protected sites, eg SSSI, Local Wildlife Site, and protected species or their habitats. If any identified impacts cannot be mitigated then the site will be categorised as 'Red'. If the impacts can be mitigated then the site will be categorised as 'Amber'.</p> <p>Derbyshire Wildlife Trust has mainly carried out a desktop based assessment on sites. Further survey work will be requested on a preferred list of sites.</p>
<p>Achievability</p>	<p>Is development commercially achievable on this site?</p>	<p>This criterion is based on an officer judgment about the economic viability of a site and the capacity of a developer to complete and let/sell a development at a competitive return while generating a land value sufficient to persuade a landowner to sell. A site would score 'Green' if no constraints have been identified. A site would score 'Red' if there are any exceptional abnormal costs associated with a site. Any site with uncertainties about costs, will score 'Amber'. More detailed work on achievability and viability will take place at a later stage as a part of a local plan viability assessment.</p>

5. LAA Results

5.1 A total of 10 sites came forward following the calls for sites, with three further sites included for review as unimplemented allocations from the 2005 Local Plan, as advised in NPPF. These nominally amounted to a total area of around 100 hectares but the additional net employment land within the submitted sites would amount to around 68ha. Table 3 below shows these sites. A full table of the assessment is contained in Appendix A of this report (separate spreadsheet).

Table 3 Employment LAA: New sites

	Site	Description	Site Area (Net additional)
GRA/2103	Land at Grange Farm, Grassmoor	Greenfield Site, in Green Belt	5.11
H&H/2102	Land Near Chapel Hill, Heath Road, Heath	Greenfield Site, submitted also for housing.	15.72 (appr. 12)
H&H/2306	Gildage Farm, Heath	Agricultural/ Employment use; identified by owner for diversification.	1.79
SCD/2401	Land south of Markham Vale, Long Duckmanton	Greenfield Site, submitted in 2016	40.42 (appr 25)
TN/2301	Land at Temple Normanton Business Park	Land adjoining existing employment, in Green Belt.	1.48
E3	Callywhite Lane Extension, Dronfield	2005 Plan allocation	9.08 (appr. 6)
E3 / Part of K501	Norwood Park Extn, Killimarsh	2005 Plan allocation (partly developed)	10.34 (appr 5.4)
New GRA 2502	The Coal Yard, North Wingfield Road, Grassmoor	Former Coal yard, partly in Green Belt	6.5 (appr. 4.8)
New UN 2501	The Scrapyard, Main Road, Unstone	Scrapyard, in Green Belt	0.5
New WES 2401	Matlock Road, Wessington	Commercial premises, adjoining settlement	9.5 (appr. 4)
WW/1610	Former Avenue Coking Works, Derby Road, Wingerworth	Part of Strategic Site allocation	4.00
CX/1607	Former Biwaters Site, Clay Cross	Part of Strategic Site allocation	8.00
233	Markham Vale, Long Duckmanton	Part of an implemented permission covering the whole Markham Vale Enterprise zone.	5.2
	TOTAL		117.64 (83.28)

5.1 Of the above sites the following were not carried forward for consideration at stage 1 for the following reasons:

- GRA/2103 : Land at Grange Farm, Land in Green Belt not included within the Green Belt Review (parcel not selected: remote (>400 metres) from settlement)
- H&H/2306: Gildage Farm, Site already in employment use, of small size & in the countryside.
- TN/2301: Land at Temple Normanton Business Park, Land in Green Belt Green Belt Review includes the site and scores it red.
- New GRA 2502: The Coal Yard, North Wingfield Road. Previously developed site with various permissions incl. for coal storage. Site lies within the countryside and partly in Green Belt with limited direct access to nearby settlements.
- New UN 2501: The Scrapyard, Main Road. Small site already in employment use, in the Green Belt.

5.2 All of the remaining sites were carried forward for consideration from stage 2. (i.e. no further sites were removed because they failed to meet stage 2 criteria).

