South Derbyshire District Council

Derby City Council

Employment Land Review

Derby City Council and South Derbyshire District Council

Final Report

October 2023

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EXECUTIVE SUMMARY

Introduction

i) This report provides an Employment Land Review (ELR) for the City of Derby (Derby) and the District of South Derbyshire. It was commissioned to update the 2008 ELR for the Derby Housing Market Area (HMA), completed by BE Group, but now excluding the other HMA local authority, Amber Valley, which is committed to a separate timescale for Local Plan review, to that of Derby City Council and South Derbyshire District Council.

ii) The Aim of the Study, as set out in the Study Brief, is to:

> *"Forecast local employment land needs to 2039, 2040 and 2041; to assess the suitability of the current stock of employment land and premises and to consider options as to how any shortfall in employment land provision, in both quantitative and qualitative terms, may be met. It will be prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) on economic needs assessment."*

Methodology

iii) Several research methods have been used, including site visits and telephone/e-meeting interviews with property market stakeholders such as developers, investors and their agents. The Functional Economic Market Area (FEMA) of the Derby HMA has been identified and the property market in the local authority areas within that FEMA has been reviewed through desktop analysis of employment and planning strategies, and consultations with officers from those local authorities. Finally, the land supply in both local authorities has been assessed against forecast data to understand the future need for any additional employment land. The methodology follows Planning Practice Guidance on employment land reviews.

Findings – FEMA

iv) ***FEMA*** – The FEMA for Derby and South Derbyshire includes Amber Valley, Derbyshire Dales and Erewash in Derbyshire; Broxtowe and Nottingham in Nottinghamshire; North West Leicestershire and East Staffordshire in Leicestershire and Staffordshire respectively. Within this wider area, the following economic issues are noted:

- In regard to the strategic logistics market, Derby and South Derbyshire face strong competition from schemes in neighbouring Local Authority Areas, most notably around Castle Donnington, North West Leicestershire, at Broxtowe and along the A38 Corridor at Burton, East Staffordshire. Developers considering equivalent schemes in Derby and South Derbyshire will need to be aware of the competition that they will face. However, evidence suggests their remains unmet capacity in the East Midlands for B2/B8 accommodation. For example, the recently completed Nottinghamshire Core and Outer HMA Logistics Study identified a further need for 137 ha – 155 ha of B8 land in that sub-region, on top of the schemes already in the pipeline
- There will be cross-boundary development in the Nottingham Conurbation, between the City of Nottingham, Broxtowe and Gedling. The impacts of this will remain within the Nottingham Core HMA, however
- Nottingham's strong office market has, and is expected to continue to, draw service sector investment away from Derby. After a period of slowdown during the Covid-19 Pandemic, the City's office market is beginning to recover, albeit with differences in the scale and nature of individual requirements
- In terms of Amber Valley, while the Borough falls into the Derby HMA and the A38 Corridor, its supply of developed employment premises is located at Alfreton/Somercotes which has stronger linkages to the M1 Corridor, extending into Nottinghamshire.

Findings – Socio-Economic

v) ***Population*** – At the time of the 2021 Census, Derby had a population of 261,400 while South Derbyshire's population was 107,200. Both locations grew over 2011-2021, but South Derbyshire recorded an exceptional gain of 13 percent over that decade. This above average growth rate is projected to continue with South Derbyshire's population increasing to 134,121 by 2041, a gain of 28 percent. Derby is projected to grow much more slowly, expanding by six percent to 272,635 by 2041. However, much of the growth recorded in South Derbyshire will have, and is likely to continue to, take place in the Derby Urban Area i.e., representing the suburban expansion of Derby outside of its local authority area. Also, while South Derbyshire has the faster growing population, as of 2021 at least, Derby had a noticeably younger population than South Derbyshire or wider averages.

vi) ***Existing Employment*** – As of 2021, Derby had a total of 143,170 individuals in employment while South Derbyshire had 33,580 in employment. Across the Derby HMA there were 225,600 in employment in 2021, including Amber Valley. Since 2015, Derby has consistently increased its employment levels, a 14 percent increase overall, with only a minor reduction in growth in 2020. South Derbyshire saw a proportionate level of employment growth, equating to a 13 percent gain over 2015-2020. In Derby, as of 2022, there were 7,550 VAT and PAYE registered businesses operating while South Derbyshire had 4,270. These were mostly micro in size. In terms of change in key sectors, the following trends can be noted:

- Over 2015-2021, Derby lost 1,000 manufacturing jobs. However, the local Manufacturing sector has been broadly stable in Derby and South Derbyshire, in recent years, with no net change in employment in South Derbyshire and a modest gain in manufacturing businesses, 35 overall, in both local authority areas
- The Construction sector has lost jobs recently in South Derbyshire but gained companies in both Derby and South Derbyshire. By number of companies – 985 businesses, or 13.0 percent, in Derby and 585 or 13.7 percent in South Derbyshire – if not employment numbers, it is a strong sector locally, seemingly dominated by micro and small businesses
- The Transportation sector is seeing good growth, most dramatically in Derby, particularly by business numbers, reflecting wider regional and national trends and investment in a number of logistics schemes locally. Between 2015-2021 the Transportation sector saw extensive business growth in Derby, a gain of 260 businesses or 91 percent growth. There are now 805 transportation businesses across the two areas, 550 in Derby, 225 in South Derbyshire
- All office-based sectors have seen growth, by business numbers and with the partial exception of Financial services, by numbers of jobs. Crucially, the ICT sector has seen strong recent growth, particularly in Derby, although Professional and Business services continue to dominate by numbers of businesses of jobs. Overall, Derby had 2,590 office-based businesses in 2022, equating to over a third of local firms. South Derbyshire had 1,275 office based business, or 29.9 percent of all firms. These sectors employed 31,750 in Derby, or 21.8 percent of its workforce. In South Derbyshire they employed 6,675 or

19.8 percent, close to the East Midlands average but below the national average.

vii) ***Forecast Employment Growth Derby*** – Employment forecasts have been sourced from Oxford Economics, Cambridge Econometrics and Experian for this Study. In the case of Derby, the forecast jobs change, over 2022-2041 (i.e., the maximum forecast period considered here) range from a net loss of 4,900 jobs under Oxford Economics, to a gain of 7,700 jobs under Cambridge and a substantial gain of 20,600 jobs under Experian. Two of the three forecasts suggest that Derby will lose some manufacturing jobs to 2041, declines of -2,539 to -9,632 or a reduction of just over a third on the 2022 level of manufacturing employment. It is worth noting that even under the worst case scenario, manufacturing would still employ 17,546 locally by 2041. All three forecasts agree that future growth will focus on the office-based sectors. Overall, private office sectors would see a net gain of 14,300 jobs under Experian, 5,701 under Oxford Economics and 4,781 under Cambridge Econometrics.

viii) ***Forecast Employment Growth South Derbyshire*** – All forecasts project a growth in employment ranging from 600 in Oxford to 3,000 for Experian. Projections on manufacturing employment change, to 2041, vary considerably, from a reduction of 2,394 jobs under the Oxford forecast to a gain of 1,100 manufacturing jobs under Experian. As in Derby, all forecasts, with the partial exception of Cambridge Econometrics, suggest proportionally big gains in office-based sectors, notably Financial and Business Services and Government Services. This equates to an overall gain of 1,137 private office jobs for Oxford, 1,700 for Experian and 4,058 for Cambridge. The three forecasts all suggest that ICT will also increase by up to 272 jobs, equating to an improvement of up to a third on 2022.

Findings – Property Market

ix) ***Industrial Property Market Derby*** – There is high demand for industrial premises of almost all sizes, types and tenures but significant shortages of stock against needs. The strongest demand is for smaller industrial units of 0-300 sqm, from local and regional businesses. Again, demand exceeds supply which is pushing up rents. Sub 300 sqm units of good quality can achieve £10/sqft (£108/sqm). Units of 300-1,000 sqm can achieve £7.00-8.50/sqft (£75-91/sqm). There is also good demand for freehold options, particularly from owner occupiers.

x) ***Industrial Property Market South Derbyshire*** – Against demand, South Derbyshire has a shortage of B2/B8 premises of all sizes, particularly a shortage of grow on industrial units of 500-1,000 sqm**.** Again, there is both freehold and leasehold demand. Rents in South Derbyshire are slightly lower than in Derby, but good quality industrial stock can still achieve £7-7.50/sqft (£75-81/sqm). While there is demand for more industrial and warehouse development, particularly on strategic road corridors like the A50, development is inhibited by rising construction costs and a shortage of readily available employment land.

xi) The A50 Corridor is a focus for logistics interest, especially third-party logistics. Grow on (up to 1,400 sqm), Mid Box (2,800-9,300 sqm) and larger Big Box units are all in demand, with supply shortages of all types and sizes, especially freehold options.

xii) ***Office Property Market Derby*** **–** In Derby, the focus of demand is in Pride Park, and particularly at the western end of Pride Park, close to the Rail Station. Rents in this part of Pride Park peak at £16.50/sqft (£179/sqm) for refurbished and regenerated stock. Developers would like to deliver new build office buildings in Derby City Centre, frequently within larger mixed-use schemes, to attract new businesses to the Centre and increase trade and footfall. However, viability is still a significant barrier to development and developers are seeking partnerships with the public sector to overcome this.

xiii) ***Office Property Market South Derbyshire*** **–** South Derbyshire is primarily a local office market with modest demand most commonly from micro firms or sole traders, start-ups or those moving up from homeworking, focused towards Swadlincote. Such businesses generally require flexible, often serviced space, for hybrid working. Historically, where larger offices have been built (e.g., at Mercia Marina) they were successfully let and have attracted high quality businesses/jobs in sectors such as financial services, pharmaceuticals and ICT, although larger offices have not been built recently.

xiv) There is a shortage of such accommodation in South Derbyshire meaning a lot of businesses have to look to Derby to meet their needs. There could be opportunities to develop offices at key A50 and A38 junctions, but viability constraints make this very unlikely without public sector support and such development could also be contrary to sequential tests which look to direct office development into town and city centres.

xv) ***Business Engagement –*** Most companies consulted, in Derby and South Derbyshire, are seeking to grow their operations over the next five years, reflecting growing or modernising production processes. The largest companies have the capacity to expand on their existing sites, either building on vacant land or through premises refurbishment. Smaller companies do have property needs, with supply shortages noted in Derby for good quality industrial units of up to 1,500 sqm, particularly units which could be affordably fitted out to meet nonstandard property requirements (e.g., above average power needs). In South Derbyshire, extending to include Burton-Upon-Trent as an area of search, requirements are for 2,000-10,000 sqm industrial units.

Existing Employment Areas

xvi) 53 Existing Employment Areas in Derby and 89 in South Derbyshire have been appraised and graded good-poor, as defined in Table ES1. Collectively they provide some 850.61 ha of brownfield land in Derby and 522.76 ha in South Derbyshire.

Table ES1 – Grades Definitions

Grade	Definition	Action
Good	High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place. These are prime sites for marketing to a cross section of users including new inward investors. They can also meet the needs of image-conscious, aspirational companies already in the local authority area.	Protect strongly Support and expand
Above average	Good employment sites due to their scale, location and setting. Capable of competing for investment in the sub-regional market place. These are prime sites for marketing to a cross section of users, E(g), B2 and B8, including some new inward investors.	Protect strongly Support and expand
Average	Key employment sites with an influence over the whole local authority area, but primarily geared towards local businesses and E(g)(iii) light industrial, B2 and B8 uses.	Protect Support

Below average	Lower quality locations often in residential areas suffering from poor accessibility and massing.	Assess whether to protect/review through the Local Plan
Poor	Very poor quality areas. Widespread vacancy and dereliction in poor environments.	Promote alternative uses if possible

Source: BE Group, 2022

xvii) Table ES2 summarises the Existing Employment Areas by each of the above grades.

Table ES2 – Existing Employment Areas Appraisal by Category

Category	Derby No. of Sites	South Derbyshire No. of Sites
Good	11	18
Above Average	9	9
Average	25	50
Below Average	6	7
Poor	2	5
Total	**53**	**89**

Source: BE Group, 2023

xviii) The Existing Employment Areas are mostly well developed, offering only a few possible opportunities for redevelopment and infill, particularly in South Derbyshire. There are only a couple of exceptions including Site 68: Derwent Power Station, in Derby which is largely vacant and scheduled to be cleared. In the case of South Derbyshire, two Areas appeared fully vacant and increasingly derelict at the time of writing – Site 88: Creamery, Hilton and Site 89: Park Road, Stanton. Both represent local regeneration opportunities.

Present Employment Land Supply

xix) Derby – An assessment of supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers suggests a realistic figure of 138.96 ha in 12 sites.

xx) However, this supply is focused on three strategic scale sites which between them comprise three quarters (103.61 ha) of the realistic land supply. All are large strategic sites, which are likely to attract national and multi-national operators. The amount of land which is specifically suited to meet the needs of local businesses is thus a more modest 35.35 ha, a factor that needs to be understood in any consideration of the oversupply of land Derby may have, against its projected needs and the loss of employment land and premises to alternative uses.

xxi) South Derbyshire – An assessment of supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers suggests a realistic figure of 46.09 ha in 14 sites.

Objectively Assessed Needs

xxii) Five alternative forecast options have been produced and considered for the periods of 2022-2039, 2022-2040 and 2022-2041 for both Derby and South Derbyshire. The need calculated in each model allows for a 5-year buffer to allow for choice and potential change in needs during the Plan Periods as well as accounting for limited further possible losses in the supply.

Historic Land Take Up

xxiii) The first method, Model 1, is a forward projection of historic land take up trends to produce projections to 2039-2041. The results can be summarised as:

Derby

2022-2039: 77.88 ha (need) – 138.36 ha (supply) = **60.48 ha (surplus)**
2022-2040: 81.42 ha (need) – 138.36 ha (supply) = **56.91 ha (surplus)**
2022-2041: 84.96 ha (need) – 138.36 ha (supply) = **53.40 ha (surplus)**

South Derbyshire

2022-2039: 35.86 ha (need) – 46.09 ha (supply) = **10.23 ha (surplus)**
2022-2040: 37.49 ha (need) – 46.09 ha (supply) = **8.60 ha (surplus)**
2022-2041: 39.12 ha (need) – 46.09 ha (supply) = **6.97 ha (surplus)**

xxiv) Under this model both Derby and South Derbyshire have sufficient land to meet their needs to 2039-2041, albeit with only a modest surplus in the case of South Derbyshire, particularly to 2041.

Labour Demand

xxv) The second method, Model 2A, looks at job growth, as identified in Oxford Economics, Cambridge Econometrics and Experian. As can be seen in Tables ES3 and ES4, the resulting job-based forecast models also suggest that Derby and South Derbyshire have sufficient land to meet their needs, over the three forecast periods.

xxvi) The Oxford, Cambridge and Experian Forecasts represent realistic projections for how jobs might change in Derby and South Derbyshire to 2039-2041, reflecting factors such as the economic impacts of the Covid-19 Pandemic, inflation, trade and other macro-economic factors as they were understood in late 2022. In terms of which forecast might be preferred, the Oxford Economics forecasts are most negative in terms of their growth projections, but best reflect past change, while Experian is most positive about growth, but has the strongest deviation from past trends. The Cambridge Econometrics forecasts seem to represent a reasonable balance between the two, showing positive, but not exceptional growth.

Table ES3 – Model 2A: Employment Based Forecasts (Policy Off) – Derby, Hectares

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	9.2	9.6	9.8	14.8	15.3	15.9	39.1	43.1	46.0
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-77.3	-81.8	-86.4	6.1	6.5	6.8	38.8	42.8	45.7
1) Gross Need, ha 2) Net Need, ha Inclusive of a 5-year buffer (for positive figures only)	1) 11.9 2) -77.3	1) 12.4 2) -81.8	1) 12.7 2) -86.4	1) 19.2 2) 7.9	1) 23.8 2) 8.4	1) 20.6 2) 8.8	1) 50.6 2) 50.2	1) 55.8 2) 55.4	1) 59.5 2) 59.1
Realistic Employment Land Supply at April 2022, ha	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36
1) Gross Need, ha 2) Net Need, ha Less Realistic Employment Land Supply = Surplus of employment land or further need	**1) 126.46 (surplus) 2) 215.66 (surplus)**	**1) 125.96 (surplus) 2) 220.16 (surplus)**	**1) 125.66 (surplus) 2) 224.76 (surplus)**	**1) 119.16 (surplus) 2) 130.46 (surplus)**	**1) 114.56 (surplus) 2) 129.96 (surplus)**	**1) 117.76 (surplus) 2) 129.56 (surplus)**	**1) 87.76 (surplus) 2) 88.16 (surplus)**	**1) 82.56 (surplus) 2) 82.96 (surplus)**	**1) 78.86 (surplus) 2) 79.26 (surplus)**

Source: BE Group, 2022

Table ES4 – Model 2A: Employment Based Forecasts (Policy Off) –South Derbyshire, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	3.8	4.0	4.1	7.6	7.9	8.2	12.4	13.4	15.6
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-17.2	-18.2	-19.2	7.4	7.7	8.0	12.1	13.1	15.3
3) Gross Need, ha **4) Net Need, ha** **Inclusive of a 5 year buffer (for positive figures only)**	1) 4.9 2) -17.2	1) 5.7 2) -182	1) 5.3 2) -19.2	1) 9.8 2) 9.6	1) 10.2 2) 10.0	1) 10.6 2) 10.4	1) 16.0 2) 15.7	1) 17.3 2) 17.0	1) 20.2 2) 19.8
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
3) Gross Need, ha **4) Net Need, ha** **Less Realistic Employment Land Supply = Surplus of**	**1) 41.19 (surplus)** **2) 63.29 (surplus)**	**1) 40.39 (surplus)** **2) 64.29 (surplus)**	**1) 40.79 (surplus)** **2) 65.29 (surplus)**	**1) 36.29 (surplus)** **2) 36.49 (surplus)**	**1) 35.89 (surplus)** **2) 36.09 (surplus)**	**1) 35.49 (surplus)** **2) 35.69 (surplus)**	**1) 30.09 (surplus)** **2) 30.39 (surplus)**	**1) 28.79 (surplus)** **2) 29.09 (surplus)**	**25.89 (surplus)** **2) 26.29 (surplus)**

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
employment land or further need									

Source: BE Group, 2022

xxvii) Model 2A examined the 'policy off' position, i.e., the outcome which, given national trends in the economy, might be expected to occur locally anyway without any intervention from public policy and programmes. This Study has also completed a sensitivity test of the baseline employment forecasts plus the projected jobs generation from proposals for some 173 ha of land, to the south west of the A50/A38 Junction, south of Toyota and the A50, in South Derbyshire. Referred to as Egginton Common, the land forms part of the East Midlands Freeport (EMF).

xxviii) The results of this model, Model 2B, are set out in Table ES5, and show that, when Egginton Common is allowed for, South Derbyshire does have additional land needs of a modest 0-3 ha with Oxford Economics but a more substantial 34-42 ha with Cambridge and Experian

xxix) However, the market assessment and reviewing the historic trends in employment change and land take up (along with uncertainties in long term forecasting generally) (see Section 7.0 of the Main Report) suggest that these labour demand-based forecasts underestimate land needs significantly. They also fail to account for the range of policy on projects which exist in all local authority areas, and which will impact on local jobs levels.

xxx) In the case of South Derbyshire, the Model 2B: Policy On forecasts are arguably more realistic as the make some allowance for local policy, but ultimately only for one strategic scheme, Egginton Common, likely to be only one of many large developments progressed in South Derbyshire to 2039-2041. **The preferred forecasting method is therefore a projection forward of past take-up rates that considers both strategic and local needs**.

Resident Workforce Forecast

xxxi) Additionally, as part of the Local Plan development process, the Councils have identified two preferred scenarios for projecting population and jobs growth in the Derby and South Derbyshire, to 2039, 2040 and 2041. These can be converted into a forecast of land needs, using a methodology comparable to that for Model 2. The results are shown in Tables ES6-ES7, for each time period.

Table ES5 – Model 2B: Employment Based Forecasts (Policy On) –South Derbyshire, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	37.9	36.9	35.8	62.0	62.2	62.5	65.1	66.0	68.3
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	37.9	36.9	35.8	62.0	62.2	62.5	64.9	65.7	68.0
1) Gross Need, ha 2) Net Need, ha Inclusive of a 5-year buffer (for positive figures only)	1) 49.0 2) 49.0	1) 47.8 2) 47.8	1) 46.3 2) 46.3	1) 80.2 2) 80.2	1) 80.5 2) 80.5	1) 80.9 2) 80.9	1) 84.2 2) 84.0	1) 85.4 2) 85.0	1) 88.4 2) 88.0
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
1) Gross Need, ha 2) Net Need, ha Less Realistic Employment Land Supply = Surplus of	**1) -2.91 (Further Need) 2) -2.91 (Further Need)**	**1) -1.71 (Further Need) 2) -1.71 (Further Need)**	**1) 1.79 (surplus) 2) 1.79 (surplus)**	**1) -34.11 (Further Need) 2) -34.11 (Further Need)**	**1) -34.81 (Further Need) 2) -34.81 (Further Need)**	**1) -34.81 (Further Need) 2) -34.81 (Further Need)**	**1) -38.11 (Further Need) 2) -37.91 (Further Need)**	**1) -39.31 (Further Need) 2) -38.91 (Further Need)**	**1) -42.31 (Further Need) 2) -41.91 (Further Need)**

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
employment land or further need									

Source: BE Group, 2022

Table ES6 – Derby Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	280,197	292,819	305,110
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	71.8	75.1	78.2

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	254,252	265,594	276,736
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	65.2	68.1	71.0

Source: BE Group, 2023

Table ES7– South Derbyshire Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	44,917	46,376	47,779
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	11.5	11.9	12.3

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	63,240	65,301	67,276
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	16.2	16.7	17.3

Source: BE Group, 2023

xxxii) It is important to note that these represent the employment land requirement specifically from these population/jobs growth scenarios and are not a forecast of OAN for the whole Derby and South Derbyshire economy.

xxxiii) However, what Model 3 does illustrate is that, to accommodate projected population and jobs growth, and ensure the maximum number of those workers possible are able to live and work in the two local authority areas, Derby needs to allow for some 65-78 ha while South Derbyshire needs to provide 11-17 ha. The Model 2A Policy Off Forecasts would, with only the partial exception of Experian forecasts for South Derbyshire, not provide sufficient land to meet these minimum needs, much less allow any additional land for growth in the existing economy.

xxxiv) By comparison, the Model 1 forecasts of growth – 77.88-84.96 ha (gross) for Derby and 35.86-39.12 ha (gross) for South Derbyshire – do provide sufficient land to accommodate all projected growth from the population/job projections while also allowing some further buffer – 7-13 ha in the case of Derby and 22-25 ha in the case of South Derbyshire. As noted, this buffer allows for other change in the local economy which generate land needs, but may be unrelated to local jobs growth, such as the desire of companies to modernise their facilities. It is further evidence that Model 1 allows for change across the whole economy of Derby and South Derbyshire, thus why it is the preferred forecast model.

xxxv) It is noted that, in the case of South Derbyshire, the Model 2B: Policy On forecasts also allows sufficient land to support the Model 3 the population/job projections and other growth. Other weaknesses in this job based forecasts are noted above, however.

Protecting Supplies and Meeting the Needs

xxxvi) Both Derby and South Derbyshire have sufficient land to meet their OAN under Model One. This was true, for Derby, in the 2008 ELR, however, that Study still recommended that the city retain its full supply to support a diverse urban economy.

xxxvii) Derby and South Derbyshire should protect their existing employment land supplies, even with the identified oversupplies against needs. In both cases the respective supplies are, with the identified exceptions, fully deliverable and in the case of most of the larger sites, subject to active plans for development which are being progressed. The employment land supplies generally comprise good quality land in prominent locations on the strategic road network and/or with good links to key population centres which has been, and is expected to continue to be, popular with businesses. The existing supplies of both Derby and South Derbyshire provide a mix of options to meet both local needs and, particularly in Derby, provide strategic scale options which allow the two authorities to compete for the sub-regional, regional and national scale inward investment requirements.

xxxviii) The supplies give flexibility and choice to businesses and do provide sufficient land support a mix of uses, including non E(g)/B-Class uses which may also generate employment and support the wider economy, without limiting the choices of the core industrial, warehouse and office companies. An excessive reduction in the supply of either Derby or South Derbyshire would limit all these benefits.

xxxix) Additionally, an oversupply of employment land, against identified needs, does not mean that the Local Plans should automatically not allow any other E(g), B2, B8 growth anywhere else in the two local authority areas. Justifications for allocating/allowing growth on other employment sites, above the identified OAN include:

- To meet strategic policy requirements or strategic needs which extend beyond the local – Allowing the development of the Freeport site at Egginton Common, which will meet larger than local needs is a strong example of this
- Providing employment opportunities within major housing developments
- Reflecting planning consents given for E(g)/B-Class uses on land not previously identified as being in employment uses
- Allowing major employers to meet their specific growth needs
- Allowing local growth, particularly the recycling of existing E(g)/B-Class land and premises, to meet the needs of local businesses whose requirements cannot be accommodated on the larger strategic sites. It is noted that under South Derbyshire's monitoring protocols, the recycling of a property does not count as growth unless the property has been vacant for a minimum of 12 months at the Local Plan base date
- Supporting office sector growth to accommodate the forecast jobs increases
- Allowing rural diversification
- Accounting for exceptional losses in the supply to 2041 (average annual losses are allowed for in the Model 1 calculations), although some provision for such major losses is provided for in the 5-year buffer included in OAN calculations.

xl) In South Derbyshire, some 15 Call for Sites options, totalling 591.82 ha, were identified as suitable for meeting needs, if required. In Derby City Centre, character areas which might best support office development in the future include:

- Cultural Heart Masterplan Area – Building on the critical mass of businesses already in place in the successful Riverside Chambers scheme

- Western Approaches, Northern Gateway and Cathedral Quarter –. Opportunities to build on the critical mass of companies here, and deliver further office space, should be encouraged even if the majority of opportunities are likely to come through conversion and refurbishment of upper floors or mixed-use developments. Opportunities here include the Friar Gate Goods Yard, which is now subject to a planning application for housing, including the conversion of the listed bonded warehouse, with the potential to include serviced office space
- Agard Street – Proposed new development by the University of Derby would add a significant quantum of new office space to the city centre stock. Opportunities to build upon this new critical mass of floorspace and businesses should be supported.