Part 2: Policy Assessment - Employment

6. Policy Assessment Methodology

- 6.1. The LAA assessment shows which sites are physically suitable or unsuitable for development. However, the LAA does not in itself determine whether a site should be allocated for employment development, because not all sites will be suitable for development due to policy constraints. The following part of the site assessment process looks at the Policy Suitability of the sites.
- 6.2. The Policy assessment is similar to that in the Housing Sites Assessment. In this case difference for employment sites is that criterion 26 (development impact on employment opportunities) is inapplicable.
- 6.3. The Policy assessment of sites uses a number of criteria which assess whether employment development on a site is in line with National or emerging Local Policy or not. Criteria include impact on heritage assets, proposed Local Settlement Gap policy, etc. Sites would score 'Green' or 'Red' per criterion. An 'Amber' score may indicate a possible policy constraint. A description of each criterion is provided in Table 4. It is likely that a site is found unsuitable for possible allocation if one or more of the criteria score 'red'.

Table 4 Policy Assessment Criteria

Assessment Criterion	Description
Where is the site's location in relation to the existing settlement boundary?	In order to facilitate sustainable development new employment uses should be developed within or adjacent to the existing settlement boundary/planned development. Settlement boundaries exist for all of the major towns and settlements in the district and are presented in the current Local Plan. If a site is not within the settlement boundary, adjacent to it or adjacent to an existing LAA site/site with planning permission then it will not be suitable for allocation.
Will there be any impact on TPOs or TPO regions?	Trees can make an important contribution to the appearance of the countryside and towns. Tree Preservation Orders (TPOs) are placed to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, uprooting and damaging of trees without the local planning authority's written consent. Sites which are entirely covered by a TPO or where any development impact on TPOs cannot be mitigated will be categorised as 'Red'.
Is the site located within a Local Settlement Gap General Area?	The Publication Draft Local Plan, February 2018 proposes Local Settlement Gaps. In these areas, urban expansion from established settlement development limits should be resisted.

<p>What impact does the site have on the local landscape character?</p>	<p>Derbyshire County Council Conservation and Design Section provides landscape assessments on some of the sites and provides advice on the potential impact of the development. Sites are scored in line with the County Council's methodology. Special consideration will be given to the importance of trees/woodlands/hedgerows and their contribution to landscape character. Even if not under formal designation, the existence of such features may provide a unique landscape or contribute to a wider landscape character that is worth preserving on some level. Whilst the existence of such features may not be enough to prevent development, it may be important to consider any development within their context and incorporate these features into any new development.</p>
<p>Will the development impact on the Green Infrastructure networks in the vicinity of the site?</p>	<p>Development should conserve, and where possible improve and extend the Green Infrastructure Network. The District's Green Infrastructure assets and linkages are set out in the North East Derbyshire's Green Infrastructure Study. The site assessment classifies sites which can enhance or extend Green Infrastructure as 'Green'. Where there is a neutral impact, it is 'Amber' and a loss is 'Red'.</p> <p>The assessment excludes assessment of assets that have been assessed under other criteria such as heritage, nature conservation, landscape and TPOs.</p>
<p>What is the impact of development on heritage assets?</p>	<p>Development should preserve or enhance heritage assets and local character and distinctiveness of an area. The site assessment looks at the impact on Conservation Areas, designated heritage assets and their setting and any known archaeological deposits within the site. The site assessment also considers the impact of development on the historic core of a settlement.</p> <p>Input from County Conservation and Heritage specialists will be requested on a preferred list of sites.</p>
<p>Will the development impact on the existing built form or character?</p>	<p>Whilst assessing the aesthetic merits of a proposal is not possible at this stage, some sites may represent a more logical extension to the existing built form of a settlement, or new development may have a positive impact on a derelict site or poor quality streetscape. Some settlements may have a more sensitive built form and character which needs protection and where the scale of development may impact in a negative way.</p>

Will the development result in the loss of the best and most versatile agricultural land?	Natural England's Agricultural Land Classification separates land into grades: 1, 2 and 3a are regarded as the best and most versatile. Development on this land would be categorised as 'Red' in the assessment; Grades 3b, 4 and 5 are regarded as being poorer quality. Because data to distinguish between 3a and 3b is currently unavailable, sites located on grade 3 are categorised as 'Amber'.
Will development impact on employment opportunities?	This criterion is not applicable in the employment land assessment.
Is the site previously developed?	The NPPF encourages the effective use of land by reusing land that has been previously developed and therefore these sites as categorised as 'Green' in this assessment. Previously developed land is defined in Annex 2 of the NPPF (Glossary). Greenfield sites will be categorised as 'Amber', rather than 'Red', as the NPPF does not restrict development on Greenfield sites.

7. Policy Assessment Results

7.1 Table 5 below shows the overall policy results; 4 sites (23.4ha) are considered in line with policy and one (4ha) may be in line with policy.

Table 5 Policy assessment results

Site	Description	In line with Policy?	Site Area
Callywhite Lane Extension, Dronfield	2005 Plan allocation	Yes	Appr. 6
Land south of Markham Vale, Long Duckmanton	Greenfield Site	No	appr 25
Norwood Park Extn, Killimarsh	2005 Plan allocation (partly developed)	Yes	5.4
Matlock Road, Wessington	Commercial premises, adjoining rural settlement	Yes/maybe	4
Land Near Chapel Hill, Heath Road, Heath	Greenfield Site	No	-
Former Avenue Coking Works Site, Derby Road, Wingerworth	Part of Strategic Site allocation	Yes	4.00
Former Biwaters Site, Land Off Derby Road, Clay Cross	Part of Strategic Site allocation	Yes	8.00
Total Net developable employment land (Appr.)			52.4ha

7.2 The sites in Table 5 were given consideration in relation to meeting the Local Plan policies and objectives. This indicated that the land near Chapel Hill, Heath Road, Heath (H&H/2102) and Land south of Markham Vale, Long Duckmanton (ScD2401) were not in line with policy (consistent with the housing LAA) owing to major concerns that any development would have an unacceptable impact on the landscape and heritage assets, especially Hardwick Hall and Bolsover Castle.

7.3 With regard to the site at Matlock Road, Wessington, this is already partly in employment use, in the countryside and poorly located in relation to the higher level settlements. Being in the East Sub-Area it does not align with the Plan strategy. In addition, the proposed employment uses could, to some extent, be accommodated with existing tourism development policies. Therefore it is not considered appropriate to allocate the site.

7.4 As a result 4 sites amounting to 23.4ha of developable employment land were considered suitable for inclusion in the Publication Draft Local Plan.

Part 3: Site selection for Allocation

8. Allocations

8.1 All four sites remaining, as shown in Table 6, are considered appropriate to be employment allocations, and are recommended to be allocated in the Publication Draft Local Plan. All contribute to the strategic aims of the Plan, and would provide towards the provisional employment land requirement as described in the Plan. No further selection has been made.

Table 6 Site Selection Recommended Allocations

Recommended Allocation Site	Comments	Developed Area
Former Biwaters Site, Land Off Derby Road, Clay Cross	Part of Strategic Site: Consultation Draft Local Plan Policy SS5	8.00
Former Avenue Coking Works Site, Derby Road, Wingerworth	Part of Strategic Site: Consultation Draft Local Plan Policy SS4	4.00
Norwood Park Extn, Killamarsh	2005 Plan allocation (Partly developed)	5.4
Callywhite Lane Extension, Dronfield	Allocation in 2005 Plan carried forward in Publication Draft Local Plan Policy WC1	6.0
Total Net developable employment land (Appr.)		23.4ha

8.2 It should be noted that as the Norwood Park Extension is partly developed as part of its original mixed use status, this will not be specifically allocated, but included as a protected employment site.