Recommendations

xli) This report has had full regard to the requirements of the NPPF and the PPGs to encourage and deliver growth through the planning system. The key recommendations are:

- **Recommendation 1 – Defining and Protecting the Current Realistic Land Supply –** For this study, the current realistically available land supply in Derby was 138.36 ha in 12 sites, as identified in Table 29, Section 7.0 of the Main Report. For South Derbyshire the supply was 46.09 ha in 14 sites, as identified in Table 31, Section 7.0. The remaining supply is, with the identified exceptions below, fully deliverable and in most cases subject to active plans for development which are being progressed. The employment land supplies generally comprise good quality land in prominent locations which provide a mix of options to meet both local and strategic needs. Thus, subject to the points raised in Table 63-64 below, it is recommended that Derby City Council and South Derbyshire District Council seek to protect their employment land supplies, and particularly the local supply, from loss to alternative, non-E(g)/B2/B8, uses.
- **Recommendation 2 – Defining the Objectively Assessed Need –** That the Councils should adopt the Model 1 land take-up scenario. This identifies needs of 77.88 -84.96 ha in Derby and 35.86 -39.12 ha in South Derbyshire. Measured against the realistic supply, both Local Authority Areas have sufficient land to meet their needs, albeit with only a modest surplus in the case of South Derbyshire
- **Recommendation 3 – Potential New Strategic Allocations –** To allow strategic growth, reflect national policy and allow the re-use of major infrastructure sites, consider the following allocations to meet larger than local needs:

  - Site 130: Land south of the A50 (Strategic Rail Freight Interchange) (255 ha)
  - Former Drakelow Power Station (68 ha)
  - Site 090 (including 137): Infinity Garden Village, Land between Sinfin and Chellaston (Including Land East of Deep Dale Lane, Derby) (293.56 ha (of which consent is being actively sought on 21 ha for E(g)/B-Class uses)).

- **Recommendation 4 – Meeting Business Needs A – Land Recycling, Small Site and Infill Developments –** That Local Plan Policy, in Derby and South Derbyshire, be supportive of small E(g)/B2/B8 developments, re-uses, etc., typically on smaller sites, which will provide properties of less than 1,000 sqm each, aimed at local markets. Small site schemes which link to areas of high housing growth, such as Swadlincote and the Derby Urban Fringe, should be particularly encouraged
- **Recommendation 5 – Meeting Business Needs B – Supporting Office Sector Growth in Derby City Centre – Office Strategy –** That Derby City Council, and partners, undertake an Office Strategy to set out what public sector partners will do to attract more office occupiers into the City Centre
- **Recommendation 6 – Meeting Business Needs C – Supporting Office Growth in South Derbyshire –** Subject to the requirements for the location of main town centre uses, as set out in the NPPF, that South Derbyshire District Council pursue a flexible approach to encourage office development in locations supported by market demand, particularly locations with existing critical masses of E(g)(i) businesses. Also, to encourage the co-location of E(g)(i) and B2/B8 facilities to maximise the scale and range of jobs provided on the district's employment sites
- **Recommendation 7 – Meeting Business Needs D – Allowing Businesses to Expand on their Own Sites –** that, subject to other planning considerations, Derby City Council and South Derbyshire District Council policy continues to flexibly allow business growth and expansion on sites identified for their needs
- **Recommendation 8 – Meeting Business Needs E – Encouraging Rural Diversification –** A rural diversification policy is recommended in South Derbyshire Local Plan Policy which indicates support for E(g)/B2/B8 developments which are appropriate to their location
- **Recommendation 9 – Existing Employment Areas to be Retained –** That the outstanding Employment Areas continue to receive protection in the Local Plan, particularly those ranked 'Good' and 'Above Average', but also recognising that

those ranked 'Average' continue to make an important contribution to the local economy.

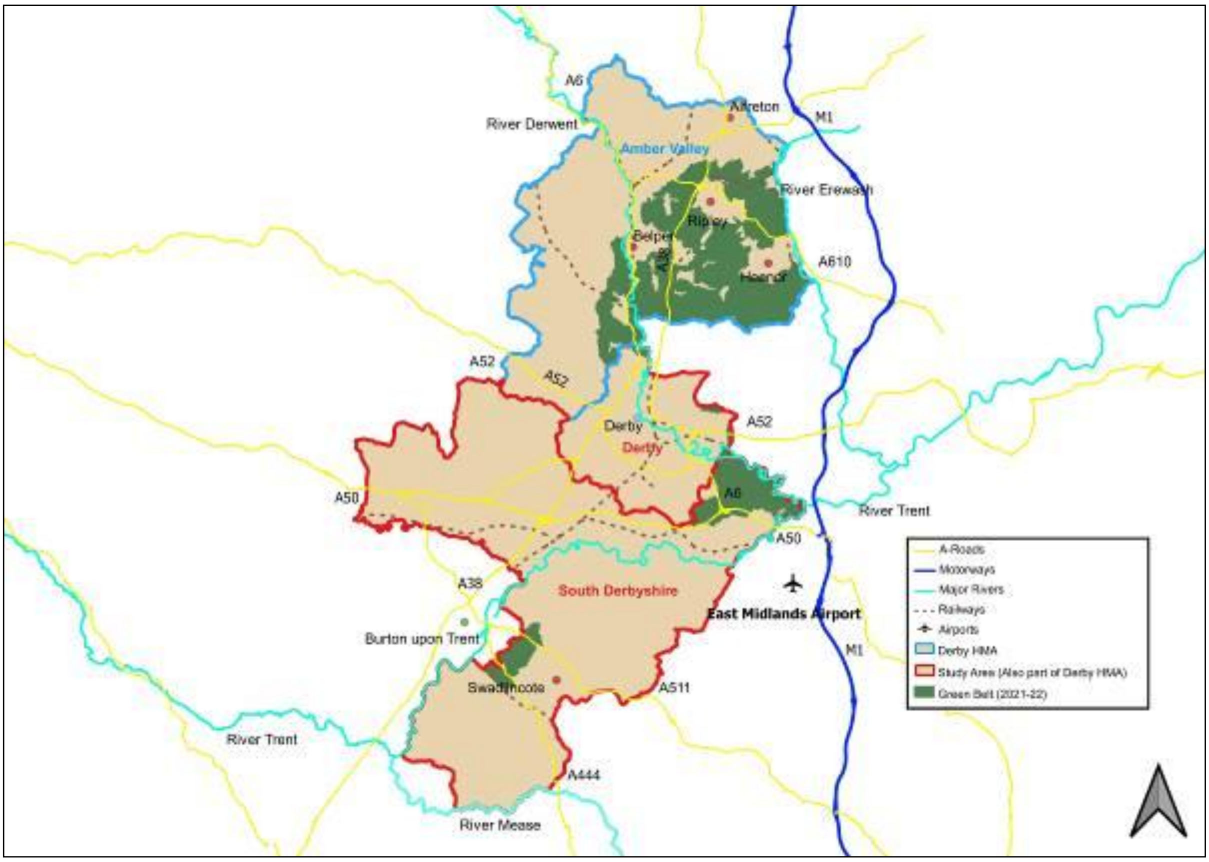
- **Recommendation 10 – Skills Development –** That Derby City Council and South Derbyshire District Council continue to work through relevant public skills bodies, to support improvement in sub-regional skills provision, particularly in engineering and technical sectors.
- **Recommendation 11 - Monitoring Arrangements –** Monitor losses of office premises, to other uses, as a priority
- **Recommendation 12 – Future Reviews –** Review and monitor the employment land and premises position and undertake the study again in about five years
- **Recommendation 13 – Maintain Awareness of External Influences –** The Councils should continue to work with neighbouring authorities on issues in which interests will overlap.

1.0 INTRODUCTION

1.1 This report provides an Employment Land Review (ELR) for the City of Derby (Derby) and the District of South Derbyshire. It has been carried out on behalf of Derby City Council and South Derbyshire District Council (the Councils)*.*

1.2 Derby and South Derbyshire, along with Amber Valley Borough, form the Derby Housing Market Area (HMA) (see Figure 1). In 2008 BE Group, economic development and property consultants, completed a joint ELR for the three HMA Authorities to inform their respective emerging Local Plans. An ELR: Forecasts Update was undertaken in 2013 to reflect proposed housing targets.

Figure 1 – Study Area and Derby HMA



Source: Ordnance Survey and ESRI, 2023

1.3 The Local Plans of the Derby HMA authorities are all now under review. The three plans will be separate, but as far as possible, aligned. In accordance with the Duty to Co-operate, the authorities are looking to collaborate and undertake joint working where appropriate. However, Amber Valley Borough Council is committed to a separate timescale for Local Plan review, to that of Derby City Council and South Derbyshire District Council. For this reason, Amber Valley Borough Council independently commissioned BE Group to complete an ELR for its own area, in 2021, and is not looking to be part of a HMA wide review.

1.4 Reflecting this, Derby City Council and South Derbyshire District Council, independent of Amber Valley Council, have now commissioned BE Group to complete an ELR for the Derby and South Derbyshire local authority areas only. This Study will determine the two local authority areas' overall economic development land needs to 2041, informing their respective Local Plans. The Study was completed over September-December 2022.

Study Aim and Objectives

1.5 The Aim of the Study, as set out in the Study Brief, is to:

> *"Forecast local employment land needs to 2039, 2040 and 2041; to assess the suitability of the current stock of employment land and premises and to consider options as to how any shortfall in employment land provision, in both quantitative and qualitative terms, may be met. It will be prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) on economic needs assessment."*

1.6 The Objectives of the Study, again as stated in the Brief are to:

- *"Assess, by a variety of means (e.g., job growth forecasts, economic forecasting, housing needs in the study area based on the Government's standard methodology, consideration of recent trends, assessment of local property market circumstances and assessment of local and sub-regional policies) the scale and nature of likely demand for employment land and the available supply in quantitative and qualitative terms up to 2039, 2040 and 2041. This should have particular regard to local economic circumstances as well as the wider context and include testing of alternative economic scenarios. Locally derived demand should be separated out from externally generated demand (e.g., for regional or sub-regional facilities)*
- *Assess the likely scale of losses of employment land and premises to non-employment uses over the period to 2039, 2040 and 2041*
- *Undertake local market assessments and consultation with a range of organisations*

with an interest in the supply of employment land and premises in the study area, including employers, economic development and inward investment agencies, business groups, property agents, landowners and developers, as set out below. This should include information on numbers and types of enquiries received from investors and details of successful moves

- *Consideration of the different property markets operating within the Study Area, including urban areas, trunk road corridors and rural villages*
- *Identify the typologies and general locations of site that may be required to meet any deficiencies in the employment land portfolio*
- *Devise criteria for the assessment of the quality, suitability and viability of all employment land and premises*
- *Apply these criteria in the assessment of the quality, suitability and viability of individual employment sites and premises of 0.25 ha or greater, whether established, permitted but unimplemented, allocated in local plans or proposed by landowners, agents or developers for employment uses as part of local plan reviews. Assessments should include within their scope consideration of any public infrastructure investments necessary to facilitate development; past apparent willingness to develop currently allocated sites; any needed provision to allow established businesses to expand on their existing sites or move to larger premises and the avoidance of dependency upon a small number of landowners and developers to deliver employment development*
- *Identify any allocated sites which are unlikely to be required by the market or are otherwise unsuitable for employment development (within the overall context of employment land requirements)*
- *Provide up to date information and advice to inform the preparation of Local Plans, to assist in vision, strategy and policy formulation*
- *Inform and facilitate the economic development and regeneration work of Derby City Council, South Derbyshire District Council, other public bodies and the private sector, including strategies/options for how land use planning can contribute to economic recovery and future resilience following the COVID-19 pandemic*
- *Provide guidance on the delivery of sites and the ways in which landowners may be encouraged to bring them forward*
- *Provide advice on best practice approaches to employment land monitoring."*

1.7 As part of the Study, the following locally specific issues should be considered:

- *"economic scenarios with and without the proposed Freeport multi-modal* *interchange at Egginton Common, including any need for 'last mile' facilities to serve local markets*

- *The wider needs of the logistics sector*
- *The opportunities for employment growth presented by the South Derby Growth Zone (Infinity Garden Village) and the A50 corridor*
- *Opportunities presented by the former Drakelow and Willington power station sites*
- *How the employment needs of the Swadlincote urban area and rural villages can be met in a sustainable way*
- *The implications for the study area of employment development in adjacent areas including the East Midlands Gateway, Burton-on-Trent, Ashby de la Zouch and Mercia Park*
- *Office provision in Derby City Centre and Swadlincote Town Centre in terms of the types of floorspace that should be provided and how to create a market for it, giving consideration to the implications of post-COVID working patterns*
- *The future role of Pride Park in terms of the appropriate mix of uses*
- *The potential to attract Government department relocations and the types of sites best suited to this purpose*
- *The potential to provide live/work units*
- *Delivery of employment on mixed use sites*
- *The implications of the new Use Classes Order (as amended) Class E for employment planning policy and allocations*
- *The implications of the use of employment sites for other uses falling outside Class E, B2 and B8, such as energy generation*
- *The accommodation requirements of expanding local businesses."*

Background

1.8 The local authorities of the Derby HMA – Amber Valley Borough Council, Derby City Council and South Derbyshire District Council – undertake joint working through the Derby HMA Joint Advisory Board, as well as at officer level. The Joint Advisory Board, in its capacity to provide recommendations to each Authority's relevant decision-making Committee, agreed to apply a consistent plan period for each Council, with a minimum 15-year plan period.

1.9 It also agreed to work collaboratively on a HMA-wide development distribution strategy, which in turn will have a shared approach taken to its sustainability appraisal, to include consideration of infrastructure, climate change and the green belt. Each Council will prepare its own individual local plan or plans, with Statements of Common Ground used to identify and consider key strategic issues.

Methodology

1.10 Research methods used include site visits, face-to-face and telephone interviews with property market stakeholders such as developers, investors and their agents. Consultations were undertaken with a number of the two authorities major private sector employers and key public sector agencies. Desktop analysis of national, sub-regional and local reports and strategies has been undertaken.

1.11 The property market in the local authority areas of the Functional Economic Market Area (FEMA) of the Derby HMA have been reviewed. This has been undertaken through consultations with officers from the relevant Councils, as part of Duty to Co-Operate, combined with desktop analysis of the Employment Land Studies and Local Plans of those local authorities. Understanding the supply and demand of employment land and premises in neighbouring areas is important in assessing their impact on the Derby and South Derbyshire's land and property markets.

1.12 Finally, the land supply in both local authorities has been assessed against forecast data to understand the future need for any additional employment land. This is then developed into a series of economic development recommendations that cover not just land, but also premises.

1.13 A list of those consulted is provided at Appendix 1.

Employment Land Review Guidance

1.14 A key reason for undertaking the updated ELR is to take account of updated Planning Practice Guidance (PPG), which provides guidance on how local authorities should approach both housing and employment land reviews. Two guidance notes were produced in 2014 and updated over 2018/19 – *Housing and Economic Land Availability Assessment* which provides a methodology of reviewing suitable land, and *Housing and Economic Needs Assessments*, which provides guidance on how future needs can be determined. A third PPG *Effective Use of Land* provides advice on assessing whether existing employment allocations should be protected or reallocated for a more deliverable use.

1.15 The assessment process takes the form of a five-stage methodology under the following headings:

- **Stage 1: Identification of sites and broad locations** to provide an audit of available land of 0.25 ha and above. This will be a review identifying as wide a range as possible of sites and broad locations for development (including those existing sites that could be improved, intensified or changed). Identification methods may include a public 'Call for Sites' exercised by the local authority. The outcome of this stage is to understand key employment land supply issues and generate a portfolio of potential employment sites to take forward for more detailed review.
- **Stage 2: Site/broad location assessment** to estimate the development potential. This will include a re-appraisal of the suitability of previously allocated land, and the potential to designate allocated land for different or a wider range of uses. This stage entails a qualitative review of all significant sites and premises for their 'suitability', 'availability' and 'achievability' in order to confirm which of them are unsuitable for/unlikely to continue in E(g)/B2/B8 employment use; to establish the extent of 'gaps' in the portfolio; and if necessary, identify additional sites to be allocated or safeguarded. This exercise will help to inform whether a site is 'deliverable', 'developable' or neither. In assessing the portfolio, factors which need to be considered include:
  - *"The best fit functional economic market area*
  - *The existing stock of land within the area - this will indicate a baseline for land in employment uses*
  - *The recent pattern of employment land supply and loss – for example based on extant planning permissions and planning applications (or loss to permitted development)*
  - *Market demand – sourced from market intelligence from local data and discussions with developers and property agents, recent surveys of business needs or engagement with business and economic forums including locational and premises requirements of particular types of business*
  - *Market signals – based on projected growth in the certain markets and demographic changes and*
  - *Oversupply and evidence of market failure – such as physical or ownership constraints that prevent the employment site being used effectively."*

- When considering whether there is a realistic prospect of an existing employment site being developed for its intended use, PPG *Effective Use of Land* suggests that the following factors be taken into account:
  - *"The length of time since the site was allocated in the development plan*
  - *The planning history of the site including any planning applications or pre-application enquiries*
  - *Whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and*
  - *Whether there are any changes of circumstance that mean that take-up of the site for its intended use is now unlikely.*
- *Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies."*
- **Stage 3: Windfall assessment** Not applicable as relates to housing only.
- **Stage 4: Assessment review** ascertaining the need for economic development uses. To understand the future quantity of land required across the main business sectors; to provide a breakdown of that analysis in terms of quality and location and provide an indication of 'gaps' in supply through economic forecasting, consideration of recent trends and/or assessment of local property market circumstances. Preferred forecast methods include:
  - *"Sectoral and employment forecasts and projections (labour demand)*
  - *Demographically derived assessments of future employment needs (labour supply techniques)*
  - *Analysis based on the past take-up of employment land and property and/or future property market requirements*

  This is combined with *"consultation with relevant organisations, studies of business trends, and monitoring of business, economic and employment statistics."*

  The outcome of this stage is to provide broad quantitative employment land requirements across the principal market segments covering the Borough's Local Plan period and an analysis of the likely 'gaps' in supply that need to be filled
- **Stage 5: Final evidence base**, the outcome of which will be the completion of the employment land review, to be taken forward in the Local Plan. The ELR is prepared in line with this advice.

1.16 Table 1 shows how the ELR aligns with this Guidance. The link between the report and the PPG methodology is not always clear cut, with different sections overlapping, indeed certain steps overlap.

Table 1 – Employment Land Reviews – PPG Guidance

Stage 1 – Site / Broad Location Identification	
Determine assessment area and site size	Undertaken by Derby City Council and South Derbyshire District Council
Desktop review of existing information	Review of the policy position, socio-economic position, local/sub-regional property market and the 2022 land supply (Covered in Sections 2, 3, 4, 5, 7)
Call for sites / broad locations	Call for Sites exercises completed internally by the Councils. Opportunities for further growth reviewed in Section 9
Site / broad location survey	Review of available employment sites. Broad locations to meet future land needs completed in Section 6 and Conclusions and Recommendations. (Covered in Sections 7,9, 10, 11 and Appendices)
Stage 2 – Site / Broad Location Assessment	
Estimating the development potential in parallel with assessing suitability, availability, achievability – including viability	Covered in Section 7 and Appendices
Overcoming constraints	Covered in Section 7 and Appendices
Stage 3 – Windfall Assessment	
Determine housing / economic development potential of windfall sites (where justified)	N/A
Stage 4 – Assessment Review	
Review assessment and prepare draft trajectory; enough sites / broad locations?	Section 8
Stage 5 – Final Evidence Base	

Step 12 – Evidence Base and monitoring	ELR produced by BE Group and monitoring undertaken by the Councils

Source: BE Group, 2022

2.0 STRATEGIC AND POLICY CONTEXT

Introduction

2.1 This section focuses on national, regional, sub regional and local reports and strategies that measure supply and demand, for employment land in Derby and South Derbyshire. More general strategic policy is not reviewed unless it has specific relevance to sites or key aspects of the local property market.

2.2 Please note that strategies relating to Derby and South Derbyshire's neighbours, including Amber Valley, are included in Section 6.0 on the Functional Economic Market Area. Data from relevant Authority Monitoring Reports is incorporated into Objectively Assessed Needs (OAN) forecasting undertaken in Section 8.0.

National

National Planning Policy Framework (NPPF), 2021

2.3 The framework set out planning policies for England and the ways in which they can be applied. The introduction stated that it "*provides a framework within which locally-prepared plans for housing and other development can be produced*." The NPPF must be taken into account when developing local authority development plans and remains a material consideration in planning decisions.

2.4 Amendments to the 2019 NPPF now make it mandatory for councils to produce local design codes and increase the emphasis on 'beauty' in development - "*all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences*" (Para 128). Additionally, the framework now requires local plans to look 30 years ahead where large-scale development forms part of the areas strategic policy, *"to take into account the likely timescale for delivery"* (Para 22).

2.5 Key for employment, and other sites, was Chapter 11 on making 'Effective Use of Land.' Para 122 encouraged reallocating land where there is no reasonable prospect of an application coming forward for the allocated use. Specifically Local Planning Authorities should:

- *"As part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped)*

- *In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area."*

2.6 *"Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to … use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework."* (Para 123).

2.7 Additionally, planning policy should *"promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)" (Para 120).*

Use Class Order Amendments, September 2020

2.8 As of September 2020, adjustments have been made to the Use Classes Order which mean that Use Classes A1, A2, A3 and B1 are now to be treated as Class E. The B1 class has been changed to E(g) and defined as " [Employment] *Uses which can be carried out in a residential area without detriment to its amenity*." E(g) is further separated into three sub-categories which reflect the previous a, b, c division of the B1 Use Class:

- E(g)(i): Offices to carry out any operational or administrative functions (former B1(a))
- E(g)(ii): Research and development of products or processes (former B1(b))
- E(g)(iii): Industrial processes. (former B1(c)).

2.9 Class D has also been redefined to newly introduced Classes E and F, with Class F comprising of Local Community and Learning premises. D1 is split out and replaced by the new Classes E(e-f) and F1. D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses, including:

- Pubs, wine bars and other drinking establishments (including those with expanded food provision)
- Hot food takeaways

- Live music venues
- Cinemas, concert halls, bingo halls and dance halls.

2.10 The residential (C classes), general industrial (B2) and storage and distribution (B8) use classes remain unchanged.

2.11 The E Class brackets together a wide variety of uses, all of which are now considered to be in the same use class:

- Retail
- Restaurants
- Financial, professional or other commercial services
- Publicly accessible indoor sport, recreation or fitness
- Publicly available medical or health services
- Crèches, day nurseries and day centres
- Offices, including research and development
- Industrial uses which do not harm amenity.

2.12 Planning permission is not required for changes of use within the same use class. This means that many types of business user will be able to change the uses of properties without seeking planning permission. For example, under the new rules, a shop will be able to change to an office and then to a gym and back again, without planning permission. Amongst other impacts, this will make it more difficult for Local Planning Authorities to monitor changes of use within local commercial premises as there is no longer an automatic requirement for property owners/occupiers to engage with councils when making now permitted changes.

2.13 In order to change the uses within a class, there must have been actual and lawful use (i.e. if the building is not being used or occupied for the use permitted under an existing planning permission, it will need to be brought into that use before it can then change to another use within Class E).

2.14 The government has said that the main driver of the changes has been the need to enable a repurposing of buildings on high streets and town centres. The new Class E allows for a mix of uses to reflect changing retail requirements. It will allow a building to be used flexibly by having a number of uses taking place concurrently or by allowing different uses to take place at different times of the day. The aim is for this to support the high street revival and allow greater flexibility to change uses within town centres without the need for planning permission.

2.15 The Government has also implemented separate changes to permitted development rights. These include allowing the demolition and rebuilding of vacant and redundant office and light industrial buildings into dwellings, without planning permission.

2.16 To implement this will require prior approval from the local authority prior to commencement of the development. This includes approval in respect of traffic and highway matters, air traffic and defence asset impacts, contamination risks, flood risk, the external appearance of the building, the provision of adequate natural light in all habitable rooms of the new dwellings, impact on amenity of the existing building and neighbouring premises including overlooking, privacy and loss of light, and the impact on any protected views.

2.17 For Derby and South Derbyshire, the practical effects are likely to include:

- Some impacts on the supply of town and city centre office stock, with some properties converted from office to retail and other town centre services. In Derby City Centre the main pressure is to covert older employment premises to housing and student accommodation rather than retail or leisure. After two years of suppressed retail and leisure activity, during the Covid-19 Pandemic and with inflationary pressures and economic uncertainty expected to reduce consumer spending until at least 2024, major conversions of offices to retail/leisure appear unlikely at least in the short term
- This new flexibility has no spatial considerations and therefore will apply outside of town centres as well. It thus has the potential to result in the introduction of non-office type activities, including retail, in out of centre business parks, which runs contrary to national and local planning policies designed to protect town/city centre retail. This may impact on a range of existing and proposed business park schemes in Derby and South Derbyshire
- Some conversion of light industrial stock to retail/leisure uses is likely, on sites with good main road access, or in settlement locations. However, this largely continues existing trends which have seen uses such as gyms be accommodated on industrial estates. On a small scale such conversions can be welcome as they deliver useful services on local industrial estates, generate footfall outside of normal business hours, provide viable uses for older stock and increase the attractiveness of estates

to occupiers. Large scale conversions would have a significant impact on the stock available to meet the needs of industrial and warehouse businesses, although in the short term, a depressed retail/leisure market makes extensive losses unlikely.

2.18 There will also be policy impacts as Local Plan policies which seek to protect specific uses in the town centre, or office space within designated areas, will no longer be enforceable.

2.19 Landlords will also need to be particularly aware of the new arrangements when looking at leases and the extent of use that is authorised. Allowing too broad a permitted use could now result in undesirable changes of use within the scope of the lease, and landlords will not be able to fall back on the planning system to prevent such changes.

2.20 The changes will also have an impact on property valuation. For example, a property which had achieved a desirable change of use may now find that any such extant permission is unnecessary and does not result in an uplift in value. Similarly, there is likely to be a levelling-out of values for properties within the new use class, given the interchangeability of uses therein.

National Forest Strategy 2014-2024

2.21 The National Forest Company commissioned a strategy for securing the future of the National Forest to 2024. In order to achieve this goal, the following priorities were set out:

- The continued creation of the forest at a rate of up to 150 ha/year
- A long-term and systematic approach to forest management
- Improve the experience on the ground, through effective marketing and information
- Build the National Forest Company's brand and become more entrepreneurial through joint ventures with sponsors and commercial operations
- Improve inclusivity, making it accessible and welcoming to all.

Regional

The Midlands Engine Vision for Growth, 2017

2.22 The Midlands Engine Vision for Growth identified a need to close the GVA gap between the Midlands and the rest of the UK, by 2030, by accelerating productivity and boosting competitiveness. The vision for achieving this identified five 'priority work packages.'

These were areas which the Midlands Engine believed will generate added-value through collaboration and drive productivity growth:

- *"Connect the Midlands – Maximise new technologies to deliver a radical transformation of Midlands connectivity*
- *Invest in Strategic Infrastructure; Invest in the most sustainable and advanced technology to deliver the infrastructure to meet future business and resident needs*
- *Grow International Trade and Investment – Grow trade and investment in new markets to create jobs in a global economy*
- *Increase Innovation and Enterprise – Create the environment where strengths identified in our SIA can be maximised to benefit the whole region and help create successful growth businesses*
- *Shape Great Places – Promote the Midlands as a great place to live, visit, learn."*

2.23 Another priority for the region was to secure private sector investment. The private sector will be a significant driver of growth in the region, stimulating innovation and promoting the Midlands overseas. Where there were gaps in the investment landscape, Midlands Engine were creating funds to support growth.

East Midlands Freeport Vision and Objectives

2.24 East Midlands Freeport will provide customs benefits and tax benefits to three sites – East Midlands Airport and Gateway Cluster, East Midlands Intermodal Park and Ratcliffe-on-Soar Site. The Freeport aims to deliver value to the East Midlands across ten distinct focus areas, to:

- Increase local and regional economic activity – By incentivising new innovative, high-value, low carbon investment in the manufacturing and logistics sectors
- Boost international trade in high-value manufacturing goods
- Boost skill levels and opportunities - Linking research capabilities with universities and colleges to provide training programmes and support a diverse labour pool
- Support the regeneration of local areas by creating sustainable employment
- Reduce greenhouse gas emissions in industrial and energy production
- Develop innovation and enterprise - Positioning the region as a centre of excellence for alternative energy sources and green technologies to drive new market opportunities
- Improve physical and digital regional, national and international connectivity and integration

- Enhance labour productivity in key sectors – Such as manufacturing and logistics
- Support the levelling up of a region with industrial strengths in manufacturing and logistics that has been disproportionately impacted by COVID-19 and mitigating the uncertainty of recovery
- Ensure synergy with key strategic initiatives underway in the region – Including High Speed 2 (HS2) and the work of the East Midlands Development Corporation to form part of an ambitious levelling up package for the region.

East Midlands Airport Sustainable Development Plan, 2015

2.25 The Sustainable Development Plan set out the strategic context for the long-term development of East Midlands Airport. The objectives for the Sustainable Development Plan were:

- To set out the long-term opportunities for the growth and development of East Midlands Airport;
- Inform the plans and strategies of others across Nottinghamshire, Leicestershire and Derbyshire;
- To set out the vision for the development of the airport site;
- To set out plans to enable a constructive dialogue with customers, neighbours and business partners
- Provide the framework for capitalising on the benefits of the airport's development and for managing and minimising local disturbance and environmental impact.

Sub-Regional

Levelling up Stoke-on-Trent, Staffordshire, Derby & Derbyshire: The Road to Success, 2022

2.26 Midlands Connect produced a report presenting a package of recommended transport improvements required along the A50/A500 corridor. The goal of these transport improvements was to provide the capacity, resilience and journey time reliability required to unlock sustainable growth.

2.27 The A50/A500 corridor was targeted as it plays a central role in the Midlands and UK economy linking Derbyshire, Nottinghamshire and Leicestershire to Stoke-on-Trent, Staffordshire and the North-West. Additionally, the corridor is home to facilities for renowned national and global brands including AstraZeneca, Toyota, Alstom, Bentley, JCB, Nestle, Rolls Royce, Michelin Tyres, Bet 365 and Steelite.

2.28 Improvements recommended included improvements to A38/A50 Toyota Island junction, widening of the A50 south of Derby and a new link road between the A50 and A42.

D2N2 Strategic Economic Plan, Vision 2030, 2019

2.29 The Goals of the Strategic Economic Plan were to ensure the LEP area will:

- "*Be in the top quarter of productive local economies in Europe*
- *Increase the value of our economy to £70 billion, with £9bn added by the actions of this Plan*
- *Enjoy prosperity levels in the top quarter of all LEP areas*
- *Raise real wages and narrow inequality by a rise in median weekly earnings of at least 40% and narrow wage disparities within D2N2*
- *Maintain a high and stable employment rate with a workforce of some one million people*
- *Reduce the gap in economic activity levels between places in the D2N2 area*
- *Eliminate the gap in workforce qualifications between the UK and D2N2*."

2.30 D2N2 would achieve change in five ways:

1. *"Direct current and future funding held by or allocated to the LEP*
2. *Support and inform competitive bids by the LEP and partners, for funding from national sources.*
3. *Influence approaches to 'mainstream' activities and spending by partners.*
4. *Provide confidence to the private sector for long term investment.*
5. *Provide a framework for the D2N2 Local Industrial Strategy*."

2.31 D2N2 will invest in schemes and programmes that give the greatest returns, to achieve its vision. The themes of: Productive and Growing Businesses, Skills & Knowledge for the Future, Quality of Place and 12 investment priorities will determine what is supported.

2.32 In the short term, the priorities were:

- *"Creating a strong LEP and Local Industrial Strategy*
- *Refocusing the D2N2 Growth Hub to enhance business productivity*
- *Driving productivity and growth in our priority sectors which are:*
    - Creative and Digital
    - Logistics and E-Commerce
    - Extractive Industries

- Construction
- Visitor Economy
- Professional and Business Services
- High Volume Sectors – Retail, Health and Social Care
- Priority Science and Innovation Sectors – Transport Equipment Manufacturing, Food and Drink Manufacturing, Life Sciences.

- *Delivering careers inspiration for our current and future workforce*
- *Supporting inclusion and progression in the labour market*
- *Developing skills and leadership for productivity growth*
- *Securing investment to deliver world class infrastructure and connectivity*
- *Maximising the economic benefits of High Speed rail to the D2N2 economy."*

D2N2 Draft Industrial Strategy, 2020

2.33 The Vision of the Industrial Strategy was that the D2N2 LEP area would be: "*The Green Heart and the visionary minds that will power UK Growth.*" This was underpinned by three Guiding Principles:

1. *"Upskilling for Productivity – Lead a bold new way of bringing together the education and skills frameworks to support businesses to deliver the talent for current and next generation of businesses*
2. *Clean Growth – Lead the most ambitious carbon turn-around in the country*
3. *Connectivity and Inclusion – Deliver connectivity-led growth to all parts of the region."*

2.34 Within Guiding Principle Three, a key proposition was to: "*Support the growth of our cities, towns and economic corridors to improve quality of place and economic prosperity in the wider region. Ensure that housing and employment development opportunities are unlocked, and the visitor economy bolstered, to enable wider place-making and productivity objectives."*

D2N2 Recovery and Growth Strategy, 2020

2.35 This document set out D2N2's Recovery and Growth Strategy for the period after the Covid-19 Pandemic. The strategy builds on the of the foundations of the draft Local Industrial Strategy. It was recast to reflect the impacts of the Covid-19 Pandemic and to ensure the region had a robust economy for the future and was at the heart of the UK's green revolution. The strategy was to be followed by the D2N2 investment plan, which will develop a programme of fully costed projects across all nine propositions, offering compelling investment opportunities for the short, medium and longer term.

2.36 The strategy was designed to drive improvement across three guiding principles, which are supported by a proposition and underpinned by more specific priorities and objectives:

- To lead the most ambitious carbon turn around in the country; underpinned by the priorities of:
    - Low carbon leadership
    - Enabling key low carbon sites
    - Decarbonising growth.
- Lead a bold new way of bringing together the education and skills, innovation and business support systems to support our people and businesses to thrive; underpinned by the priorities of:
    - Employment and skills
    - Business growth
    - Innovation.
- Deliver connectivity-led growth to and for all parts of the D2N2 region; underpinned by the priorities of:
    - Inclusion
    - Integrated infrastructure
    - Place shaping.

Derbyshire

Derbyshire Covid-19 Recovery Strategies, 2021

2.37 This strategy set out how Derbyshire will respond to a post-Covid world, establishing priorities to protect and grow Derbyshire's economy. The Covid-19 Pandemic impacted the following areas of Derbyshire's economy:

- Economy – The OBR forecast was for Derbyshire to experience a 14 percent loss of output in 2020 as a result of the Covid-19 Pandemic
- Places – Regional cities were significantly impacted, however market towns were seen as a post-Covid growth opportunity
- Businesses – Many key sectors were significantly affected by lockdown and social distancing restrictions
- Workforce – The number of benefit claimants rose by over 150 percent across the County
- Labour Market – Job postings have been significantly reprofiled
- Skills – Apprenticeship postings and starts fell over lockdown, limiting opportunities for younger people.

2.38 In order to facilitate the county's recovery, an Economic Recovery Strategy and a Skills and Labour Market Recovery Strategy were produced. The Economic Recovery Strategy involves the following priorities:

- Place – Enhancing the resilience and diversity of urban centres, market towns and rural areas to put them on the front foot to capture post-Covid opportunities
- Industry – Protecting sectors that have social, economic and placemaking value, whilst supporting SMEs to diversify, grow and enhance productivity
- Visitor Economy – Leveraging unique assets to protect the visitor economy in the short term to build solid foundations for transformational long-term growth
- Enabling Infrastructure – Future proofing physical and digital infrastructure to lay the foundations for innovation and clean growth
- Inward Investment – Enhancing the inward investment offer for a changing world, highlighting Derbyshire's vibrant economy and unparalleled quality of life by promoting a variety of opportunities.

2.39 Meanwhile, the Skills and Labour Market Recovery Strategy included the following priorities:

- Young people – Ensuring young people can follow clear progression pathways to skills and employment and maximise their life chances
- Adults: retraining and routes to better employment – Realigning the labour market to meet demand through investment in skills and employability support to support progression to better and more rewarding jobs
- Entrepreneurship and Self- Employment – Stimulating enterprise and self-employment to provide new economic opportunities
- Responding to future skills needs – Facilitating a responsive skills system to maximise growth and opportunity in the post Covid economy.

Derbyshire Economic Strategy Statement, 2015

2.40 Derbyshire Economic Strategy Statement (DESS) brought together the ambitions and growth objectives of all the local authorities, private and third sector partners across Derbyshire and sets out the opportunities to drive economic growth. It presented the economic and social change needed to deliver growth and was a strategic framework to focus activity on agreed County-wide objectives.

2.41 As a “living document” the DESS was a three-year rolling strategy, under continual review via the Derbyshire Economic Partnership (DEP) who will review and update an Action Plan on an annual basis. This will incorporate the most up-to-date information about the Derbyshire economy based on intelligence in the Local Economic Assessment and econometric forecast data.

2.42 The Statement has a vision of *“Supporting economic growth in tomorrow’s Derbyshire: preserving what makes the County special and promoting activity that is inclusive to all regardless of geography or economic disadvantage*.” In order to achieve this, three strategic themes are to be focused on; boosting investment and place making, fostering enterprise and business growth and creating the workforce to support growth.

2.43 13 objectives were set out to achieve the Vision. Of relevance to this Study were:

- Strategic Objective 2: Unlock the potential of Derbyshire’s land and property assets to attract and retain businesses and create the conditions for economic growth. Priorities included to:
    - *“Facilitate delivery of strategic employment and housing sites and support scoping/feasibility work*

   - *Promote the re-use of vacant and underused commercial, industrial and heritage buildings*
   - *Review of council-owned assets as part of a shared estate programme to identify opportunities for rationalisation and commercial development*
   - *Support enhancement of provision of quality commercial accommodation to meet the needs of creative, hi-tech and knowledge-based industries*
   - *Maximise potential of existing vacant, under-used premises or those in need of modernisation and provide follow-on space for growth businesses*
   - *Meet the accommodation needs of start-up businesses to support an enterprising culture and business growth*
   - *Investment in renewable energies, green/blue infrastructure and opportunities around ecosystem services; particularly where these unlock sites."*
- Strategic Objective 3: Attract new businesses to diversify and grow our economy
- Strategic Objective 7: Encourage more higher value added and knowledge intensive businesses to raise business productivity and rebalance our economy. Priorities included to:
   - *"Encourage the traditional manufacturing sector to move towards higher value manufacturing and services*
   - *Ensure a supply of appropriate accommodation and facilities (including high speed broadband) to meet the needs of knowledge-based industries"*

Derbyshire Local Transport Plan, 2011

2.44 This Local Transport Plan was based on a long-term transport strategy for Derbyshire County Council's administrative area which looks towards 2026. It provided a basis for transport policy over the next 15 years and helped secure funding for transport initiatives.

2.45 The strategy started with identifying a set of challenges for Derbyshire in relation to achieving transport goals:

- Supporting a resilient local economy
- Tackling climate change
- Contributing to better safety, security and health
- Promoting equality of opportunity
- Improving quality of life and promoting a healthy natural environment.

2.46 In order to combat these challenges, the following key transport priorities and investment priorities were identified:

- Well-maintained roads and rights of way
- Efficient transport network management
- Improving local accessibility and achieving healthier travel habits
- Better safety and security
- A considered approach to new infrastructure.

Housing Market Area

Derby Housing Market Area Employment Land Review, 2008

2.47 BE Group was commissioned in 2007/2008 to assess the supply, need and demand for employment land and premises in the Derby Housing Market Area. The document provided robust evidence to underpin and inform the then Local Development Frameworks of Amber Valley Borough, Derby City and South Derbyshire District Councils.

2.48 The property markets of each area were considered. The main findings for the HMA were that *"Most requirements are for offices up to 200 sqm, industrial units up to 500 sqm. This reflects the fact that most firms, some 90 percent, actually employ less than ten people. However, given the regional role that Derby has, and footloose distribution requirements attracted by the study area's key transport links (A38, A50, M1, etc), there are larger requirements up to 5000 sqm."*

2.49 In terms of Derby, it was commented that *"traditionally the city has relied on its advanced engineering industries, this has created large swathes of manufacturing land, particularly for its specialist rail and aerospace industries. This heritage remains. For various reasons the city centre has suffered from a lack of investment, leading to a poor quality stock of offices. However, this has not impacted too badly because of the success of Pride Park. As this area becomes fully developed, alternative solutions are needed. Most office demand is for 0-500 sqm suites, but there is a need for larger units, and there seems to be a shortage of larger offices of 2500 sqm plus. The effects of Derby Cityscape will address the city centre office market failings. There is still industrial demand, but few land options immediately available for them. Demand is evident still for large allocations such as Raynesway and Chellaston Business Park from developers and occupiers. Stakeholders want to see more land come forward, and this will be needed to accommodate city centre regeneration relocations. There is limited large scale distribution demand in Derby because of relatively high land values and better alternative* *options elsewhere."*

2.50 In terms of South Derbyshire, the assessment was that *"South Derbyshire has essentially a local market, as well as some strategic footloose inward investment and distribution demand along the A50 and A38 corridors. The regeneration of Swadlincote has been successful in bringing forward developable employment land. Much of the demand is focused on the key centre of Swadlincote, and generally need is for industrial space up to 1000 sqm. There is a small office market. Outside Swadlincote there is a large rural area, which contributes importantly to the economy, but is dispersed and difficult to quantify, even in the largest rural settlement of Melbourne."*

2.51 The three models were used to assess the OAN for employment land over 2006-2026:

- Projection forward of historic land take-up
- Forecast based on employment projections
- Labour supply projection.

2.52 The latter two incorporated forecasts from the East Midlands Regional Assembly. However, such forecasts, which showed strong growth in local office sectors, were judged to not reflect real world conditions in the HMA area, where industry continued to dominate. For this and other reasons the Projection forward of historic land take-up was judged the preferred method for forecasting OAN. Table 2 sets out the OAN for each authority, with or without a five-year buffer to allow for choice in the supply and a continuation of supply post 2026. This is compared against the identified 'worst case' employment land supply for each local authority area.

2.53 Against the OAN it was found that there was an oversupply of employment land in the Derby HMA. As Table 2 shows Derby had 90 ha of excess supply, the most oversupplied area of the three, but its resource was essentially above average and fit-for-purpose. South Derbyshire had a 75ha undersupply. It was predicted that Amber Valley may have to satisfy its companies needs for higher quality solutions in Derby; while South Derbyshire may have to accept that some of its companies also use Derby's plentiful land resource.

Table 2 – Employment Land Need, 2006-2026

Area	Worst Case Employment Land Supply, ha	Historic Gross Take-up, ha/year	Five Year Buffer, ha	Gross Land Need to 2026, ha, based on historic take-up rates (no buffer)	Gross Land Need to 2026, ha, based on historic take-up rates with five-year buffer
Amber Valley	92.15	3.38	16.90	67.60	84.50
Derby	227.15	5.78	28.90	115.60	144.50
South Derbyshire	56.68	5.48	27.40	109.60	137.00
Derby HMA	375.98	14.64	73.20	292.80	366.00

Note: Gross land need figures assume a consistent rate of employment land loss to alternative uses.
Source: Amber Valley Borough, Derby City Council and South Derbyshire District Council, 2007

2.54 Over time poor quality land would have to be de-allocated or redeveloped for other uses. However, new allocations would also be needed to offer viable land and property solutions to modern, growing businesses. Consequently, high profile schemes such as Cinderhill, Chellaston Business Park and Woodville, Swadlincote would be required.

2.55 Other key conclusions and recommendations included that:

Derby

- *"In Derby there is, it seems, an extreme oversupply of employment land. However it is the economic driver for the sub-region and it would seem contradictory to deallocate land, unless absolutely necessary. Its employment land base also provides solutions for retail, leisure and sui generis uses, given the complex nature of its property/employment market, being a city…. it could also be argued that it offers surplus capacity to* [Amber Valley] *to accommodate business that cannot find an appropriate land or property solution to the north.*
- *Care is needed to limit further out-of-town office development to support the city centre's regeneration. However, there will be companies that will want to occupy space in such locations, so it cannot be stopped entirely*

- *There is a lack of immediately available industrial land in Derby. This is constraining Derby Cityscape's relocation strategy. A priority for the public sector is to facilitate the servicing of suitable sites….*
- *Derby does not have an issue with poor quality employment land or areas. Obviously, some of the land will be expensive to remediate and bring forward; but even the low quality sites are likely to be developed and contribute to the economy."*

South Derbyshire

- *"South Derbyshire has an undersupply of land based on historic take-up rates. Sites Woodville, Drakelow and Willington may be suitable although there are possibly substantial infrastructure costs associated with them. Certainly more land is needed to service Swadlincote, the area to the north of Occupation Lane Woodville site seems sufficient for this. Elsewhere the District may be able to utilise some of Derby's surplus – potentially the good quality Chellaston Business Park, which lies close to its northern border."*
- South Derbyshire similarly did not have an issue with poor quality employment land or areas. *"There is limited property availability in Melbourne. The public sector should look at the support it can give to develop small business space, both industrial and office"*
- Land at the Drakelow and Willington former power station sites and sites in Swadlincote and Woodville, offer potential to improve the District's land supply. Drakelow and Willington have potential to meet East Midland's requirement for strategic distribution sites.

General

- There was good demand for, and a shortage of, micro-business space, especially industrial workshops, i.e., up to 100 sqm throughout the HMA. These are suitable for new start-ups, etc. Potential locations include Swadlincote and Melbourne in South Derbyshire. There was a lack of managed workspace. While this was more of an issue outside Derby, there could be scope for more traditional managed workspace in the City as well
- Although most companies are only looking for moderate quality premises, this was changing. There was a need for better quality land and premises, albeit only for a smaller proportion of businesses
- "*Given strong freehold demand, investigate the feasibility of providing small, serviced, freehold development plots. Target at owner-occupiers, rather than*

developers. Each scheme should comprise of up to 2 ha providing initially 5 to 10 0.1-0.2 ha plots. These would be offered on a long leasehold basis to ensure some control of the scheme to keep it well planned, clean and tidy. Suggested locations are … Derby, Swadlincote and Melbourne."

Derby HMA Employment Land Review: Forecasts Update, 2013

2.56 This study assessed the need and demand for employment land and premises in the Derby Housing Market Area, partially updating BE Group's 2008 study, discussed above. The document provided updated forecasts of requirements for employment land over the 2008-28 plan period for each of the three local authorities areas which together constitute the Derby HMA.

2.57 The report did not assess the supply of employment land and floorspace, nor did it consider the supply-demand balance as commissioning authorities considered that the supply-side position has not changed substantially over this period.

2.58 In terms of forecasting the OAN for three local authority areas, the methodology used involved forecasting future demand for employment land using labour demand forecasting (based on Experian data), past completions, comparing 10 and 20 year trends and a policy-on labour supply scenario. The results are set out in Table 3

Table 3 – Summary of Forecasts, Local Authorities, 2008-28

Land Requirement (Ha)	Amber Valley	Derby	South Derbyshire	HMA Total
Labour Demand	21.7	26.6	46.69	94.99
Policy-On Labour Supply	52.0 - 72.0	130.2 - 129.7	69.29 - 91.19	273.29
20 Year Completions	32.5	142.3	122	296.8
30 Year Completions	15.8	132.7	164	312.5

Source: Amber Valley Borough, Derby City Council and South Derbyshire District Council, 2013

2.59 The results set out in Table 3 indicated that:

- The Labour Demand Scenario, based on the Experian forecasts, indicated a very limited requirement for additional employment land. Additional employment land was required in this scenario primarily to provide a choice of sites.
- This scenario (labour demand) however supported very moderate levels of employment growth and was perhaps not the most appropriate basis to plan for, given expected growth in the population and associated growth in labour supply. This could constrain the potential of the economy to perform better than indicated in the forecast and/or result in growth in out-commuting or continued subdued levels of economic participation;
- The Labour Supply Policy-On Scenario modelled a requirement for employment land of 193 ha, to which the 80 ha margin was added. This scenario supported employment growth in line with growth in labour supply. However arguably it was based on an optimistic set of assumptions about employment growth within the HMA, based on the current evidence, and particularly strong performance of the manufacturing sector relative to past trends.
- Looking at the forecasts based on past completions, both the 10 and 20 year completions trends showed much stronger completions than have occurred over the last 4 years. Over the first four years of the plan period, gross completions averaged 7.2 ha/year. If this was projected forward it would have supported demand for 144 ha over the 20 year plan period.
- Projecting past completions forward would result in a requirement for 297 – 312 ha of land, however this was likely to over-estimate land requirements as the trend data includes completions, redevelopment and intensification on existing employment sites.

Derby

Derby City Local Plan, Part 1 – Core Strategy, 2017

2.60 The Derby City Local Plan, Part 1 was adopted in 2017 and set out Derby's development strategy to 2028. Relevant parts of the Spatial Vision for the City indicated that *"By 2028, Derby will be an attractive, thriving, healthy, lively city of growth, opportunity and innovation for all. It will be recognised nationally and internationally as the UK's number one high tech city underpinned by its portfolio of higher value, engineering and knowledge based employment. It will also be recognised as a regional centre for tourism led by an international reputation for creativity in technology and the arts.*

2.61 *It will continue to be home to world-leading brands, including Rolls-Royce, Bombardier, intu, the University of Derby and, just outside the city itself, Toyota. It will have improved economic and transport links to East Midlands Airport and St Pancras International, facilitating stronger links with continental Europe.*

2.62 *New office development will also have been bought forward across the City Centre, partially facilitated by the Council's Regeneration Fund, which will have provided a further boost to the City Centre's economy"*

2.63 To meet the Vision, Spatial Objective 4 was *"To strengthen Derby's economy by making the city an attractive location for major employers and inward investment, especially high tech and creative industries, by supporting businesses to start up, survive and grow, delivering new communications infrastructure and retaining wealth by ensuring people have the opportunity to obtain the skills necessary to match jobs available."*

2.64 'Policy CP9 - Delivering a Sustainable Economy' noted that *"The Council is committed to realising the vision of a thriving, sustainable economy that contributes to making the D2N2 Local Enterprise Partnership area more prosperous, better connected and increasingly economically resilient and competitive. In order to help achieve this vision, the Council will:*

- *(a) encourage proposals that create new jobs and help to implement the Council's Economic Strategy, subject to the provisions of this Plan*
- *(b) identify sufficient land, of an appropriate quality and in appropriate locations to meet the needs of a thriving, sustainable economy*
- *(c) focus on creating a culture where enterprise thrives, ensuring that workforce skills match business needs and maximising quality of life for residents*
- *(d) use public sector assets to help facilitate economic development.*

2.65 *More specifically, the Council will encourage proposals which:*

- *1. contribute to an enterprise culture with innovation and creativity*
- *2. support the growth and continued success of existing companies in the D2N2 area, particularly companies related to transport equipment manufacturing*
- *3. provide relocation opportunities, particularly where it would enable regeneration*
- *4. improve Derby as an investment proposition*
- *5. help to address barriers to employment*

- *6. contribute to the alignment of the supply and demand of skills*
- *7. positively influence young people's career aspirations*
- *8. reinforce cultural / leisure facilities and the city's infrastructure*
- *9. take advantage of opportunities in the low carbon economy sector*
- *10. realise the potential of Derby's heritage and tourism assets*
- *11. contribute to the development of vibrant City and District Centres.*

2.66 *In addition to the aspirations of the Economic Strategy, the Council will also encourage proposals which:*

- *12. help to make businesses more energy and resource efficient*
- *13. provide a range of new business premises including affordable workspace*
- *14. enhance digital connectivity across the City*
- *15. help to realise economic benefits of the expansion of the high speed rail network, electrification of the Midland Mainline and the ongoing success of East Midlands Airport."*

2.67 Table 4 sets out the employment land supply as of 2011 with 199 ha (gross) of new employment land allocated to accommodate a range of employment generating activities in 'Policy CP10 - Employment Locations.' The majority of demand for new land will be met at four strategic employment locations:

- The Central Business District (Policies CP11 and AC2, discussed below)
- The Derwent Triangle, Chaddesden (Policy AC11) – 28 ha of land to the rear of Wyvern Retail Park was allocated for the development of new employment generating uses, including B1, B2 and B8 development
- Derby Commercial Park, Raynesway (Policy AC12) - 64.7 ha of land at the southern end of Raynesway is allocated for the development of new employment generating uses, including B1, B2 and B8 development
- Land South of Wilmore Road, Sinfin (Infinity Park Derby) (Policy AC15) – 86.8 ha of land is allocated to the south of Wilmore Road for the development of a new high quality business park accommodating B1, B2 and B8 uses. *"The site is identified for the development of a unique, innovation and technology park that will showcase and support innovation related to the automotive, rail, aerospace and energy sectors. It will provide high quality accommodation for companies in the manufacturing and manufacturing services sectors. The first development within the 'Infinity Park Derby' area of the site will be an 'Innovation Hub' including an*

'Innovation Centre'. The Innovation Centre will provide managed workspace and showcase R&D facilities, networks and support that will be offered to companies locating in this area of the City."

Table 4 – Employment Land Supply 2011

Proposed Sites	Gross Site Area at 2011 (ha)	Net Site Area at 2011 (ha)
Land South of Wilmore Road	86.8	50
Derwent Triangle	28	23
Derby Commercial Park	64.7	40
Mixed Use Allocations	7.4	7
Saved Non-Strategic Employment Allocations	10.1	6
City Centre Sites	2	2
Employment Land Supply	199	128

Source: Derby City Council, 2017

2.68 Against this supply, the Local Plan identified needs to be in the region of 150.5ha to 2028 (Table 5).

Table 5 – Calculation of Indicative Employment Land Requirement

Proposed Sites	Hectares
Indicative HMA 'Net' Need 2008-2028	98
Replacement of HMA Losses	98
Flexibility Margin	80
Indicative HMA 'Gross' Need 2008-2028	276
DUA Distribution (56%)	154.5
New Land Completed 2008-2011	4
Indicative DUA 'Gross' Need 2011-2028	150.5

Source: Derby City Council, 2017

2.69 In comparison to the forecast need, the gross amount of land allocated for employment uses in this Plan, 199 ha, provided an oversupply. The allocation of this amount of land represented the continued allocation of sites that have been identified for many years in previous Local Plans but are yet to be developed.

2.70 The apparent oversupply of allocated employment land was not considered to be a significant issue as the majority of the proposed supply is made up of large strategic sites with major infrastructure requirements. In reality, it was estimated that the net developable supply was closer to 128 ha once major infrastructure requirements had been taken into account. A supply figure of 128 ha equated to an undersupply of approximately 22.5 ha when compared to the indicative forecast.

2.71 It may thus be necessary to identify additional employment land through the Local Plan Part 2, particularly if the net developable area of the strategic employment sites reduced any further.

2.72 The Local Plan stated that it is important that existing employment areas which, are fundamental to the operation of the local economy, should be retained, intensified and recycled primarily for the development of employment uses. Such areas included:

- The Rolls-Royce Campus, Sinfin
- Pride Park and Wyvern Business Park
- The Railway Technical Centre (RTC) and Bombardier
- Raynesway, including Rolls-Royce Marine Power
- Ascot Drive
- Mansfield Road and Alfreton Road corridors.

2.73 Proposals for alternative uses within these areas would only be permitted where it can also be demonstrated that proposals:

- *"(l) would not undermine the overriding industrial/commercial character of the area*
- *(m) would not devalue the employment generating potential of the area; and*
- *(n) would not lead to the loss of important units or areas of land."*

2.74 Policy CP10 also stated that new business and industrial development in other areas of the city will be permitted provided that it:

- *"(a) does not conflict with the objectives of this Plan*
- *(b) would not adversely impact upon the amenity of nearby residents*
- *(c) is well integrated into the urban area*
- *(d) would not lead to a significant oversupply of employment land*
- *(e) would contribute to the aims and objectives of Policy CP9*
- *(f) in the case of office development, it would meet the requirements of Policy CP11" (discussed below).*

2.75 The delivery of new employment land within strategic housing developments would be encouraged where it would meet the criteria above, would not prejudice housing delivery and would create a more sustainable form of development. The loss of employment land to other uses would only be permitted where it can be demonstrated that:

- *"(g) the alternative use would benefit the economy of the city or other strategic objectives of the Plan*
- *(h) existing land or buildings no longer meet modern requirements and that they have been adequately marketed for employment use for a reasonable period of time*
- *(i) the employment land supply would not be unduly affected in terms of quantity or quality*
- *(j) surrounding uses would not be adversely affected and in the case of sites near to residential areas would lead to an improved environment for residents*
- *(k) in the case of residential proposals, a satisfactory living environment can be created."*

2.76 In terms of Office Developments, 'Policy C11 – Office Development' stated that the Central Business District (CBD) was the preferred location for the development of new offices. Office development elsewhere in Derby would be subject to a sequential test, should complement CBD development, facilitate inward investment and contribute to the aims and objectives of Policy CP9, as noted above.

2.77 Focusing new office development within the City Centre would support regeneration initiatives and raise the profile of the area as a sustainable office location. It would create a critical mass of City Centre employees and help to boost the overall vitality and viability of the City Centre.

2.78 Previous office development was focused in Pride Park which successfully regenerated Pride Park but this was at the detriment of the town centre. With this regeneration now being considered complete, the focus is returning to the City Centre.

Derby City Council Plan, 2022

2.79 This document set out plans for the 2022-2025 period to improve the city and life experiences for citizens. In order to achieve this the Council set out four key areas they will focus on:

- Green City – which will involve leading communities and partners to make a difference in tackling the climate emergency and creating a more sustainable way of living
- City of Growth – which involves building upon the City's current significant employers and diversifying while becoming a smart, super connected city that has the right skills, jobs and space
- Vibrant City – which involves building upon the City's current status as a historic city and a UNESCO world heritage site by reinvigorating the City Centre and developing the cultural offer
- Resilient City – which involves reducing inequalities and improving health and wellbeing.

Derby Economic Recovery Plan, 2020

2.80 Derby City Council outlined their priorities for recovery after the Covid-19 Pandemic. The plan was built around three key areas:

- Maintaining short-term confidence amongst local businesses and external investors
- Diversifying the City Centre and Derby's employment base
- Decarbonising the City.

2.81 Projects are expected to include help for those made redundant from Rolls Royce to find alternative employment or launch their own businesses; Future High Streets Fund bids, considering how money awarded from the Government's Transforming Cities Fund can assist the economic recovery. The programme task force is now progressing further proposals to create new jobs in clean technology sectors, up-skill the city's workforce and support business start-ups and scale-ups.

Derby Economic Growth Strategy and Delivery Plan, 2018

2.82 This report set out Derby's strategy for achieving Economic Growth for the 2018-2022 period. The vision for Derby's economy in 2022 was *"An inclusive, modern city economy, creating innovative goods and services, producing competitively and collaborating regionally and globally to maximise local growth that works for all".* It is based around four cross-cutting themes:

- Productive Derby – Improving the city's reputation for skills, infrastructure and leadership, particularly appealing to entrepreneurs

- Innovative Economy – Realising talent and commercial potential, reinforcing major companies, scaling up SMEs and driving up skills
- Collaborative Economy – Making Derby an outward looking trading partner in wider economies
- Whole-city economy – Making opportunity for all people and businesses to share in economic growth, strengthening economic and physical links across the city and engaging young people through education and aspiration.

2.83 The delivery plan set out the aspirations of the Strategy under five delivery priorities.:

1. *Digital Skills:* to capture opportunities of smart productivity and address the skills deficit. Work will include supporting development of the Derby Science and Innovation Campus, bringing together existing successful organisations to create a new Science and Innovation Campus for the Midlands based at Infinity Park Derby. The three key components were:
   - University of Derby Science Park
   - Nuclear Advanced Manufacturing Research Centre (NAMRC)
   - Advanced Manufacturing Skills Academy.

   Also, to establish a proposition and delivery plan for a managed grow-on workspace in Derby City Centre available on flexible licence terms (‘Connect Derby Plus’). This would offer office/studio space for knowledge-based, creative or professional services companies requiring meeting space and room to grow, with potential for dedicated space for R&D, product development and test facilities for manufacturing, engineering and scientific businesses.
2. *Business Incubation and Scale Up*: to build a more diverse and productive business base and to drive commercialisation of R&D
3. *Vibrant Learning City:* to forge closer links between schools, further and higher education and employers, to help re-invent the city centre and to attract and retain skilled workers
4. *Connected Metro*: to maximise HS2 opportunities and connect all into the economy
5. *International Economy*: to improve service exports and maintain international competitiveness.

Derby City Centre Vision – Ambition, 2022

2.84 This Ambition document provides the first step towards a new vision for Derby City Centre, replacing the Derby City Centre Masterplan (2016), by suggesting ideas and potential interventions.

2.85 Suggested ideas and interventions include strengthening the office market in the centre, and especially in the CBD. This would involve a package of measures that will convince potential occupiers to choose the city centre over other location options and for a viable office market to be sustained. This would also involve more flexible, multi-use workspaces in which people can meet more informally to have a coffee and a business chat as well as promoting more cafes, bars and restaurants.

2.86 The northern part of the city centre is suggested for a diverse Creative Industries Quarter. To support this, stakeholders will investigate the potential for Enterprise Zone status here. *"The Creative Quarter should include incubator and move-on space and should be developed in conjunction with the University of Derby and other partners. Vacant upper floors within the area should be adapted to office space where feasible and where residential is not the preferred use."*

2.87 Other relevant options considered include to

- *"Consider how we might encourage office uses on Pride Park to relocate into the city centre*
- *Pursue opportunities to secure Government departmental / public sector re-locations*
- *Encourage large employers within the city and wider area to commit to greater presence and visibility within the city centre."*

Infinity Garden Village Framework Document, 2021

2.88 This document sets out the plans for a new garden village to be built in between Sinfin and Chellaston. The village would be a cross boundary site between Derby and South Derbyshire. The attractive and well-designed village will predominantly offer housing, employment and a new integrated transport link. Around 2,000 homes are proposed on a recently allocated site within South Derbyshire together with a smaller site within the City. Employment opportunities already exist within the village but through allocations this employment area will grow significantly both within the City and in South Derbyshire to over 70 ha of high quality employment space, targeted at the transport equipment manufacturing and aerospace industries located between the Rolls-Royce aerospace HQ at Sinfin and the A50. The village also includes the potential for further housing expansion to the east.

2.89 Specifically, the Garden Village will be 180 ha in size and will include 2,000 homes with further potential for 1,000 more. There will also be additional employment space made up of a 437,000 sqm extension of Infinity Park Derby in Derby and a further 30 ha in South Derbyshire.

Derby Local Transport Plan, 2011

2.90 The Local Transport Plan was created to help the Council, its partners and their local communities, plan for transport in the way that best meets the needs of the local area over the 2011-2026 period. The vision of the strategy was to provide people living and travelling within Derby with viable travel choices and effective and sustainable transport networks.

2.91 Associated with achieving this vision, the following goals were laid out:

- To support growth and economic competitiveness, by delivering reliable and efficient transport networks
- To contribute to tackling climate change by developing and promoting low-carbon travel choices
- To contribute to better safety, security and health for all people in Derby by improving road safety, improving security on transport networks and promoting active travel
- To provide and promote greater choice and equality of opportunity for all through the delivery and promotion of accessible walking, cycling and public transport networks, whilst maintaining appropriate access for car users
- To improve the quality of life for all people living, working in or visiting Derby by promoting investment in transport that enhances the urban and natural environment and sense of place.

South Derbyshire

South Derbyshire Local Plan, 2016

2.92 The South Derbyshire Local Plan was adopted in 2016 and set out the area's development to 2028. *"The vision for South Derbyshire is one of sustainable growth, renewal and opportunity. By 2028, the economy will have grown with more jobs in a more diverse business environment supported by a more skilled workforce. Local communities will be healthy and inclusive and will have access to a range of jobs, housing, education, health, shops, services, facilities and green space by a choice of travel options including public* *transport and other non-car modes.”*

2.93 Relevant Strategic Objectives to active the Vision included:

- *“3. To enable, support and promote a robust and diverse economy, resistant to downturns and providing a strong base for sustainable growth which respects environmental limits and safeguards natural resources.*
- *13. To ensure growth in South Derbyshire is co-ordinated with development in adjoining areas both within and outside the Derby HMA.”*

2.94 ‘Policy S5 Employment Land Need’ identified a need for 276 ha to meet E(g), B2 and B8 employment land needs across the HMA during the plan period, reflecting the findings of the Derby HMA Employment Land Review: Forecasts Update, 2013 but including compensation for anticipated losses of established employment land and premises.

2.95 As Table 6 shows, this requirement has been divided between 3 areas – the Derby Urban Area – Derby City and development adjacent but outside the City boundary, the remainder of South Derbyshire and the remainder of Amber Valley. It was split on a proportionate basis, reflecting the distribution of new housing development between these areas. South Derbyshire’s needs will thus include a share of the Derby Urban Area requirement plus the 53 ha for the ‘Remainder of South Derbyshire’, the latter reducing to 42.27 ha with completions over 2008-2011.

Table 6– Employment Land Requirement

Area	Percent of Housing Growth	Employment Land Need 2008 - 2028	Developed 2008 - 2011	Outstanding Requirements 2011 - 2028
Derby Urban Area	55.8	154 ha		
Remainder of Amber Valley	25.1	69 ha		
Remainder of South Derbyshire	19.1	53 ha	10.73 ha	42.27 ha
Total		**276 ha**		

Source: South Derbyshire District Council, 2016

2.96 To meet the above needs, ‘Policy E1 Strategic Employment Land Allocations 2011-2028’ identified new and committed employment land allocations (see Table 7). Alongside other available land these provided a total of 82 ha of employment land.

2.97 'Policy E2 Other Industrial and Business Development' identified that the development for E(g)/B-Class uses will be permitted where:

- *"The site lies within or on the edge of the Swadlincote urban area, Derby or Burton upon Trent, or a Key or Local Service Village; or*
- *The proposal is for the expansion of an existing business; or the proposal is for the redevelopment of established industrial or business land or premises."*

Table 7 – Strategic Employment Land Allocations

Policy No.	Location	Area, ha
New Land		
E1A	Cadley Hill, Swadlincote	3.0
E1B	Hilton	7.0
E1C	Woodville Regeneration Area	12.0
Committed Land		
E1D	Tetron Point	8.08
E1E	Dove Valley Business Park	19.27
E1F	Former Drakelow Power Station	12.0
E1G	Cadley Hill, Swadlincote	5.0

Source: South Derbyshire District Council, 2016

2.98 'Policy E3 Existing Employment Areas' identified that redevelopment or changes of use of existing industrial and business land and premises for non E(g)/B-Class will only be permitted where:

- *"The existing use is significantly harmful to the amenity of neighbouring land uses in terms of noise, vibration, visual qualities, air quality or traffic generation, and this cannot be satisfactorily overcome by other means; or*
- *It can be demonstrated that there is no demand for the use of the site or premises for Use Class B1, B2 and B8 purposes and that the development proposals would not unduly inhibit existing or planned neighbouring land uses."*

2.99 Policies E4-E6 identified specific strategic areas for employment development:

- 'Policy E4 Strategic Location for Sinfin Moor Employment Site Extension' – 30 ha was safeguarded with the potential to create an extension to Derby City's proposed Infinity Park at Sinfin Moor

- 'Policy E5 Safeguarded Employment Sites – Dove Valley Park' – 28.3ha, to the north of Dove Valley Business Park, was allocated for B2/B8 industrial and warehouse units of 15,000 sqm or larger
- 'Policy E6 Woodville Regeneration Area' – The Woodville Regeneration Area was protected for employment-led redevelopment, to enable the economic, social and environmental regeneration of Woodville and Swadlincote. Redevelopment of the site should incorporate 12 ha of employment development and up to 150 new dwellings.

2.100 'Policy E7 Rural Development' identified that *"development proposals which diversify and expand the range of sustainable employment activities on land outside of settlement boundaries will be supported by the Council provided they support the social and economic needs of the rural communities in the District."* Proposals for the re-use, conversion and replacement of existing buildings and development of new buildings in rural areas will be supported where:

- *"It is supported by a sound business case*
- *The local highway network is capable of accommodating the traffic generated*
- *Development will not give rise to any undue impacts on neighbouring land*
- *It is well designed and of a scale commensurate with the proposed use*
- *Visual intrusion and the impact on the character of the locality is minimised."*

South Derbyshire Economic Development and Growth Strategy 2023-27

2.101 This strategy will contribute to the achievement of the aims set out in South Derbyshire's Corporate Plan 2020-24, in particular:

- *"Working with residents, businesses and partners to reduce their carbon footprint*
- *Enhancing the appeal of Swadlincote town centre as a place to visit*
- *Supporting social mobility to ensure people have the opportunity to access skilled jobs, higher and further education*
- *Attracting and retaining skilled jobs in the District*
- *Supporting unemployed residents back into work*
- *Encouraging and supporting business development and new investment in the District."*

2.102 The process of developing the new strategy involved telephone interviews being conducted with 100 local businesses in order to identify key issues and trends in the economy. The key challenges to doing business in South Derbyshire, identified by the respondents, included:

- Broadband connectivity
- Social mobility
- Town centre regeneration (in light of the pandemic)
- Low carbon development
- Skills and employability.

2.103 Building on that research, Economic Development and Growth Strategy set out the following economic vision for South Derbyshire, *"To promote greater sustainable economic development and growth in South Derbyshire, in order that it becomes a more prosperous place to live, with better jobs and prospects for its residents and businesses".* The Strategy was also structured to reflect the D2N2 Economic Recovery Strategy, utilising its themes of:

- Business Support and Productivity
- Low Carbon / Clean Growth
- Connectivity and Inclusion.

2.104 These themes were expressed as ambitions in the Economic Development and Growth Strategy, reflecting the need for the joint commitment of the public, private and voluntary/community sector organisations operating in South Derbyshire and, in some instances, the availability of external funding.

2.105 The strategy included a SWOT Analysis of South Derbyshire's business support and productivity. The availability of employment land and redevelopment sites was identified as a strength of the area while a *"limited supply of small and 'grow on' workspace, including managed accommodation on flexible terms"* was identified as a weakness. Finally, the analysis identified the following opportunities:

- The potential of East Midlands Freeport development
- Large brownfield sites with potential for new business development/expansion, including the former power station sites at Drakelow and Willington
- Town Centre redevelopment sites
- Attraction of inward investment from companies in the supply chains of large businesses.
- Proximity to initiatives such as Infinity Park, SmartParc, MIRA Technology Park

and East Midlands Enterprise Gateway.

2.106 The strategy identifies Local Plan allocations for employment development as follows::

- Woodville Regeneration Area (35 ha of mixed-use development)
- Former Drakelow power station (282 ha including the 110 ha Drakelow Park Scheme where a new settlement is under construction)
- Former Willington power station (34 ha of brownfield land)
- Infinity Park Derby (30 ha extension of the Derby Employment Area expected to be allocated within the next South Derbyshire Local Plan).

South Derbyshire Sustainable Community Strategy, 2017

2.107 This document sets out South Derbyshire Partnership's vision and priorities for the district and how they will work collaboratively to achieve them. The priorities set out were:

- Children and young people – which involves raising young people's aspirations, making sure they are resilient and protected from harm and supporting vulnerable families
- Healthier Communities – which involves reducing health inequalities, improving physical and mental wellbeing and supporting older people with dementia and other conditions
- Safer and stronger communities – which involves drug safety, the safety of the community as a whole and increasing the voluntary sector
- Sustainable development – which involves making South Derbyshire a more prosperous, better connected and resilient economy as well as a better place to live and work through supporting the National Forest.

South Derbyshire Corporate Plan, 2020

2.108 This document sets South Derbyshire's District Council's vision and values for the 2020-2024 period as well as concentrating on the issues that are most important to the people who live and work in South Derbyshire. The vision laid out is to make South Derbyshire a great place to live, visit and invest. Additionally, the plan identifies three key priorities which include South Derbyshire's environment, people and future.

Summary

2.109 Derby's strategies aim to strengthen the economy by making the location attractive for major employers and inward investment. Particularly, the city is seeking a strong presence of high-tech and creative industries. Derby aims for the office-based activity to be concentrated within the City Centre, shifting the focus away from the successfully regenerated Pride Park.

2.110 South Derbyshire's strategies aim to create a more robust and diverse economy that provides a strong base for sustainable growth and development. Like Derby, South Derbyshire aims to attract investment and support businesses but also there is an emphasis placed upon maintaining the success of its manufacturing sector and maximising the potential of The National Forest.

2.111 The Derby City Local Plan, adopted in 2017, stated there was a gross employment land supply of 199 ha as of 2011. The majority of the demand was to be met at four strategic locations:

- The Central Business District
- The Derwent Triangle, Chaddesden (28 ha)
- Derby Commercial Park, Raynesway (64.7 ha)
- Infinity Park Derby, Sinfin (86.8 ha).

2.112 The South Derbyshire Local Plan, adopted in 2016, identified a total supply of 82 ha of employment land. Supply is focused at seven strategic employment sites with Dove Valley Business Park (19 ha), Woodville Regeneration Area (12 ha) and the Former Drakelow Power Station (12 ha) being the largest allocations.

2.113 The 2023 South Derbyshire Employment and Growth Strategy expected future development to take place at the following locations:

- Woodville Regeneration Area (35 ha of mixed-use development)
- Former Drakelow Power Station (282 ha including the 110 ha Drakelow Park Scheme where a new settlement is under construction)
- Former Willington Power Station (34 ha of brownfield land)
- Infinity Park Derby (30 ha extension of the Derby Employment Area expected to be allocated within the next South Derbyshire Local Plan).

2.114 BE Group's 2008 Derby HMA Employment Land Review found that most requirements in the HMA were for offices up to 200 sqm and industrial units up to 500 sqm. However, given the regional role that Derby has, and footloose distribution requirements attracted by the study area's key transport links (A38, A50, M1, etc), larger requirements of up to 5,000 sqm can also be attracted to the sub-region.

2.115 The preferred historic land take-up forecast model found that there was an oversupply of employment land in Derby, 90 ha excess, while South Derbyshire had an undersupply of 75 ha. It was also concluded that Amber Valley might need to fulfil its higher-quality needs in Derby, while South Derbyshire might also have to utilise Derby's surplus land.

2.116 The 2013 Derby HMA Employment Land Review Forecasts Update provided updated forecasts of requirements for employment in the HMA land over the 2008-28 plan period. The report did not assess the supply of employment land and floorspace, nor did it consider the supply-demand balance as commissioning authorities considered that the supply-side position has not changed substantially over this period.

2.117 The study compared a number of different forecast methods. The Labour Demand Scenario suggested a limited need for employment land with 95 ha required over the period. The Labour Supply Policy-On Scenario modelled a higher requirement of 193 ha, to which the 80 ha margin was added. However, this was arguably based on an optimistic set of assumptions about employment growth within the HMA. Finally, projecting past completions forward resulted in a requirement for 297-312 ha of land which was likely an over-estimate of land requirements as the trend data included completions, redevelopment and intensification on existing employment sites. The report made the final caveat that *'Planning based on these forecasts may hinder investment in regenerating existing employment sites. While the forecasts provide a basis for policy development, they do not provide a definitive recommendation for specific land requirements.'*

2.118 Both Derby and South Derbyshire will benefit from current regional initiatives such as the Midlands Engine Vision for Growth which aims to close the GVA gap between the Midlands and the rest of the UK by 2030 through increased productivity and competitiveness. Meanwhile, the East Midlands Freeport will provide customs and tax benefits to three sites – East Midlands Airport and Gateway Cluster, East Midlands Intermodal Park and Ratcliffe-on-Soar Site. The Freeport has a number of aims including incentivising new innovative, high-value, low carbon investment in the manufacturing and logistics sectors and boosting international trade in high-value manufacturing goods.

2.119 More specifically, the East Midlands Intermodal Park is a planned Strategic Rail Freight Interchange (SRFI) located next to the A38/A50 Burnaston Interchange and south of the Toyota manufacturing plant in South Derbyshire. The proposal will provide a more efficient, cost-effective and a sustainable method of moving large volumes of freight in the sub-region which will reduce greenhouse gas emissions in industrial and energy production while contributing to economic growth.

3.0 SOCIO-ECONOMIC PROFILE

Introduction

3.1 This section provides a summary profile of the socio and economic conditions of Derby and South Derbyshire. It aims to provide the socio-economic context which shapes employment land demand and supply factors in the study area to facilitate sustainable growth. Data used includes 2021 Census information available as of October 2022.

3.2 Where relevant, data has also been gathered for Amber Valley to provide an analysis of the whole Derby HMA. Regional and national comparators are also undertaken. Please note an analysis of local commuting patterns is included in the analysis of the Functional Economic Market Area in Section 6.0.

Demographic Assessment

3.3 At the time of the 2021 Census, Derby had a population of 261,400 while South Derbyshire's population was 107,200, less than half the size of Derby's (See Table 8). With another 126,200 in Amber Valley the total HMA population was 494,800 in 2021 which was 10.9 percent of the East Midlands population.

Table 8 – Population Change, 2011-2021

	2011	2021	Change 2011-2021	
			No.	Percent
Derby	248,752	261,400	12,648	5
South Derbyshire	94,611	107,200	12,589	13
Amber Valley	122,309	126,200	3,891	3
Derby HMA	*465,672*	*494,800*	*29,128*	*6*
East Midlands	4,533,222	4,880,200	346,978	8
England	53,012,456	56,489,800	3,477,344	7

Source: Census, 2011, 2021

3.4 Since between the 2011 and 2021 Censuses, the population of all parts of the HMA have grown but South Derbyshire has seen an exceptional gain of 12,589 people or 13 percent growth. By comparison, while Derby saw a similar gain of population numbers this only represented five percent growth on 2011. Amber Valley, whilst having a larger overall population than South Derbyshire only gained 3,891 jobs or three percent growth over 2011-2021. As a result, population growth for the HMA as a whole was six percent, only slightly below East Midlands and English averages.

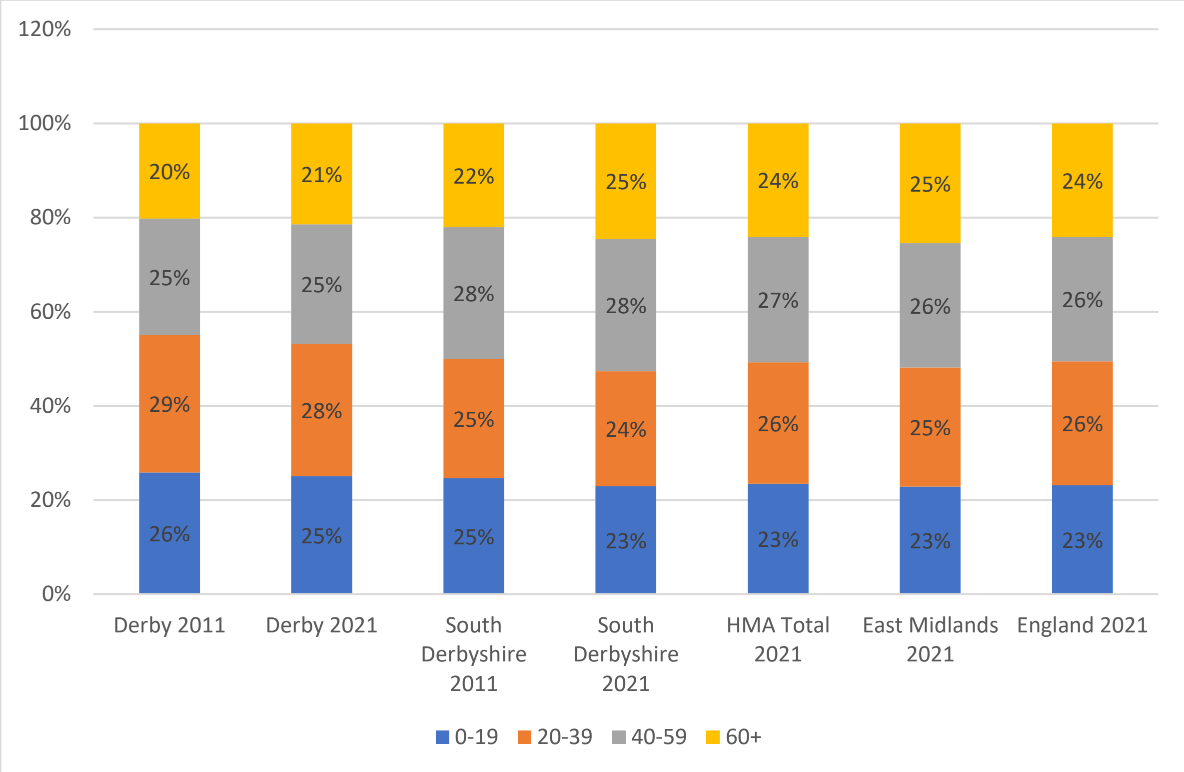
3.5 It should be noted that a high proportion of the population growth in South Derbyshire will have taken place in the new housing estates which are on the edge of Derby, in the Derby Urban Area (DUA). Thus, although they fall outside of the Derby Local Authority Area they still reflect growth of the wider Derby Conurbation.

3.6 Published 2021 Census statistics allow for a more detailed analysis of the composition of the populations in each area. Consequently, Figure 2 provides an age profile, detailing the proportion of the population in each age category, compared with 2011 Census data for Derby and South Derbyshire. This shows the following:

- Derby – Derby had a noticeably younger population than South Derbyshire or wider averages. 53 percent of the population were under 40 in 2021, compared to wider averages of 47-49 percent. A quarter were under 20. In part, this will reflect the high student population attending the University of Derby and local colleges. However, the bulk of the population growth since 2011 has been in the 60 plus group which increased to 21 percent of the population by 2021. The proportion under 40 reduced by two percent over 2011-2021
- South Derbyshire – The strong population growth over 2011-2021, noted above, was focused in the 60 plus cohort who increased from 22 percent of the population in 2011 to a quarter in 2021. As was the case in Derby, the proportion under 40 reduced over the decade, from half to 47 percent.

3.7 As noted above, there will be overlap between growth in Derby and South Derbyshire in the DUA.

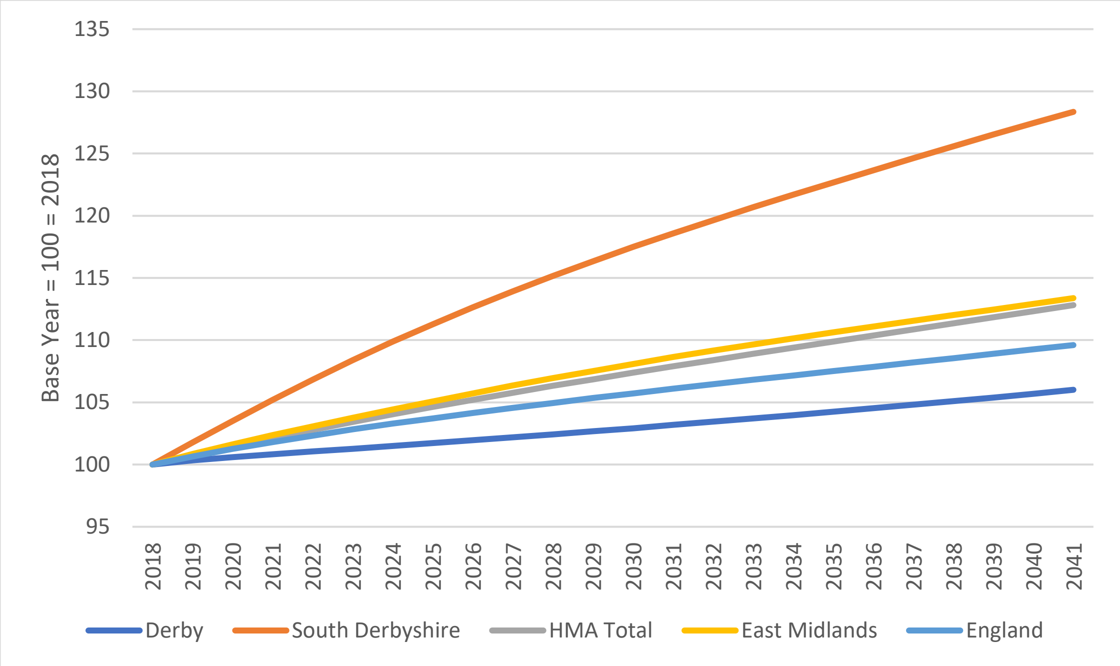
Figure 2 – Population Structure, 2011 and 2021



Source: Census, 2011, 2021

3.8 Additionally, it is important to understand the future projections for the population as they will have an impact on labour force growth and thus employment land requirements. The link between forecast employment growth and land needs is considered further in Section 8.0. Figure 3 compares the ONS forecasted population growth rates for each area to 2041, using 2018 as the base year. The graph shows that South Derbyshire is projected to grow at a considerably faster rate than all other areas, growing 28 percent to 134,121 by 2041, reflecting its growth since 2011. Derby is expected to grow at the slowest rate, growing only six percent to 272,635 by 2041, noticeably slower than that projected for the HMA overall and regionally (13 percent respectively), and nationally (10 percent).

Figure 3 – Population Projections, 2018-2041



Source: Population Projections, 2018

3.9 Table 9 breaks down this population change with the majority of South Derbyshire's population growth to being attributed to a 60.6 percent growth in the over 60's age bracket. Growth in the over 60's age cohort is responsible for the majority of the population growth in Derby as well. Interestingly, South Derbyshire is projected to experience positive growth in all population brackets while Derby is projected to lose a small portion of its population under 19 and between 40 and 59 (losing 3.6 and 2.1 percent of the population groups respectively) while experiencing minimal growth in its population aged 20-39 (increasing by 2.6 percent).

Table 9 – Population Split by Age Range, 2018-2041

	Derby		South Derbyshire		HMA Total	
	Change by 2041	Percent Change	Change by 2041	Percent Change	Change by 2041	Percent Change
0-19	-2,380	-3.6	3,743	15.4	2,739	2.3
20-39	1,853	2.6	4,797	19.1	8,851	7.1
40-59	-1,355	-2.1	5,892	19.7	5,030	3.9
60+	17,340	32.0	15,197	60.6	45,982	39.8
Total	15,458	6.0	29,629	28.4	62,602	12.8

Source: ONS Population Estimates/Projections 2022

3.10 In 2018, 63 percent of Derby's population was of working age, 16-64, by 2041 this is set to fall to 61 percent. In South Derbyshire, a similar scenario is projected to occur with the working aged population falling slightly further from 64 percent in 2018 to 60 percent in 2041. The proportion of the population aged 65 plus is set to grow by four percentage points to 20 percent in Derby while in South Derbyshire it is set to grow by five percentage points to 23 percent.

3.11 The most recent data (July 2021-June 2022) from the ONS annual population survey shows that 73.9 percent of Derby's working age population and 79.3 percent of South Derbyshire's working age population were in employment, equating to 121,100 residents in Derby and 50,800 in South Derbyshire under this dataset. Employment in South Derbyshire was above the East Midlands and national averages of 75.1 percent and 75.5 percent respectively. Employment in Derby was below those wider averages but not significantly so.

3.12 8.0 percent of those employed in Derby were self-employed, 5.2 percent in South Derbyshire. As of June 2022, the unemployment rate in Derby was 3.7 percent, 2.6 percent in South Derbyshire. The latter is noticeably below the East Midlands and the United Kingdom averages of 3.1 percent and 3.8 percent respectively.

Population Profile

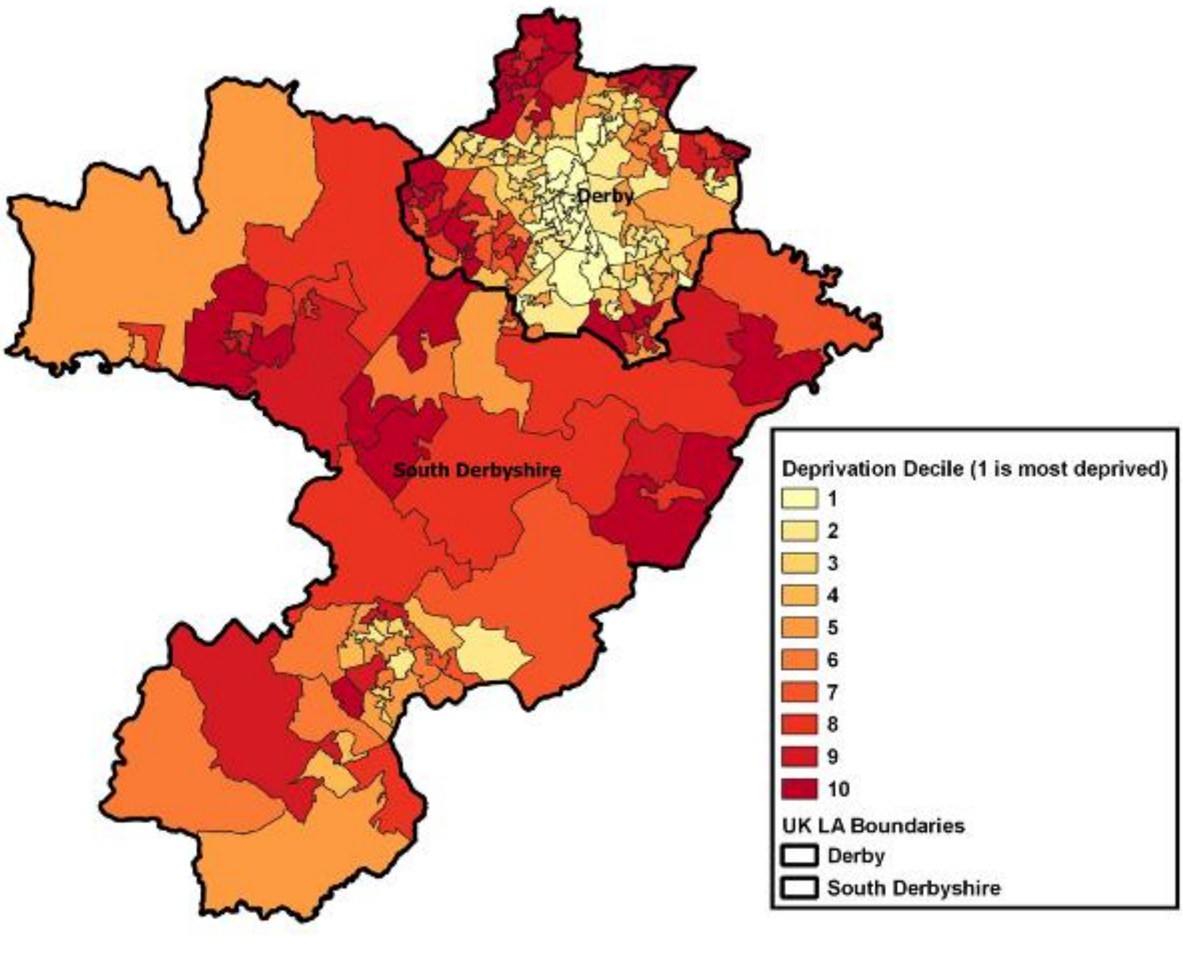
3.13 The national index of deprivation (IMD) of 2019 ranked Derby as the 90th most deprived local authority in England out of 317 local authorities. This means Derby was in the 30 percent most deprived local authorities in England. Meanwhile South Derbyshire was ranked 218 out of England's 317 authorities.

3.14 Figure 4 shows deprivation rates for the Lower Super Output Areas (LSOAs) of Derby and South Derbyshire, split by deprivation decile – one being the 10 percent most deprived, ten being the 10 percent least deprived.

3.15 Of Derby's 144 LSOAs) 22 were in the most deprived 10 percent in the country. These areas were predominantly in the centre and south of the centre and south of the city, extending from Derwent down to Sinfin. None of South Derbyshire's 50 LSOAs were in the most deprived ten percent.

3.16 Conversely, both LA's had areas of low deprivation which were proportionately similar in size. In Derby, 19 LSOAs, 13 percent, are in the 10 percent least deprived in the country. Low deprivation areas in Derby include parts of the western neighbourhood of Mickleover and the northern neighbourhood of Allestree. In South Derbyshire, six LSOAs, 12 percent, are in the 10 percent least deprived in the country. These include parts of some of the smaller settlements of the district including Hilton, Repton, Willington, Findern, Shardlow and Melbourne.

Figure 4 – 2019 Deprivation Data by LSOA

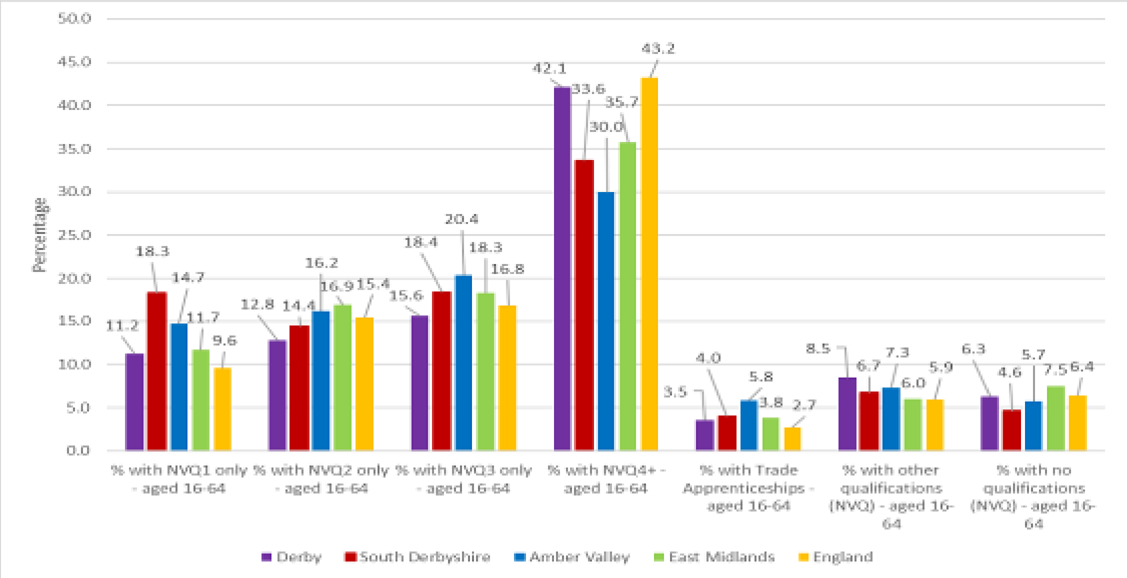


Source: IMD, 2019

3.17 Figure 5 below shows the National Vocational Qualifications (NVQ) level attained by the working age population of Derby and South Derbyshire, compared with levels attained in Amber Valley, regionally and nationally in 2021. Individuals with NVQ4+ Qualifications, equal to degree level, made up the greatest proportion of both Derby and South

Derbyshire's population. Derby's proportion of highly qualified people, 42.1 percent, was considerably higher than South Derbyshire's, 33.6 percent, but still slightly below that observed nationally at 43.2 percent. South Derbyshire also had a considerably higher proportion of individuals with only a NVQ1 Qualification, at 18.3 percent, when compared to Derby, Amber Valley, the region and the nation. Derby had a similar level of individuals with no qualifications to the nation, 6.4 percent and 6.3 percent respectively, while South Derbyshire's proportion was noticeably lower than both at 4.6 percent.

Figure 5 – Qualifications



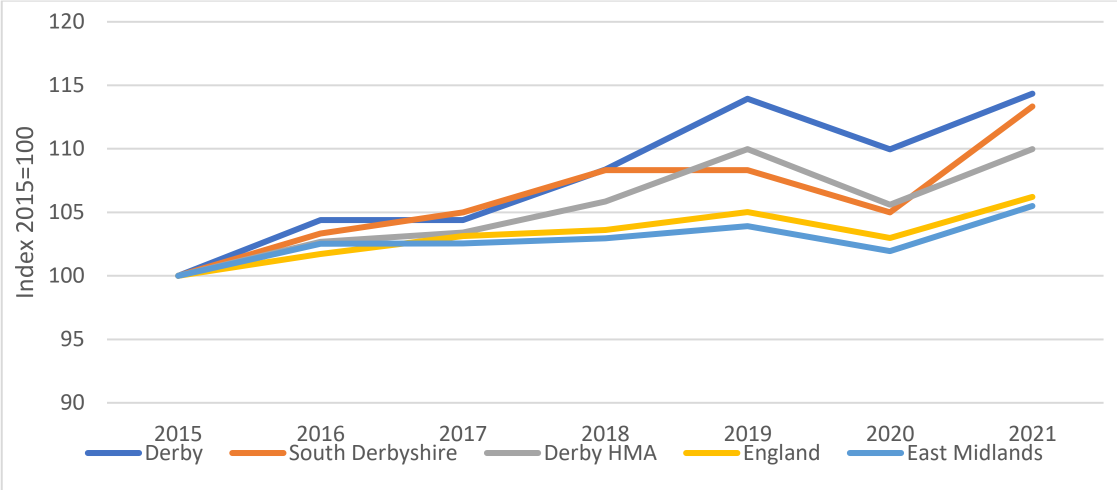
Source: ONS Annual Population Survey, Jan 2021 – Dec 2021

Employment Growth

3.18 The Business Register and Employment Survey (BRES) data provides details on the number of jobs within differing industry sectors within a local authority area. It should be noted that BRES is a measure of all jobs in a local authority area i.e., including those staffed by in-commuters, not just local residents employed locally.

3.19 As of 2021, Derby had a total of 143,170 individuals in employment while South Derbyshire had 33,580 in employment. Figure 6 compares the growth of employment in Derby and South Derbyshire with the HMA total (225,600 jobs at 2021), the region and the nation over the 2015-2021 period with 2015 as the base year. Over the period Derby exceeded all observed areas in terms of employment growth, growing 14 percent throughout the period, without a year of negative growth. The city saw a modest drop in jobs growth of four percent in 2020, during the height of the Covid-19 Pandemic, but employment returned to 2019 levels in 2021.

Figure 6 – Employment Growth, 2015-2021



Source: BRES, 2022

3.20 South Derbyshire's employment growth over the period followed a similar trajectory to Derby, growing 13 percent, exceeding HMA, regional and national growth. Again, South Derbyshire saw a modest drop in employment in 2020, of three percent, before seeing growth return in 2021. Over the same period, the East Midlands and England grew by five and six percent respectively. The HMA as a whole saw 10 percent growth, reflecting declines in employment in Amber Valley since 2019.

3.21 Table 10 measures local economic activity by sector within the study area, as of 2021. It shows the strength of the Manufacturing sector in Derby, South Derbyshire and across the HMA more generally. In Derby, manufacturing accounted for 15.0 percent of employment or 21,500 jobs. In South Derbyshire it accounted for an even larger 19.1 percent (6,500 jobs). Including Amber Valley, the HMA average is 16.6 percent, 37,500 jobs in total. These figures were significantly higher than the regional average, 11.9 percent, and more than twice the English proportion of 7.6 percent.

3.22 Transportation and storage had a reasonable but not exceptional role in the HMA economy. In 2021 it accounted for 5.1 percent of South Derbyshire's workforce and 4.5 percent of Derby's, with a HMA average of 4.8 percent. These totals are somewhat below the regional average of 6.4 percent which will reflect the strong role of logistics in other areas such as Leicestershire.

Table 10 – Economic Activity by Sector, 2021

Sector	Employment Structure						
	Derby		South Derbyshire		Derby HMA	East Midlands	England
	No.	Percent	No.	Percent	Percent	Percent	Percent
Agriculture, forestry and fishing	45	0.0	275	0.8	0.2	0.8	0.6
Mining, quarrying and utilities	4,500	3.1	350	1.0	2.3	1.6	1.2
Manufacturing	21,500	15.0	6,500	19.1	16.6	11.9	7.5
Construction	4,500	3.1	1,750	5.1	4.5	4.7	4.8
Motor trades	3,500	2.4	1,000	2.9	2.5	2.5	1.7
Wholesale	3,250	2.3	1,125	3.3	3.0	4.4	3.7
Retail	11,000	7.7	2,500	7.4	7.9	9.4	9.0
Transport and storage (inc. postal)	6,500	4.5	1,750	5.1	4.8	6.4	5.2
Accommodation and food services	8,500	5.9	2,375	7.0	6.5	6.5	7.5
Information and communication	4,000	2.8	750	2.2	2.7	3.0	4.6
Financial and insurance	1,375	1.0	230	0.7	0.9	1.9	3.6
Property	2,250	1.6	500	1.5	1.5	1.4	1.8
Professional, scientific and technical	12,000	8.4	3,000	8.8	8.0	7.0	9.3
Business administration and support services	11,500	8.0	2,250	6.6	7.0	8.1	9.0
Public administration and defence	5,000	3.5	850	2.5	4.0	4.0	4.3
Education	11,500	8.0	3,250	9.6	8.1	8.8	8.7
Health	27,500	19.2	3,750	11.0	16.1	13.7	13.3
Arts, entertainment, recreation and other services	4,750	3.3	1,375	4.0	3.5	4.0	4.2
Total	143,170	100.0	33,580	100.0	100.0	100	100.0

Source: BRES, 2022

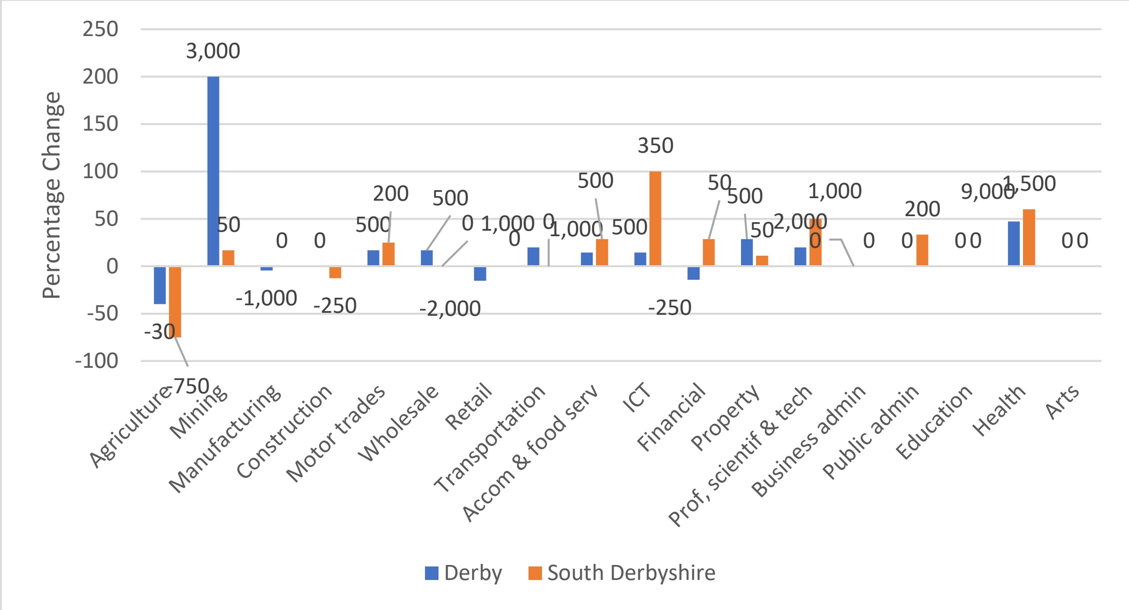
3.23 The Construction sector had a surprisingly modest role in the economy of Derby, at 3.1 percent, compared to 5.1 percent in South Derbyshire and wider averages of 4.5-4.8 percent.

3.24 The three strongest sectors in Derby in terms of employment, aside from Manufacturing, were Health (19.2 percent) reflecting the presence of hospitals and other medical facilities in the City, Education (8.0 percent) and Professional, scientific and technical (8.4 percent). The three dominant sectors in South Derbyshire were the same with Health and Education accounting for 11.0 percent and 9.6 percent respectively and Professional, scientific and technical accounting for 8.8 percent.

3.25 Sectors that are typically found within offices comprise ICT, Financial and insurance, Property, Professional scientific and technical and Business Administration and support services. Derby had 21.8 percent of its workforce in these industries, higher than South Derbyshire, 19.8 percent, and close to the regional average of 21.4 percent, but considerably lower than the average observed nationally of 28.3 percent. The national figure will be skewed by the major office centre of London. As previously mentioned, the Professional, scientific and technical sector was the largest office sector in both local authorities. By comparison ICT and Financial services had modest role in the local economies compared to regional and national averages, particularly in South Derbyshire.

3.26 Figure 7 shows change in sectoral employment over 2015-20. Over the period manufacturing employment in Derby reduced by 1,000, a 5 percent reduction on 2015. South Derbyshire saw no change in manufacturing employment numbers.

Figure 7 – Growth and Decline of sectors, 2015-2021*



Source: BRES, 2022 *The numbers on the graph are the number of jobs which increased/ decreased, by sector

3.27 Of importance to this Study was the strong growth seen in the Transportation Sector in Derby adding 1,000 jobs, a 20 percent increase. This shows a growing warehousing and logistics sector in the city.

3.28 Derby experienced its greatest losses in the Retail industry, a reduction of 2,000 jobs or a 15 percent decrease. Interestingly, most of these losses occurred around 2017 so predate the Covid-19 Pandemic, lockdowns and resulting impacts on retail trade. Of less relevance to this Study, South Derbyshire saw a reduction of 750 jobs in the Agricultural sector seemingly through general sectoral restructuring and change. Derby also recorded a trebling of its mining sector, with 3,000 jobs gained, a figure which is difficult to reconcile with any publicly noted company expansion or relocation and should therefore be considered questionable.

3.29 As noted, the Construction sector seemingly has a modest role in Derby and to a lesser degree South Derbyshire, at least in terms of numbers of jobs. Over, 2015-2021, the sector reduced by 250 jobs or -13 percent in South Derbyshire, with no recorded change in Derby.

3.30 In terms of office-based sectors, both Derby and South Derbyshire saw employment increase overall. Although the ICT sector remains proportionately small in Derby and

South Derbyshire, it is a strongly growing sector locally, with gains of 500 jobs in Derby and 350 in South Derbyshire. In the case of South Derbyshire, this means that employment in the sector has doubled since 2015. The Professional, scientific and technical sector also performed strongly across Derby and South Derbyshire, growing by 20 and 50 percent respectively and a combined gain of 3,000 jobs. All other office-based sectors saw some jobs growth since 2015 apart from Financial services in Derby which recorded a reduction in employment of 250 jobs or 14 percent. This represented a gradual decline in employment over 2015-2021.

Employment by Occupation

3.31 Table 11 below shows the split of employment by occupation of residents in Derby and South Derbyshire from January 2021 – December 2021. Residents in Professional occupations account for the highest proportion of the workforce in both Derby, 24.0 percent, and South Derbyshire, 21.3 percent. This is in line with the trend seen regionally and nationally, however the national average, at 25.9 percent, exceeds that observed in both areas.

3.32 Managers, directors and senior officials account for the second highest proportion of employment in South Derbyshire, accounting for 17.2 percent of the workforce. This proportion is significantly higher than that observed in the HMA, 11.7 percent, regionally, 10.2 percent, and nationally, 10.6 percent, and even higher than that observed in Derby, 9.0 percent. This is likely to reflect, in part at least, the known trend of higher income groups working in Derby but living in neighbouring districts and commuting in.

Table 11 – Employment by Occupation, Jan 2021 – Dec 2021

	Employment Structure						
	Derby		South Derbyshire		Derby HMA	East Midlands	England
	No.	Percent	No.	Percent	Percent	Percent	Percent
Managers, directors and senior officials	10,900	9.0	8,900	17.2	11.7	10.2	10.6
Professional occupations	28,900	24.0	11,100	21.3	22.0	21.3	25.9
Associate professional occupations	14,800	12.3	6,300	12.2	12.3	13.2	14.6

Administrative and secretarial occupations	10,100	8.4	2,200	4.2	8.7	9.6	10.6
Skilled trades occupations	12,100	10.0	4,300	8.2	10.5	10.8	8.7
Caring, leisure and other service occupations	8,100	6.7	6,000	11.6	9.1	9.0	7.9
Sales and customer service occupations	8,700	7.2	2,300	4.5	5.4	7.0	6.5
Process, plant and machine operatives)	9,300	7.7	5,300	10.2	8.3	7.6	5.5
Elementary occupations	16,900	14.0	4,800	9.2	12.1	11.1	9.4
Total	**119,800**	**100.0**	**51,200**	**100.0**	**100.0**	**100.0**	**100.0**

Source: Annual Population Survey, 2022

3.33 Associate professionals in Derby and South Derbyshire account for a similar proportion of the workforce, 12.2 and 12.3 percent respectively. These proportions are less than that observed in the HMA, regionally and nationally.

3.34 The caring, leisure and other service occupations account for a sizeable proportion of the workforce in South Derbyshire, 11.6 percent, significantly higher than that observed in Derby, 6.7 percent, and nationally, 7.9 percent.

Number and Sizes of Businesses

3.35 In Derby, as of 2022, there were 7,550 VAT and PAYE registered businesses operating while South Derbyshire had 4,270. Overall, there were 189,035 businesses registered within the East Midlands, meaning Derby and South Derbyshire accounted for 4.0 percent and 2.3 percent of firms within the region. A breakdown of these businesses by size is shown in Table 12 and compared with wider averages.

Table 12 – Business Sizes

Area	Number/ Percent	Employees			
		Micro	Small	Medium	Large
		0-9	10-49	50-249	250+
Derby	Number	6,595	765	145	45
	Percent	87.4	10.1	1.9	0.6
South Derbyshire	Number	3,915	310	35	10
	Percent	91.7	7.3	0.8	0.2
Derby HMA	Percent	88.7	9.2	1.6	0.5
East Midlands	Percent	89.3	8.7	1.5	0.4
England	Percent	89.6	8.5	1.5	0.4

Source: ONS UK Business Counts, 2022

3.36 Micro firms (0-9 employees) accounted for the vast majority of businesses in Derby, 87.4 percent, and South Derbyshire, 91.7 percent. South Derbyshire's proportion was far above the HMA, 88.7 percent, regional, 89.3 percent, and national, 89.6 percent, averages. Derby, on the other hand have the highest proportion of small, medium and large firms of the areas observed.

3.37 The total number of businesses can also be broken down by industry sector, as seen in Figure 8.

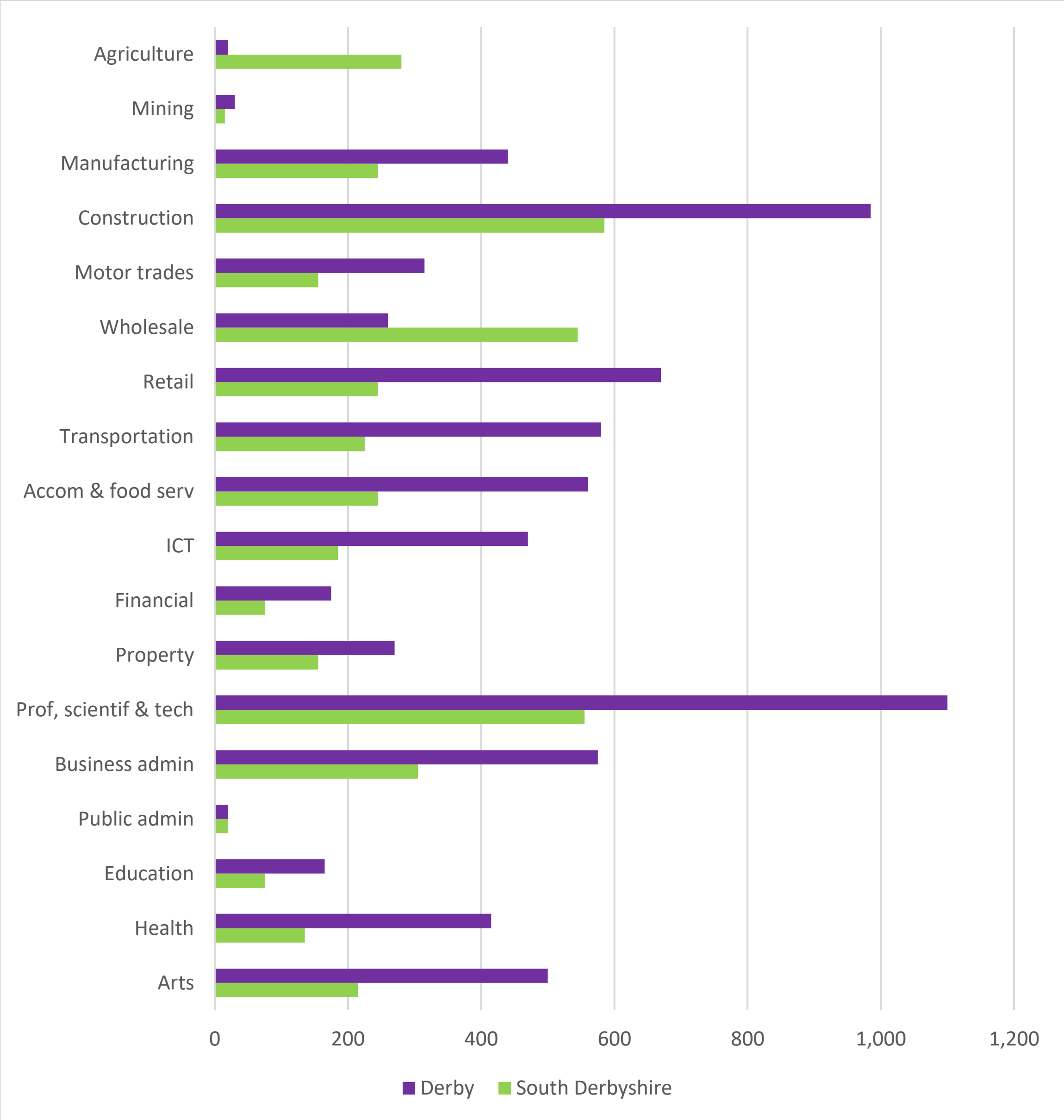
3.38 The Professional, scientific and technical sector accounted for the highest number of businesses in Derby, 1,100 or 14.6 percent. In South Derbyshire there were 555 Professional businesses or 13.0 percent of the total. As noted above, the sector employs reasonable numbers locally and has seen good jobs growth since 2015.

3.39 There was also a strong representation of Construction businesses, accounting for 985 businesses, or 13.0 percent, in Derby and 585 or 13.7 percent in South Derbyshire. Given that employment levels in the Construction sector were comparatively modest, this suggests that most construction businesses in the two local authority areas are micro or small in size.

3.40 There are now 805 transportation businesses across the two areas, 550 in Derby, 225 in South Derbyshire or 7.7 percent and 5.3 percent of local companies. In the case of Derby this proportion is above the East Midlands average of 6.9 percent, suggesting that notwithstanding employment levels, logistics is a strength in the city.

3.41 Derby and South Derbyshire had similar proportions of Manufacturing businesses, 5.7 and 5.8 percent respectively, equating to 440 and 245 firms. Against the employment figures noted above, the average local Manufacturing firm employed 49 people in Derby and 27 in South Derbyshire, although in practice, large employers such as Rolls Royce will account for the higher jobs/business rate in Derby.

Figure 8 – Business Count by Sector, Numbers



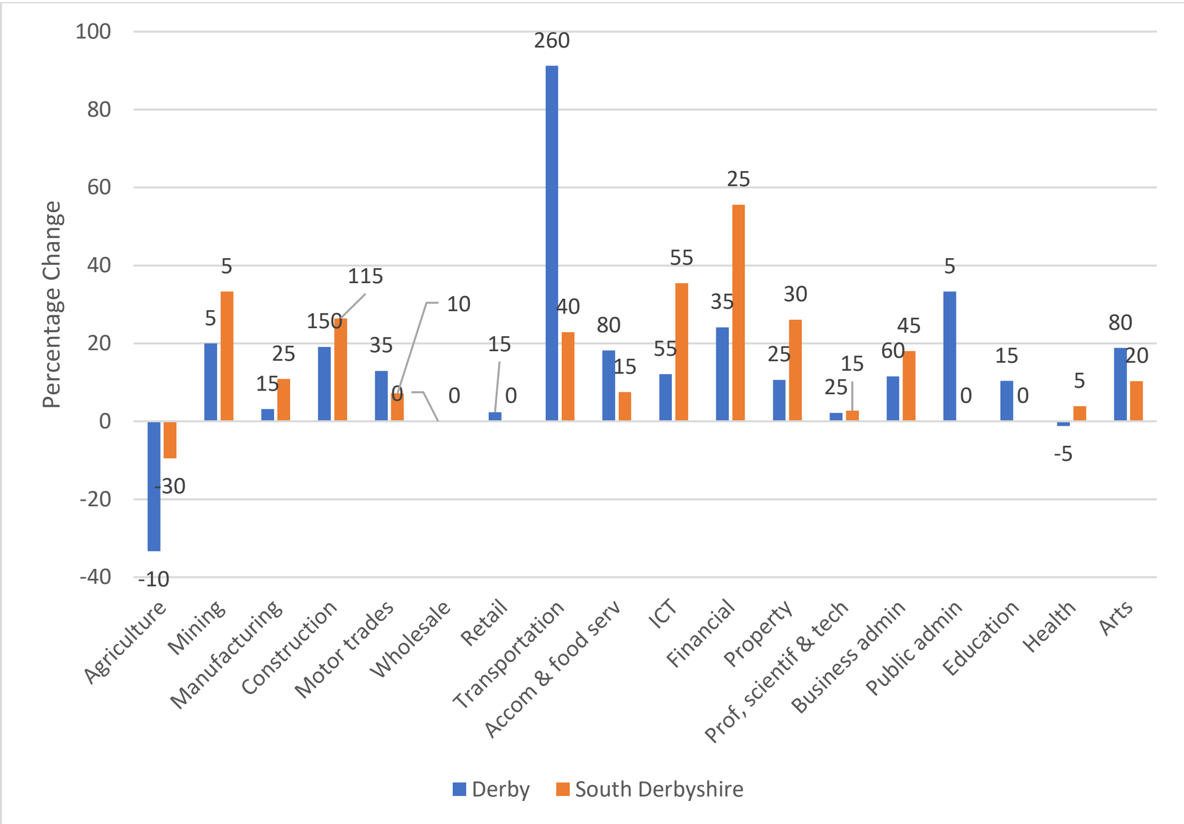
Source: ONS UK Business Counts, 2022

3.42 Overall, Derby had 2,590 office-based businesses, equating to over a third of local firms. South Derbyshire had 1,275 office-based business or 29.9 percent of all firms. In addition to Professional services, there were local strengths in Business services, while Derby was home to 470 ICT firms. Again, as local sectoral employment was not very high, this suggests that most local ICT companies are micro in size, employing less than 10 each.

Growth of Businesses

3.43 Figure 9 illustrates how the total number of businesses within each sector has fluctuated between 2015-2021. 2021 data is used here in order to allow a comparison between employment growth and business growth and employment growth numbers come from BRES data, the latest release of which is 2021.

Figure 9 – Growth and Decline of Businesses, 2015-2021



Source: UK Business Count, 2022 *The numbers on the graph are the number of jobs which increased/ decreased, by sector.

3.44 Between 2015-2021 the Transportation sector saw extensive business growth in Derby, a gain of 260 businesses or 91 percent growth. This is noticeably higher than the proportional noted in South Derbyshire, 17 percent or 40 extra businesses.

3.45 The office-based sectors saw businesses added in all sectors across Derby and South Derbyshire. Most notably, the Financial services and ICT sectors experienced healthy growth in South Derbyshire, growing 44 percent and 42 percent respectively, growing at over twice the pace observed in Derby.

3.46 Elsewhere, Construction saw strong growth of businesses, growing by 20 percent in South Derbyshire and 15 percent in Derby. Manufacturing saw modest growth in business numbers, a gain of 35 companies overall, three percent growth in Derby and 11 percent growth in South Derbyshire.

3.47 Comparing change in jobs and business numbers allows the following key trends to be identified:

- Notwithstanding the reduction in Derby's employment of 1,000 jobs, the local Manufacturing sector has been broadly stable in Derby and South Derbyshire, in recent years, with no net change in employment in South Derbyshire and a modest gain in manufacturing businesses in both local authority areas
- The Construction sector has lost jobs recently in South Derbyshire but gained companies in both Derby and South Derbyshire. By number of companies, if not employment numbers, it is a strong sector locally, seemingly dominated by micro and small businesses
- The Transportation sector is seeing good growth, most dramatically in Derby, particularly by business numbers, reflecting wider regional and national trends and investment in a number of logistics schemes locally
- All office-based sectors have seen growth, by business numbers and with the partial exception of Financial services, by numbers of jobs. Crucially, the ICT sector has seen strong recent growth, particularly in Derby although Professional and Business services continue to dominate by numbers of businesses of jobs.

Economic Forecasts

3.48 The following section is based on employment forecasts sourced from Oxford Economics, Cambridge Econometrics and Experian for this Study. Created in October 2022 these forecasts account for the projected impacts of macro-economic trends such as the Covid-19 Pandemic of 2020-2022, Brexit, inflation and the risks of a recession, as they were understood in autumn 2022. It forms the basis of the Labour Demand modelling of Objectively Assessed Needs undertaken in Section 8.0.

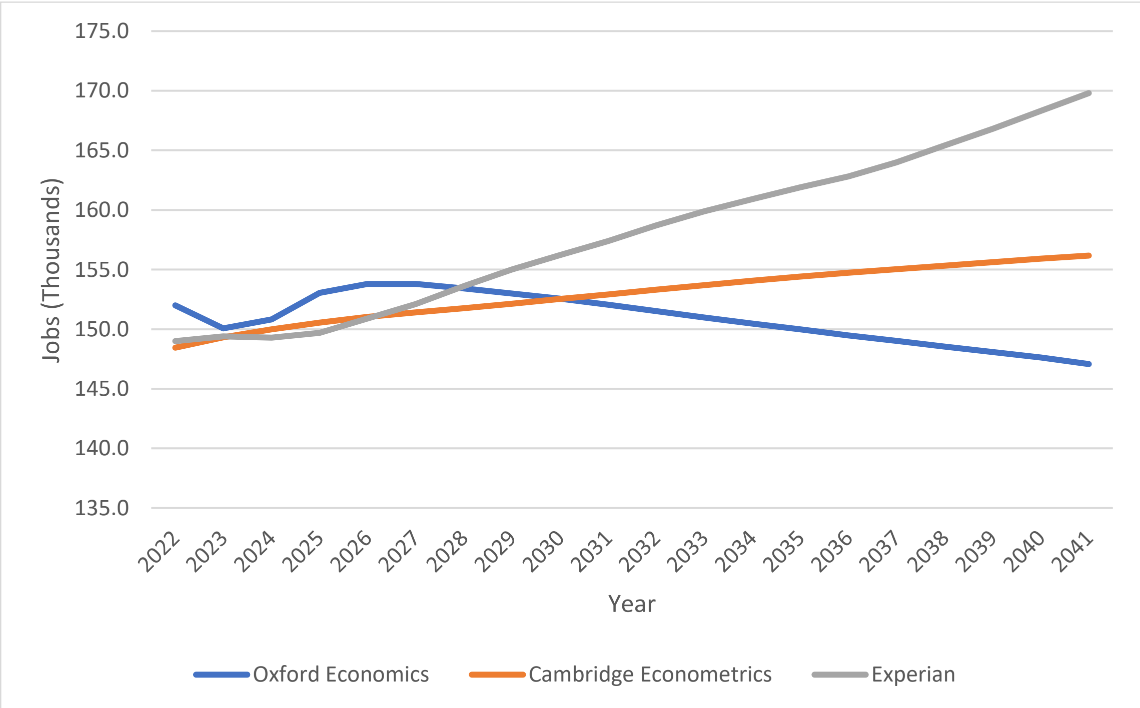
3.49 The forecasts used for the work break down the projections into industrial sectors. In the case of Oxford Economics, 19 sectors are provided and these exactly map on to the ONS data for sector-based employment. The Cambridge Econometrics data includes 12 sectors. Experian includes multiple sector splits, but most comparable to the other two forecasts is the 12 sector split of 'Workforce jobs, broad sectors'. For simplicity the longest forecasting period, 2022-2041 is used here. The differences between final jobs figures in 2041 and those in 2039 and 2040 will be modest.

3.50 The forecasts project employment change during the projected time periods and allows those jobs relevant to E(g)/B-Class employment land to be identified. Three forecasts are examined to provide the broadest analysis of prospects for jobs change and employment growth in Derby and South Derbyshire, to 2041. It should be noted that these models provide a 'policy off' position. In other words, this is a non-intervention scenario in which none of the LEP or Local Authority specific initiatives are considered. Later in Section 8.0 this Study considers some reasonable sensitivity analysis to examine potential 'policy on' scenarios.

Comparing the Oxford, Cambridge and Experian Projections

3.51 Growth projections do not only vary between years, but they also vary between forecasters. The long term historic – future employment patterns projected by the three firms are shown in Figures 10 and 11 with key figures in Tables 13 and 14.

Figure 10 – Employment Estimates and Forecasts for Derby



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

3.52 In the case of Derby, Oxford Economics is most pessimistic about jobs growth. It first suggests a modest decline in employment over 2022-2024, a reduction from 152,000 jobs in 2022, to 150,100 in 2023, before recovering to peak at 153,800 in 2026. After 2026 local employment is forecast to reduce markedly, reducing to 147,100 in 2041. This represents a reduction of 4,900 jobs on the 2022 figure of 152,000 or a 3.2 percent decline. This loss is driven by projected losses in manufacturing, a reduction of 9,632 jobs over 2022-2041 (discussed below).

Table 13 – Forecast Jobs Change 2022-2041 Derby, Summary

Forecast	Jobs, 2022	Jobs, 2041	Net Change, Jobs	Percentage Change, Percent
Oxford Economics	152,000	147,100	-4,900	-3.2
Cambridge Econometrics	148,500	156,200	7,700	5.2
Experian	149,000	169,600	20,600	13.8

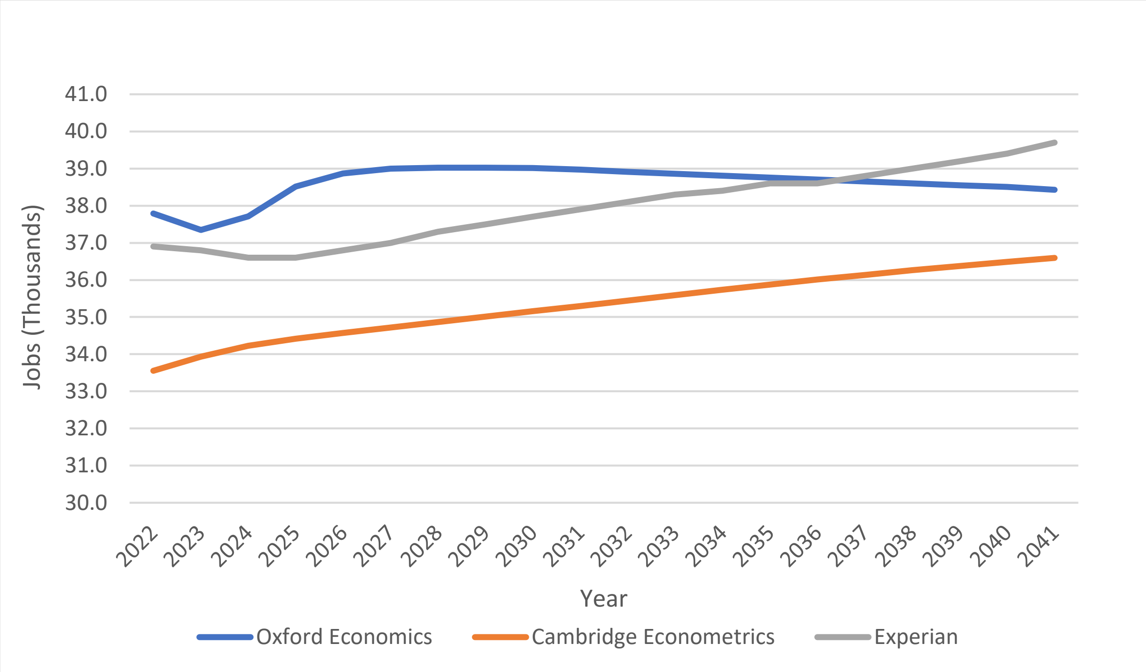
Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

3.53 By comparison, Experian forecast that, after 2025 at least, Derby will see strong growth, changing from 148,500 jobs in 2022 to 169,600 in 2041, a substantial gain of 20,600 jobs or 13.8 percent. As is noted below, this reflects very strong growth in a number of service sectors, most notably Financial and Business Services and Government Services, i.e., Derby's office-based economy will grow noticeably. This growth will be aided by the provision of the Great British Railways Headquarters in Derby, something announced by government in March 2023.

3.54 Against the other two forecasts, Cambridge Econometrics represents a mid-point showing steady but not exceptional growth over 2022-2041, a gain of 7,700 jobs or 5.2 percent growth to 156,200 in 2041. Cambridge also forecast losses in manufacturing and increases in service sector employment, noted below, but to far smaller degrees than the other two.

3.55 As Figure 11 and Table 14 shows, the variations in the three forecasts are less extreme in South Derbyshire, although the same basic trends are in evidence. Oxford Economics again projects the local economy will see some reduction in employment in 2023, in this case a loss of 500 jobs, before employment peaks at 39,000 in the second half of the decade. After 2032 however, some reduction in overall employment from this peak is forecast, again driven by projected declines in the manufacturing sector. The net result is that employment is forecast to change 37,800 jobs in 2022 to 38,400 in 2041 a gain of 600 jobs or 1.6 percent.

Figure 11 – Employment Estimates and Forecasts for South Derbyshire



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

Table 14 – Forecast Jobs Change 2022-2041 South Derbyshire Summary

Forecast	Jobs, 2022	Jobs, 2041	Net Change, Jobs	Percentage Change, Percent
Oxford Economics	37,800	38,400	600	1.6
Cambridge Econometrics	33,600	36,600	3,000	8.9
Experian	36,900	39,700	2,800	7.6

Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

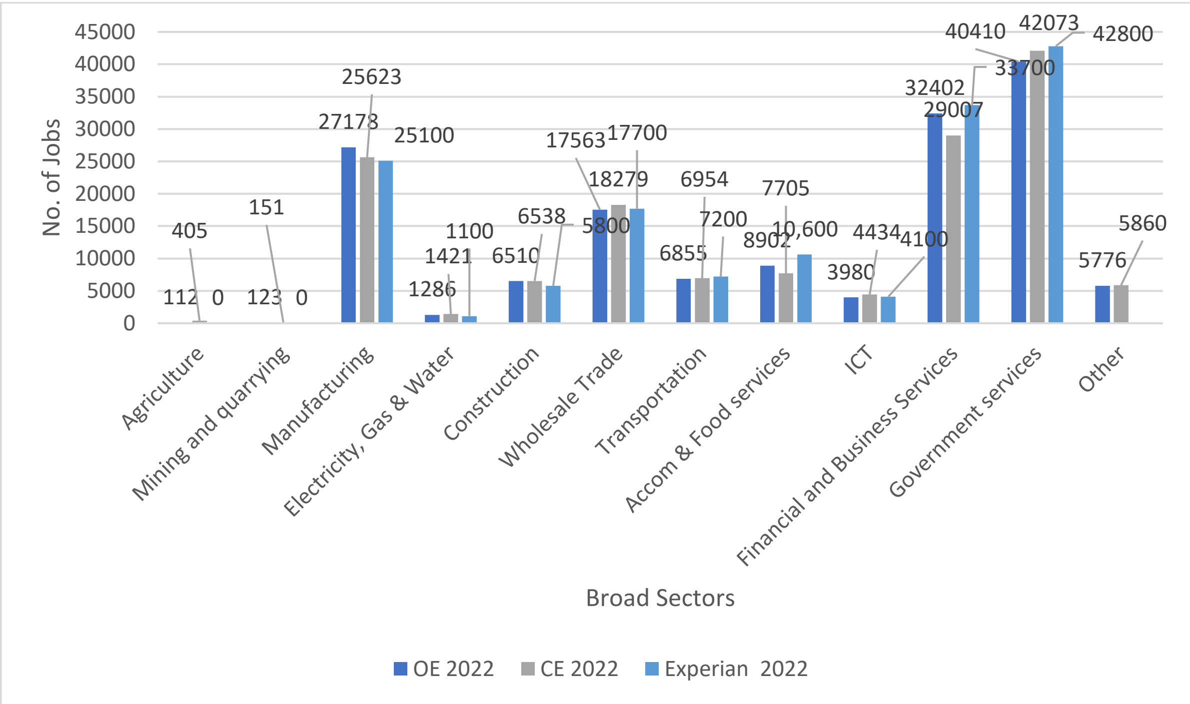
3.56 Experian, and in this case Cambridge, project the strongest growth, particularly after 2027, although not as extensive as that forecast for Derby, with the gain again focused in the service sectors (see below). Experian projects local employment to change from 36,900 in 2022 to 39,700 in 2041, a gain of 2,800 jobs or 8.9 percent.

3.57 Cambridge Econometrics forecasts steady growth over the forecast period, from 33,600 in 2022 to 36,600 in 2041, a gain of 3,000 jobs or 8.9 percent.

Forecast Jobs Change by Sector – Derby

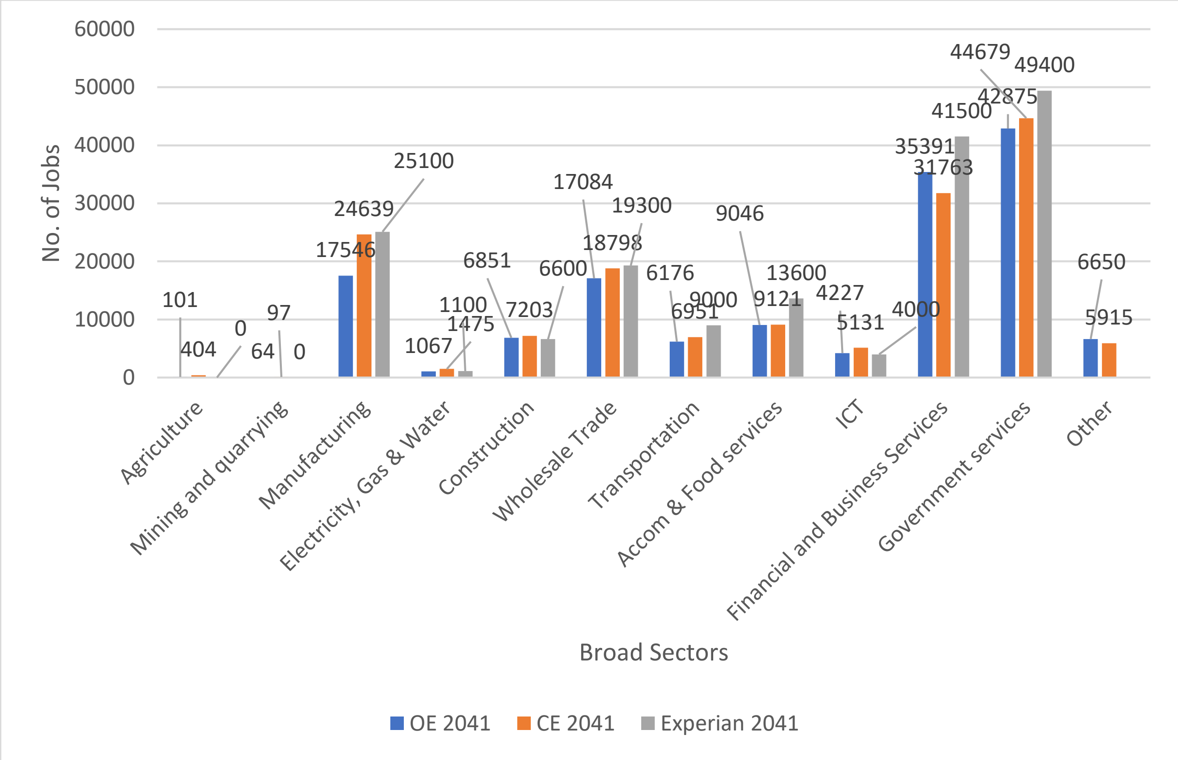
3.58 Between 2022-2041, forecasts for Derby range from a loss of 4,900 jobs to a gain of 20,600. The projected change of jobs can be disaggregated to a sector level (See Figures 12-14). For consistency the 12 sector split of Cambridge and Experian is applied to all three forecasts.

Figure 12 – Projected Employment by Sector in Derby, 2022



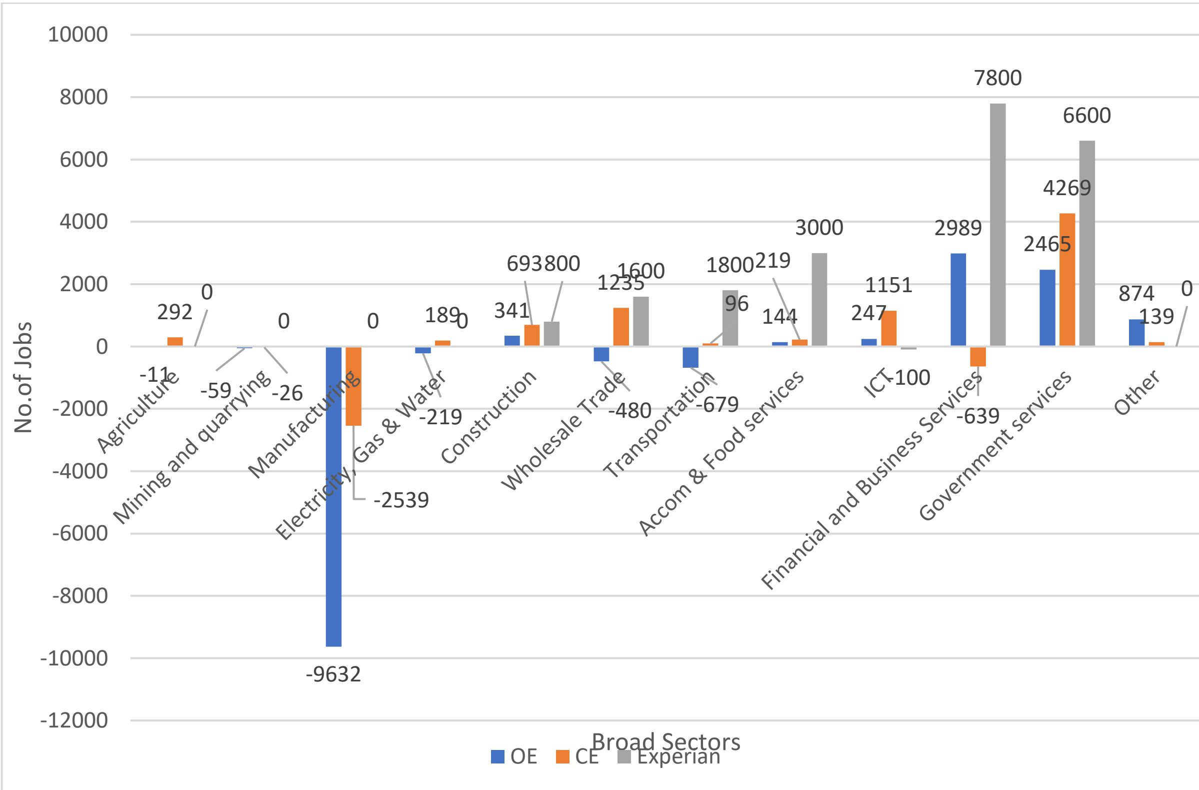
Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

Figure 13 – Projected Employment by Sector in Derby, 2041



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

Figure 14 – Projected Sector Growth/Decline, 2022-2041, Derby



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

3.59 Two of the three forecasts suggest that Derby will lose some manufacturing jobs to 2041, with no change forecast by Experian. Oxford Economics project by far the most extensive loss, -9,632, against -2,539 for Cambridge. 9,632 less jobs would represent a reduction of just over a third on the 2022 level of manufacturing employment. No other sector is projected to lose more than 700 jobs in the same time period, under any forecast, emphasising the significant loss of jobs in this sector alone. However, it is worth noting that even under the worst-case scenario, manufacturing would still employ 17,546 locally, 11.9 percent of local employment, against 17.9 percent, under this dataset, in 2022.

3.60 However, it is worth noting that in spite of both past, and projected future, losses in manufacturing employment locally, the manufacturing sector has continued to grow in Derby with major property developments of B2 premises at locations such as Derwent Triangle and Infinity Park, alongside numerous local scale developments. As is discussed in Sections 4.0 and 5.0, demand for industrial premises remains strong in the city in 2022/23. The reasons why the industrial sector has continued to grow locally independent of employment numbers include that:

- Derby is home to a range of established major employers, including Rolls Royce and Alstom, which continuously invest in new processes and practices locally which increase their productivity but do not automatically increase the numbers they employ. Operating from large facilities they may also operate at lower jobs densities than smaller businesses
- The major employers also support large networks of supply chain companies, only some of which are based within the city, but all of which contribute to the productivity of the core business
- The interrelated nature of Derby's industrial base also makes the movement of labour between firms easier, allowing individuals to advance their careers and improve their skills and productivity but not generating new jobs for the city
- Finally, despite the strength of larger employers in Derby, 87.4 percent of businesses locally were micro firms with 0-9 employees. Data sources like BRES and forecasting will not always capture all the growth of such businesses, particularly sole traders and home based operations.

3.61 All three forecasts agree that future growth will focus on the office-based sectors, plus Accommodation and Food Services. The difference is over exactly what sectors will grow though. Experian projects by far the largest gains, 7,800 extra jobs, in Financial and

Business Services and 6,600 in Government Services, particularly the health sub-sector. Oxford also projects that growth will be focused in these sectors. However, both suggest that there will be little or negative growth in ICT. Conversely, Cambridge forecast a net loss in Financial and Business Services, in Derby, but a gain of 1,151 jobs in ICT.

3.62 Overall, private office sectors – Financial and Business Services and ICT – would see a net gain of 14,300 jobs under Experian, 5,701 under Oxford Economics and 4,781 under Cambridge Econometrics.

3.63 Wholesale trade, which includes retail, is projected to gain jobs in two out of three forecasts along with projected growth in Accommodation and Food Services. Thus, the consensus that, over the long term at least, the local retail and leisure economies will recover from the impacts of recent Covid-19 related lockdowns and enforced closures in 2020-2021 and enjoy at least some future growth.

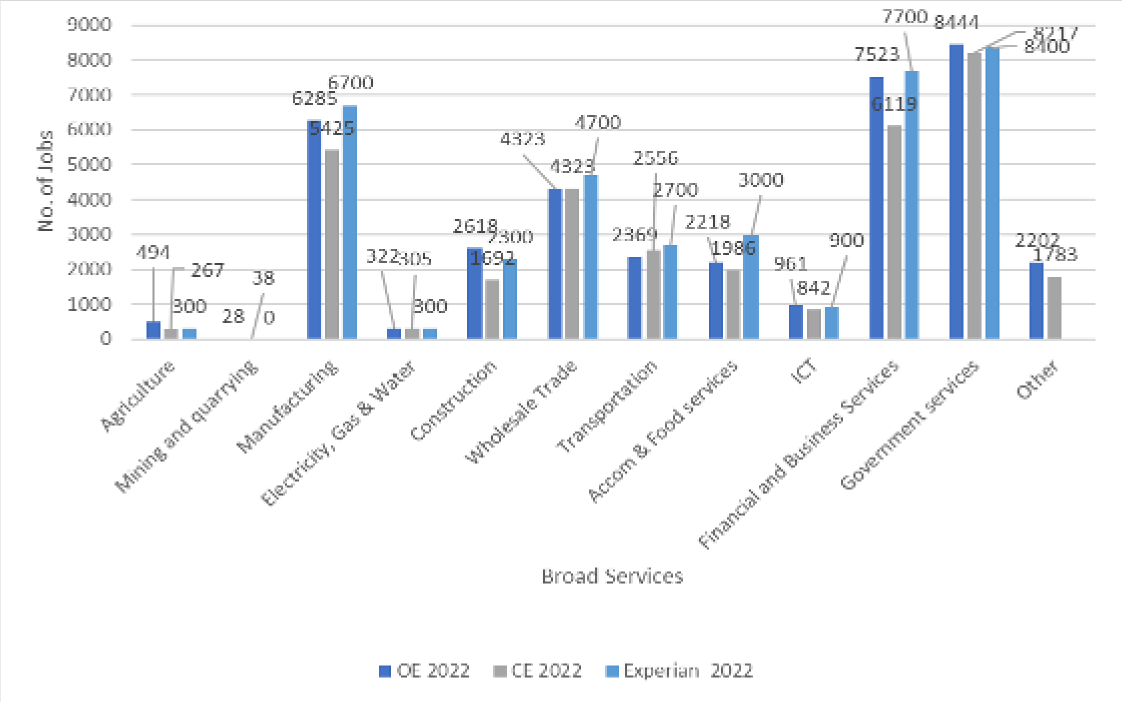
3.64 Construction is projected to grow in all for forecasts, with net gains of 341 to 800 jobs forecast to 2041.

3.65 More surprisingly, the Transportation sector is also projected to see employment declines in the Oxford forecasting of -679. The assumption is that the sector will enjoy modest employment growth, to the end of this decade. Employment growth will then level off and very gradually decline to 2041. By comparison, Experian forecasts consistent sectoral growth over the next two decades equating to a gain of 1,800 jobs by 2041.

Forecast Jobs Change by Sector – South Derbyshire

3.66 Between 2022-2041, forecasts for South Derbyshire indicate net growth of 600-3,000 jobs. The projected change of jobs can be disaggregated to a sector level (See Figures 15-17).

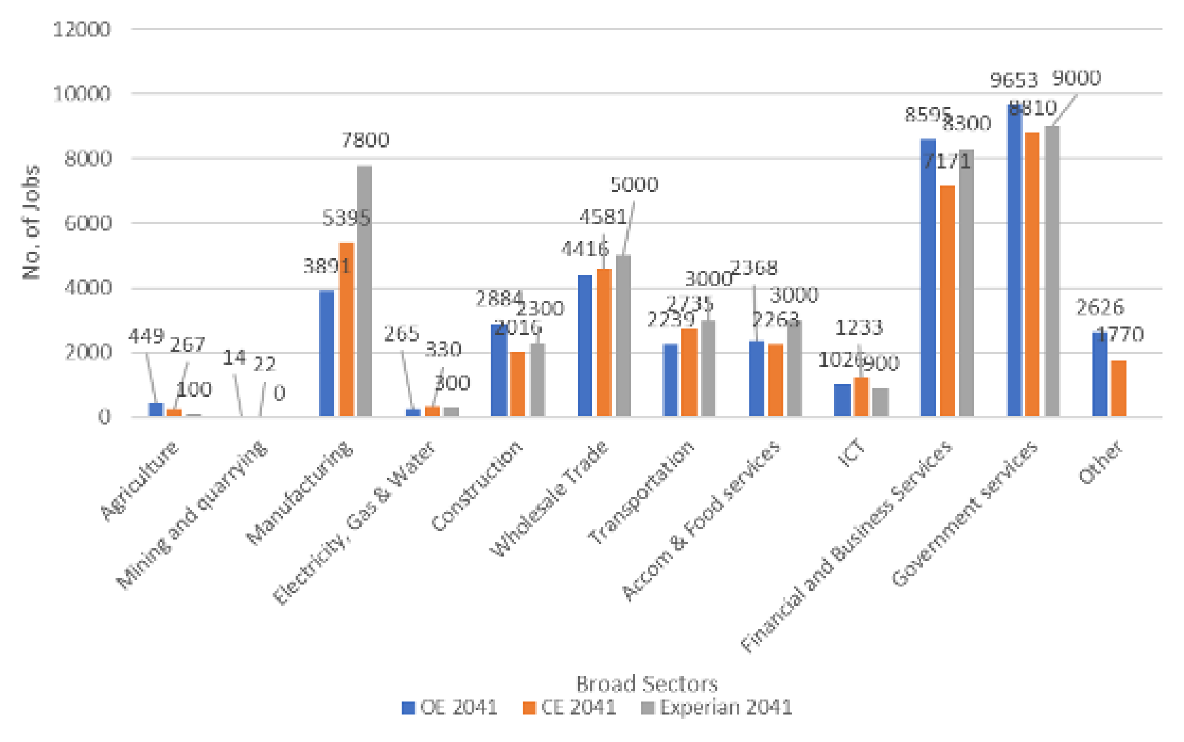
Figure 15 – Projected Employment by Sector in South Derbyshire, 2022



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

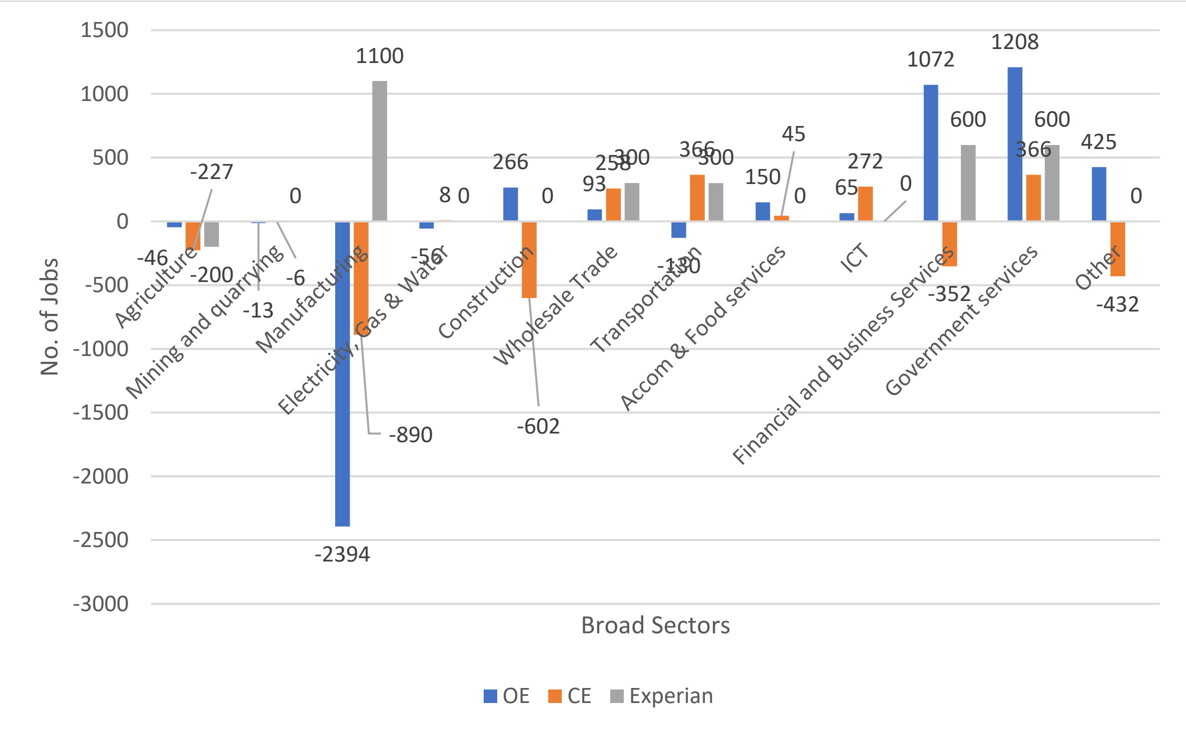
3.67 Again, the defining feature of the Oxford forecast is the big projected loss in manufacturing employment, a reduction of 2,394 jobs between 2022 and 2041.This is a loss of over a third of all manufacturing jobs. With this extensive loss, manufacturing would employ some 3,891 locally in 2041, 10.1 percent of local employment, against 16.6 percent, under this dataset, today.

Figure 16 – Projected Employment by Sector in South Derbyshire, 2041



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

Figure 17 – Projected Sector Growth/Decline, 2022-2041, South Derbyshire



Source: Oxford Economics, Cambridge Econometrics and Experian, 2022

3.68 Cambridge forecasts a much smaller loss in manufacturing jobs, 890 or a 16.4 percent reduction on the 2022 figure of 5,425 jobs. However, uniquely, Experian forecasts that South Derbyshire will gain 1,100 manufacturing jobs to 2041, a 16.4 percent improvement on 2022. It is not clear why Experian suggests a gain here when all other forecasts, both here and for Derby, suggest losses, but it is clear that Experian takes the most positive view on jobs growth across the Derby/South Derbyshire area.

3.69 As in Derby, all forecasts, with the partial exception of Cambridge Econometrics, suggest proportionally big gains in office-based sectors, notably Financial and Business Services and Government Services. This equates to an overall gain of 1,137 private office jobs for Oxford, 1,700 for Experian and 4,058 for Cambridge. The three forecasts all suggest that ICT will also increase by up to 272 jobs, equating to an improvement of up to a third on 2022.

3.70 Unlike in Derby, the three forecasts had mixed views on the future of the local Construction sector, with Oxford forecasting growth of 266 jobs, Cambridge forecasting a sizable decline of 602 jobs, a 35.6 percent decline, and Experian indicating no overall change. Clearly the overall assumption is greater volatility in this sector in South Derbyshire, than in Derby.

3.71 In terms of Transportation, two out of three forecasts suggest jobs growth to 2041, which given the ongoing investment in B8 facilities at locations such as the Dove Valley, seems more likely than the decline projected by Oxford Economics.

The Realism of Forecasting

3.72 There are several points that need to be considered when interpreting and using economic forecasts and the results drawn from them:

- The results are indicative rather than exact. While econometric modelling is carried out using the best available economic data, the results are an indication of what is likely to happen, and they may of course vary dependent on unexpected events. Covid-19, Brexit and the political changes in the UK government over September-October 2022 are examples of these impacts and economic uncertainty remains on the exact economic impact of both
- The longer term the data, more variation away from the forecast is likely
- There can be significant differences in the outcomes predicted by different companies. Typically, forecasters start with their assumptions on the national

growth position and break it down to a local level using a range of assumptions. Clearly the headline growth expectations and the assumptions will differ and the level of local knowledge feeding into the disaggregation is poor.

3.73 Thus, it is not possible to say, with any certainty, which, if any, of the three forecasts is likely to prove most accurate. However, the Oxford Economic forecasts do seem to best reflect recent real world jobs change as measured through BRES data. For example, the big loss of 9,632 manufacturing jobs projected for Derby to 2041 can be seen as a continuation of the loss of 1,000 jobs which has occurred in the city over 2015-2021. Similarly, the forecast growth in office sectors reflects a continuation of growth which has occurred in professional scientific and technical and most dramatically in ICT since 2015. In terms of Government Services, forecast growth here reflects past large gains in the health sector. Since 2015 change in both the Construction and Transportation has been mixed and Oxford's views on future employment in these sectors are accordingly varied.

3.74 Thus, Oxford broadly concludes that recent trends in jobs will continue to 2041, in both locations. Experian also has some reflection of past trends but in many areas, most notably in terms of office-based sectors in Derby and manufacturing in South Derbyshire, it projects that both locations will be able to exceed the growth that they have achieved more recently. It is thus the most positive forecast about future growth and arguably reflects some of the more positive views of stakeholders, consulted for this study. However, it could also be argued that some of its most optimistic projections are aspirational at this time.

3.75 Cambridge Econometrics occupies somewhat of a midpoint between the two. It projects a decline in manufacturing, in both locations, but the losses are far lower than those of Oxford Economics. Conversely, the projected growth in office sectors is much more modest, with the exception of ICT. One key difference between the Cambridge Econometrics forecasting and the other two forecasts is that Cambridge project that both Derby and South Derbyshire will actually lose Financial and Business Services jobs. This does not reflect recent trends in employment which saw gains in Professional Services, in both locations, plus some gains in Property and, in South Derbyshire, Financial Services. Thus, following this forecast would suggest a somewhat stronger manufacturing base but more limited opportunities for office sector growth, including in Derby City Centre.

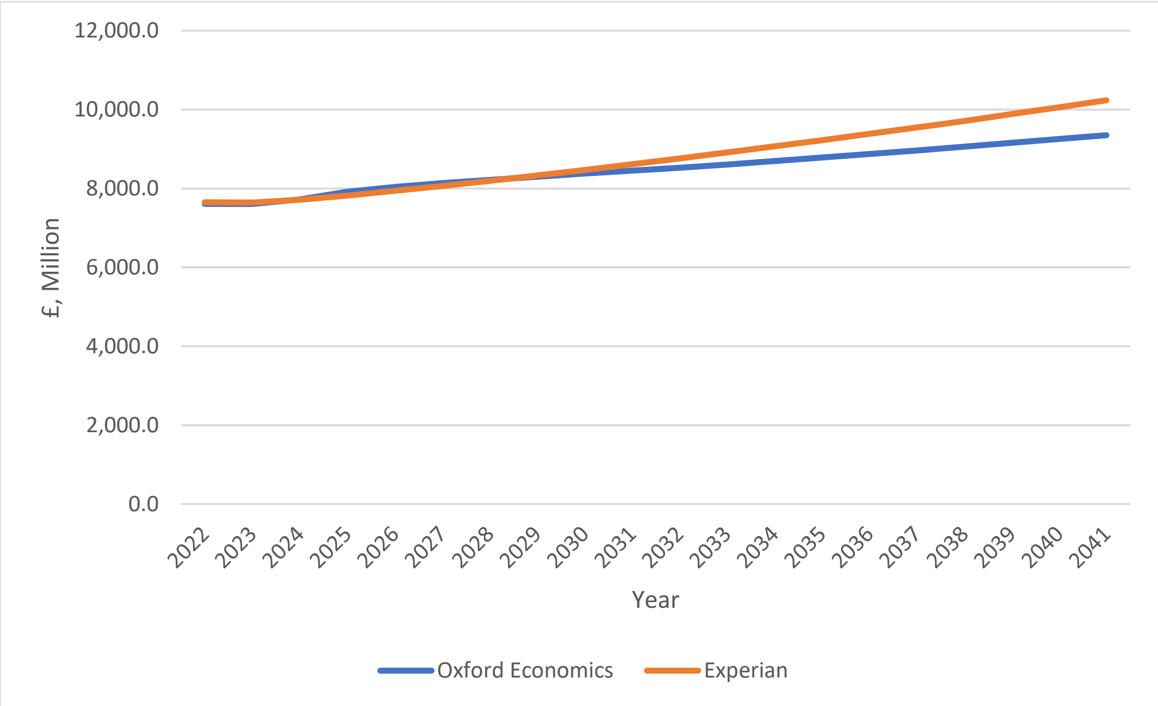
GVA

3.76 Growth across the sectors is not measured by jobs growth alone. Changes in Gross Value Added (GVA) measures the contribution to the economy of each sector and can show how jobs growth compares with economic growth.

3.77 The Oxford and Experian forecasts set out predictions for GVA growth and these are illustrated in Figures 18 and 19 and Table 15. Cambridge Econometrics does not provide GVA projections.

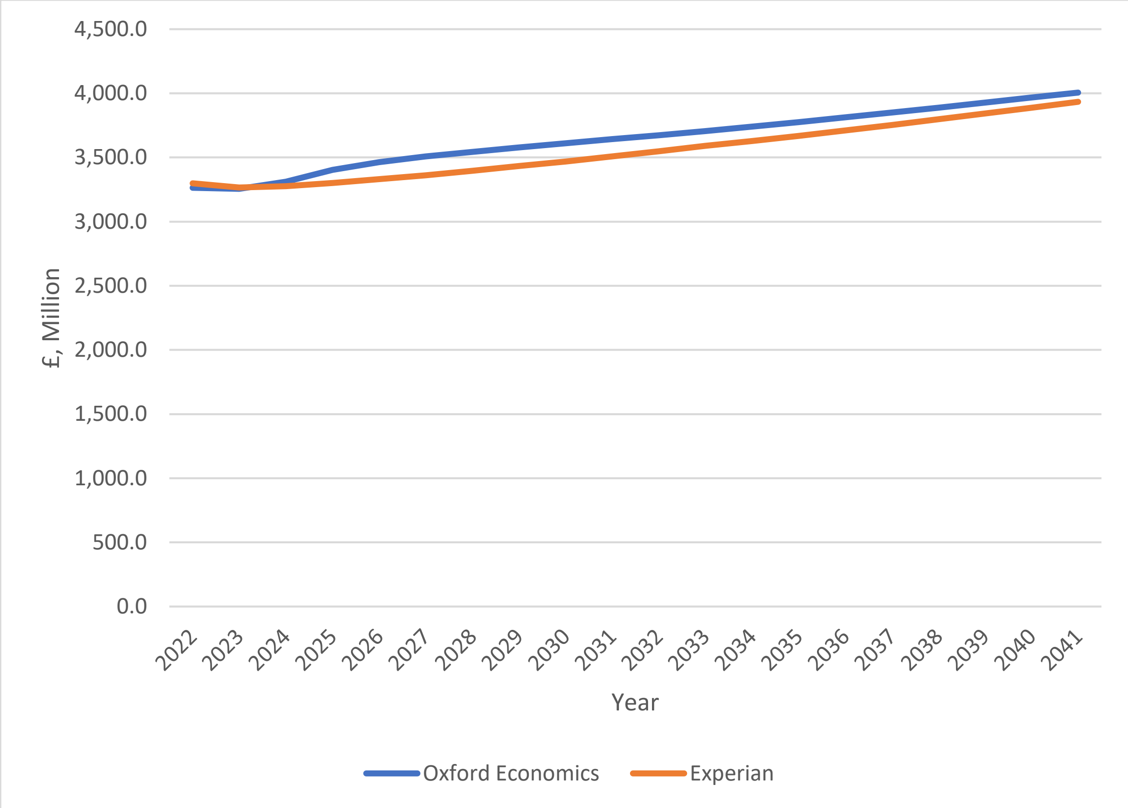
3.78 It is worth noting that all the forecasts, for both areas, indicate that GVA will grow consistently throughout the two decades, even the Oxford forecast for Derby which projected a net decline in jobs. Thus, the two local economies are projected to deliver more economic value by 2041 even if they provide less jobs.

Figure 18 – Derby Forecast GVA Growth to 2041 (£million)



Source: Oxford Economics and Experian, 2022

Figure 19 – South Derbyshire Forecast GVA Growth to 2041 (£million)



Source: Oxford Economics and Experian, 2022

Table 15 – GVA Growth Forecasts Plan Period 2022-2041

Area	Forecast	GVA (Percent increase 2022-2041)	GVA Annual compound increase, percent
Derby	Oxford Economics	22.8	1.23
	Experian	33.8	1.34
South Derbyshire	Oxford Economics	22.7	1.23
	Experian	*19.3*	*1.19*

Source: Oxford Economics and Cambridge Econometrics, 2022

3.79 The forecasts, with the exception of the Experian forecasts for Derby, project that local GVA will be 19-23 percent higher in 2041. This equates to compound growth rates of 1.19-1.34 percent/year. The average growth for the UK over the last decade, was 1.25 percent, thus, the assumption is that GVA growth over the next two decades will be broadly equal to or slightly above what has been achieved in the past.

Homeworking

3.80 Table 16 is based on a location of work survey undertaken in 2020 by the ONS, which would therefore have been influenced by the changing workplace conditions brought on by the Covid-19 Pandemic. The data collected included information on where respondents' workplace was prior to the pandemic lockdowns.

Table 16 – Location of Work, 2020

		Derby		South Derbyshire		Derby HMA	East Midlands	UK
		No.	Percent	No.	Percent	Percent		
Mainly Work[1]	Own Home	10711	8.6	1395	2.6	2.5	7.1	8.5
	Same Grounds or Home as a base	9,646	7.7	4,686	8.8	9.3	10.4	8.9
	Separate from Home	104,238	83.5	47,441	88.6	88.2	82.5	82.4
	Work at home in the week prior to interview	31,128	24.9	13,027	24.3	11.1	23.2	25.9
	Ever work at home	45,886	36.7	21,731	40.6	30.2	34.5	36.5

Source: ONS Homeworking the UK Labour Market, 2022

[1] Responders were asked to consider where they would mainly work in their main job prior to the Covid-19 pandemic.

3.81 Prior to the Pandemic 8.6 percent of Derby workers worked from their own home, which was in line with UK averages (8.5 percent) and above regional averages (7.1 percent). South Derbyshire had a much lower proportion of workers working from home, only 2.6 percent.

3.82 By the end of 2020 these figures jumped across the board to around a quarter of the workforce in both Derby and South Derbyshire, reporting they worked from home the week prior to their interview. These levels were in line with regional and national norms. Rates of homeworking were somewhat lower in Amber Valley, leading to lower HMA averages in some cases. An even higher proportion reported that they had worked from home at least once, 36.7 percent in Derby and 40.6 percent in South Derbyshire. The latter is noticeably higher than wider averages.

Earnings

3.83 Understanding the difference in pay between residents and by workplace can be an indication of the strength of an economy. Table 17 shows the difference in pay between residents and by place of work in Derby and South Derbyshire compared to wider averages.

3.84 The average weekly pay for a resident of Derby was £579.10 and when measured by place of work was £709.40/ week. This would suggest that workers are commuting into Derby for higher paid work. Derby's resident based earnings have increased by £81 since 2015. In comparison, workplace based earnings have fluctuated in recent years, rising from £662.8, in 2015, to £776.8 in 2020 (with some fluctuation in between), and then reducing noticeably in 2021. However, Derby's 2021 workplace earnings still far exceeded HMA (£619.70), national (£613.30) and regional median weekly pay (£559.80).

Table 17 – Average Weekly Earnings

Area	Gross Median Weekly Pay, £ (Analysis by place of residence)	Gross Median Weekly Pay, £ (Analysis by place of work)
Derby	579.1	709.4
South Derbyshire	630.4	575.6
HMA Average	602.9	619.7
East Midlands	573.4	559.8
England	613.3	613.3

Source: Annual Survey of Hours and Earnings, 2021

3.85 Meanwhile, in South Derbyshire, the average weekly pay for a resident was £630.40 (increased from £514.9 in 2015) and when measured by place of work was £575.60/ week (up from £484.1 in 2015). This would indicate that residents earn more by out-commuting rather than remaining in the local authority.

Summary

3.86 At the time of the 2021 Census, Derby had a population of 261,400 while South Derbyshire's population was 107,200. While both locations grew over 2011-2021, South Derbyshire recorded an exceptional gain of 13 percent over that decade. This above average growth rate is projected to continue with South Derbyshire's population increasing to 134,121 by 2041, a gain of 28 percent. Derby is to grow much more slowly, expanding by six percent to 272,635 by 2041. However, in practice a high proportion of the growth in South Derbyshire has been, and will continue to be, on the edge of Derby City in the Derby Urban Area (DUA), so is an effective expansion of Derby.

3.87 As of 2021, Derby had a noticeably younger population than South Derbyshire or wider averages. 53 percent of the population were under 40 in 2021, compared to wider averages of 47-49 percent. A quarter were under 20. In part, this will reflect the high student population attending the University of Derby and local colleges. However, the bulk of the population growth since 2011 in both Derby and South Derbyshire has been in the 60 plus group and increases in this age cohort are projected to lead population growth to 2041.

3.88 73.9 percent of Derby's working age population and 79.3 percent of South Derbyshire's working age population were in employment as of summer 2022. Employment in South Derbyshire was above wider averages of around 75.0 percent. Employment in Derby was below those wider averages but not significantly so. As of June 2022, the unemployment rate in Derby was 3.7 percent, 2.6 percent in South Derbyshire. The latter is noticeably below the East Midlands and the United Kingdom averages.

3.89 The national index of deprivation (IMD) of 2019 ranked Derby as the 90th most deprived local authority in England out of 317 local authorities. This means Derby was in the 30 percent most deprived local authorities in England. Meanwhile South Derbyshire was ranked 218. Of Derby's 144 LSOAs, 22 were in the most deprived 10 percent in the country, in the east of the city. None of South Derbyshire's 50 LSOAs were in the most deprived ten percent, suggesting that deprivation is not a significant issue in South Derbyshire.

3.90 As of 2021, Derby had a total of 143,170 individuals in employment while South Derbyshire had 33,580 in employment. Across the Derby HMA there were 225,600 in employment in 2021, including Amber Valley. Since 2015, Derby has consistently increased its employment levels, a 14 percent increase overall, with only a minor reduction in growth in 2020. South Derbyshire saw a proportionate level of employment growth, equating to a 13 percent gain over 2015-2020. In Derby, as of 2022, there were 7,550

VAT and PAYE registered businesses operating while South Derbyshire had 4,270. These were mostly micro in size.

3.91 In terms of key sectors, the following trends can be noted:

- Over 2015-2021, Derby lost 1,000 manufacturing jobs. However, the local Manufacturing sector has been broadly stable in Derby and South Derbyshire, in recent years, with no net change in employment in South Derbyshire and a modest gain in manufacturing businesses, 35 overall, in both local authority areas
- The Construction sector has lost jobs recently in South Derbyshire but gained companies in both Derby and South Derbyshire. By number of companies – 985 businesses, or 13.0 percent, in Derby and 585 or 13.7 percent in South Derbyshire – if not employment numbers, it is a strong sector locally, seemingly dominated by micro and small businesses
- The Transportation sector is seeing good growth, most dramatically in Derby, particularly by business numbers, reflecting wider regional and national trends and investment in a number of logistics schemes locally. Between 2015-2021 the Transportation sector saw extensive business growth in Derby, a gain of 260 businesses or 91 percent growth. There are now 805 transportation businesses across the two areas, 550 in Derby, 225 in South Derbyshire
- All office-based sectors have seen growth, by business numbers and with the partial exception of Financial services, by numbers of jobs. Crucially, the ICT sector has seen strong recent growth, particularly in Derby, although Professional and Business services continue to dominate by numbers of businesses of jobs. Overall, Derby had 2,590 office-based businesses in 2022, equating to over a third of local firms. South Derbyshire had 1,275 office based business, or 29.9 percent of all firms. These sectors employed 31,750 in Derby, or 21.8 percent of its workforce. In South Derbyshire they employed 6,675 or 19.8 percent, close to the East Midlands average but below the national average.

3.92 Employment forecasts have been sourced from Oxford Economics, Cambridge Econometrics and Experian for this Study.

3.93 In the case of Derby, Oxford Economics is most pessimistic about jobs growth. It first suggests a modest decline in employment over 2022-2024, a reduction from 152,000 jobs in 2022, to 150,100 in 2023, before recovering to peak at 153,800 in 2026. After 2026 local employment is forecast to reduce markedly, reducing to 147,100 in 2041. This represents a reduction of 4,900 jobs on the 2022 figure of 152,000 or a 3.2 percent decline. This loss is driven by projected losses in manufacturing, a reduction of 9,632 jobs over 2022-2041. Thus, Oxford broadly assume that the declines in employment, noted in BRES data since 2015, will continue over the next 20 years.

3.94 By comparison, Experian forecast that, after 2025 at least, Derby will see strong growth, changing from 148,500 jobs in 2022 to 169,600 in 2041, a substantial gain of 20,600 jobs or 13.8 percent. As is noted below, this reflects very strong growth in a number of service sectors, most notably Financial and Business Services and Government Services, i.e., Derby's office-based economy will grow noticeably. While a positive view of growth in the city, the trends shown do differ from recent change, as noted by BRES.

3.95 Against the other two forecasts, Cambridge Econometrics represents a mid-point showing steady but not exceptional growth over 2022-2041, a gain of 7,700 jobs or 5.2 percent growth to 156,200 in 2041. Cambridge also forecast losses in manufacturing and increases in service sector employment, noted below, but to far smaller degrees than the other two.

3.96 For South Derbyshire, Oxford Economics again projects the local economy will see some reduction in employment in 2023, in this case a loss of 500 jobs, before employment peaks at 39,000 in the second half of the decade. After 2032 however, some reduction in overall employment from this peak is forecast, again driven by projected declines in the manufacturing sector. The net result is that employment is forecast to change 37,800 jobs in 2022 to 38,400 in 2041 a gain of 600 jobs or 1.6 percent.

3.97 Experian, and in this case Cambridge, project the strongest growth, particularly after 2027, although not as extensive as that forecast for Derby, with the gain again focused in the service sectors. Experian projects local employment to change from 36,900 in 2022 to 39,700 in 2041, a gain of 2,800 jobs or 8.9 percent.

3.98 Cambridge Econometrics forecasts steady growth over the forecast period, from 33,600 in 2022 to 36,600 in 2041, a gain of 3,000 jobs or 8.9 percent.

3.99 The average weekly pay for a resident of Derby was £579.10 in 2021 and when measured by place of work was £709.40/ week. Although decreased on 2020, the latter figure is notably above wider averages and would suggest that workers are commuting into Derby for higher paid work. Meanwhile, in South Derbyshire, the average weekly pay for a resident was £630.40 in 2020 and when measured by place of work was £575.60/ week. This would indicate that residents earn more by out-commuting rather than remaining in the local authority.

3.100 Rates of homeworking had jumped significantly by the end of 2020, reflecting the impacts of the Covid-19 Pandemic, with around the quarter of survey respondents indicating they mostly work from home in both local authority areas. While homeworking levels will have reduced somewhat from this point by 2022, they are still likely to be well above 2019 levels.

4.0 PROPERTY MARKET ASSESSMENT

Introduction

4.1 This section considers the demand for and supply of industrial and office property within Derby and South Derbyshire. Commentary is given on national and regional market trends which may impact on the local demand for land and premises. The local commercial market is assessed through a quantitative review of transactional data from the last decade, the local supply of vacant premises, alongside up to date market knowledge from consultations carried out with developers, scheme managers and property agents.

National and Regional Property Markets

4.2 Some brief comments on the wider market are provided below regarding the industrial, logistics and office sectors, along with the wider investment market.

Industrial Market

- In the first half of 2022 there was no sign of a slowdown in demand for big box, grade A stock across the UK, with take-up levels totalling almost 20 million sqft (1.86 million sqm). This is 9 percent higher than the 5-year six-monthly average but 22 percent lower than the record-levels achieved in the same period in 2021 (Avison Young, 2022)
- Demand remains strong across a broad spectrum of business sectors. However, there is a continued shortage of immediately available high specification industrial stock in many markets. With developers facing rising building costs and supply chain challenges, a significant increase in construction levels is unlikely, and the lack of stock will continue to act as a constraint on deals, explaining why take up has been more subdued in 2022 against 2021, despite high demand
- The supply/demand imbalance has continued to place strong upward pressure on rental levels, with prime industrial headline rents increasing by 9 percent during the first six months of 2022. Looking regionally, the Midlands saw the fastest rise in prime headline rents in H1 2022, at 17.5 percent (Carter Jonas, 2022).
- Derbyshire followed wider trends, with 891,117 sqft (93,000 sqm) of deals recorded in 2021, up significantly from 591,400 sqft (55,000 sqm) in 2020. The biggest deals were at Derby Commercial Park. Against such demand, supply in the greater Derby area was down to just over 200,000 sqft (19,000 sqm), reduced from 364,000 sqft (34,000 sqm) in 2020, and with no ready to occupy buildings on the market over 30,000 sqft (2,800 sqm). The main pipeline opportunity to meet this need was in the expanding St Modwen Park Derby.

- Investment activity in Derbyshire also rebounded strongly in 2021, recording the second highest level of turnover in more than a decade at £380.5 million, 46 percent of which was for industrial premises (Innes England, 2022).

Warehouse/ Logistics Market

- By summer 2022, take-up in the year had reached 4.95 million sqft (460,000 sqm) in the East Midlands which has caused the supply to remain at chronically low levels, standing at just 1.73 million sqft (161,000 sqm). This means that there is just 0.16 years' worth of supply in the region.
- As of July 2022, there were just eight units over 100,000 sqft (9,290 sqm) available in the East Midlands.
- There were no available units above 360,000 sqft (33,000 sqm) which, given the rising occupier demand for larger units in the region, is leading to an increase in built-to-suit deals. However, due to increasing construction costs and the lead times, requirements are being satisfied in neighbouring regions through existing stock.
- The strong occupier demand for units in the area, along with rising rents for top-quality stock has led to all of the lower-quality space being either let or withdrawn for comprehensive refurbishment.
- As of summer 2022, there were 27 larger units under construction, which total 5.06 million sqft (470,000 sqm). Many were already under offer while being developed or have strong interest, however, should these add to the supply figures, the vacancy rate would rise to just 5.45 percent (Savills, 2022)
- Demand continues to be led by retail and wholesale logistics, which have accounted for 39-40 percent of regional deals since 2020 (Knight Frank, 2022)
- In the Derby/South Derbyshire area supply remains tight following the successful let-up of Panattoni's spec units, including Alloga at Derby370 and JD Sports at Derby515. New build development has focused on Dove Valley Park in 2022, with further delivery expected in 2023. Elsewhere, spec commitments from Trebor and St Modwen will deliver much-needed stock to the Derby market (Innes England, 2022).

Office Market

- By late 2022 the office sector in the East Midlands was showing signs of recovery. Long leases for good quality stock were beginning to return with more and more, ten-year terms being secured for lets. This means much-needed stability for the market along with a fundamental shift in attitude from the years of recession.
- Whilst there hasn't been a material change in the availability of new Grade A stock within the East Midlands, good quality second-hand stock remained popular, with growing confidence by landlords that refurbishments will be repaid by swift lettings.

- However, there remained a significant amount of poor quality and dated stock, particularly within city centres. More and more, though, these buildings are being converted, particularly into student accommodation.
- New build offices remain rare however, requiring rents of in the region of £18-20 per sqft to support the financial viability combined with a long-term lease commitment (Innes England 2022).
- By far the most important driver from occupiers considering office moves has been a focus on the quality of office environments. Many occupiers are looking to improve their space to make the office more of a collaborative “lifestyle choice” to boost collaboration, mental health and wellbeing, team building and to support the upskilling of more junior members of the workforce. These factors make the quality of any office specification a key factor (FHP, 2022).
- 2021 was an excellent year for the Derby office sector as take-up continued to improve, up 43 percent on 2020 to finish the year at 224,000 sqft (21,000 sqm), setting a record 5 year high. Take up was dominated by Grade B Stock driven by the absence of new build Grade A accommodation, and focused at Pride Park and The Wyvern.
- There is little good quality standing stock available, no immediate Grade A office availability and continued competitive occupier interest in the best quality buildings under 15,000 sqft (1,400 sqm) (Innes England, 2022).

Public Sector Property Enquiry Analysis

4.3 Data has been received from Marketing Derby for property enquiries from 2017. This data provides enquiries categorised by use class, whilst also providing some detail on size of requirement, reason for enquiry and the potential number of new jobs created.

4.4 There are caveats to the analysis of this data. The enquiries are derived from a mixture of sources and duplication is likely to occur when companies completing online forms, have selected a preference for multiple property types and size ranges. Some enquiring businesses may have enquired on premises in both Derby and South Derbyshire and are thus recorded on both datasets. Therefore, this data should be taken as an indicative measure of local demand.

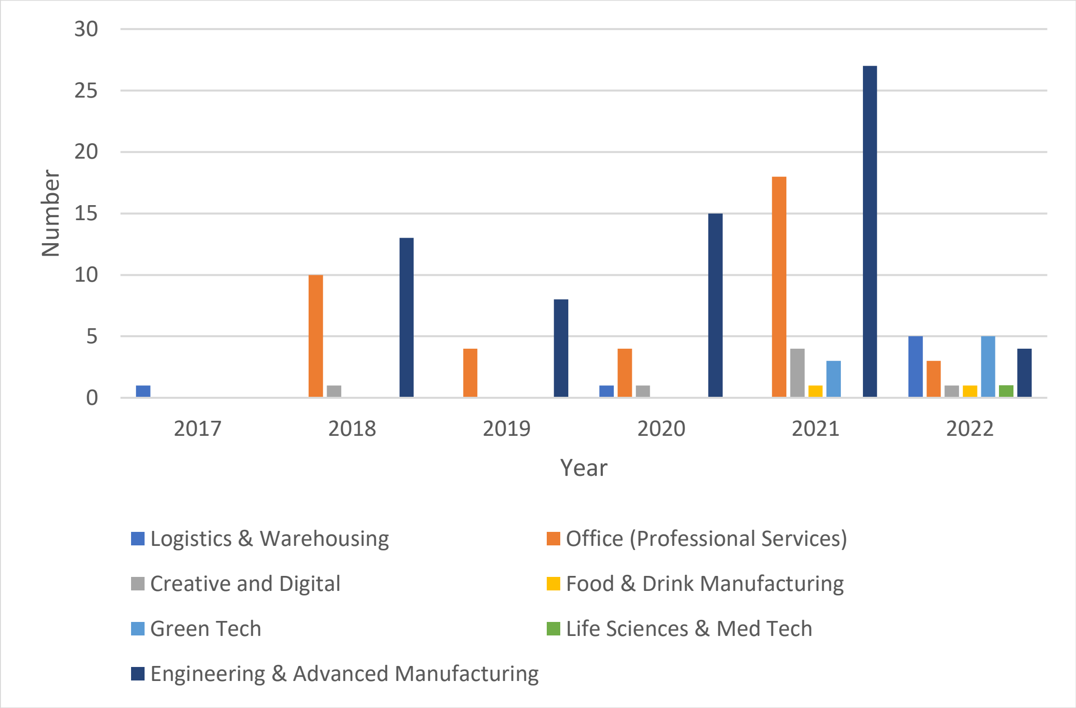
4.5 A total of 173 enquiries were logged to November 2022 in Derby, 112 in South Derbyshire.

Derby Analysis

Type

4.6 Figure 20 shows 130 enquiries which were split by 'Project Type' rather than sector including Logistics and Warehousing, Office (Professional Services), Creative and Digital, Food and Drink Manufacturing, Green Tech, Life Sciences and Med Tech, and Engineering and Advanced Manufacturing. Non relevant enquiries such as Retail and Leisure and Education, have been excluded from this analysis.

Figure 20 – Derby Enquiries by Project Type, 2017-2022



Source: Marketing Derby, 2022

4.7 Engineering and Advanced Manufacturing accounted for over half of the overall number of enquiries. By year, the highest number of enquiries for this project type was in 2021 for 27 enquiries, 40.3 percent of the total. 2021 saw the strongest enquiry levels overall in the five full years of data available.

4.8 39 office enquiries were recorded, around half of these received in 2021. Interest for other types of property was much more modest. It is worth noting, however, that Derby saw increased interest from the Green Tech sector in 2021/2022, with eight enquiries received, to date in those two years. Seven Creative and Digital enquiries were also received, four in 2021.

4.9 Only seven Logistics and Warehouse requirements were noted, five of those in 2022.

Reason for Enquiry

4.10 All enquiries stated a reason for enquiring as a start-up, local, national or international expansion. 22 enquiring businesses identified themselves as start-ups, mostly retail and leisure business but also six Engineering and Advanced Manufacturing firms.

4.11 At the opposite end of the scale, 30 enquiries were identified for 'International Expansion' including four Office enquiries, 23 Engineering and Advanced Manufacturing enquiries and two Logistics and Warehouse enquiries. Most of the rest were identified as either 'Local Expansion' or 'Local Relocation'.

Size of Property

4.12 For reasons of commercial confidentially the size of premises sought in individual enquiries cannot be discussed. Instead, Table 18 shows the average size of premises required per project type.

Table 18 – Derby Average Size of Enquiries, by Type, 2017-2022, sqm

Type	Minimum Size	Maximum Size
Logistics and Warehousing	1,845	3,477
Office (Professional Services)	333	682
Creative and Digital	96	1,055
Food and Drink Manufacturing	160	418
Green Tech	1,742	Not Stated
Life Sciences and Med Tech	139	Not Stated
Engineering and Advanced Manufacturing	2,408	2,495

Source: Marketing Derby, 2022

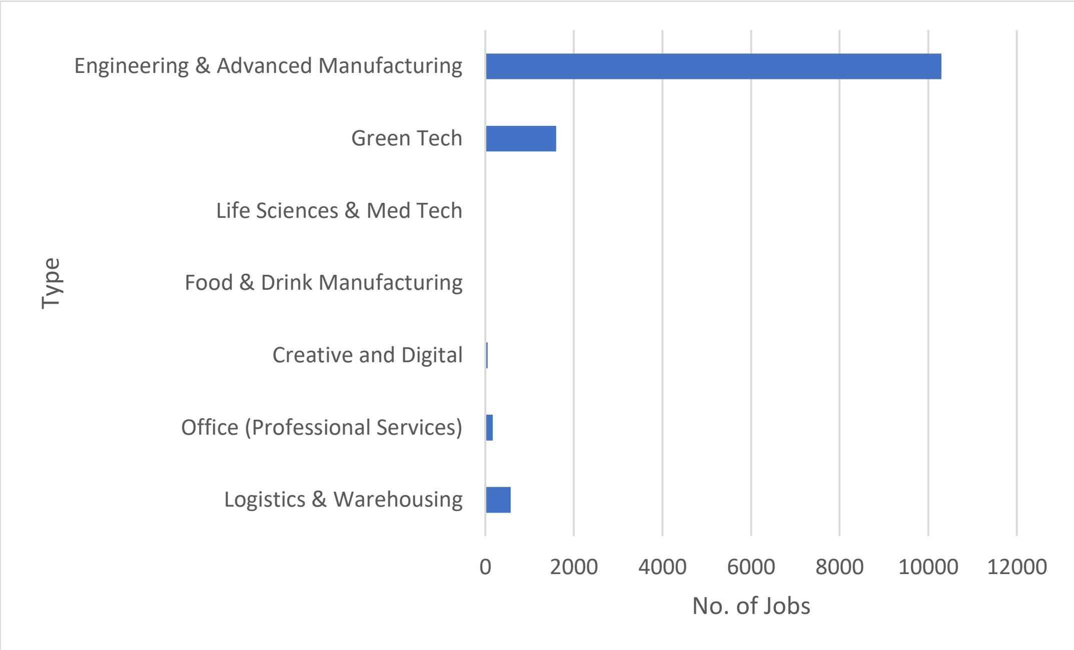
4.13 In terms of logistics premises, the average requirement was for 1,800-3,500 sqm of accommodation, whilst industrial requirements were for some 2,400-2,500 sqm, on average. Average food and Drink production requirements are smaller, however, not exceeding 400 sqm on average. Office requirements are for 300-700 sqm suites, although there is a greater range in the Creative and Digital interests, from 100-1,100 sqm.

Potential Job Creation

4.14 Each enquiry was asked to state the potential new number of jobs that would be created from their project, if delivered. Figure 21 shows the potential number of jobs that would be created if all enquiries were realised, in Derby.

4.15 Overall, the enquiries identified a jobs potential of 12,690, of which 81.1 percent, 10,296, would be from the Engineering and Advanced Manufacturing sector investment. A reasonable 1,599, 12.6 percent, would come from Green Tech investment and 570, 4.5 percent, from Logistics and Warehousing. 167 office-based jobs would be generated, while the potential employment generation from other types of enquiries was negligible.

Figure 21 – Derby Potential Jobs Creation, Enquiries by Type



Source: Marketing Derby, 2022

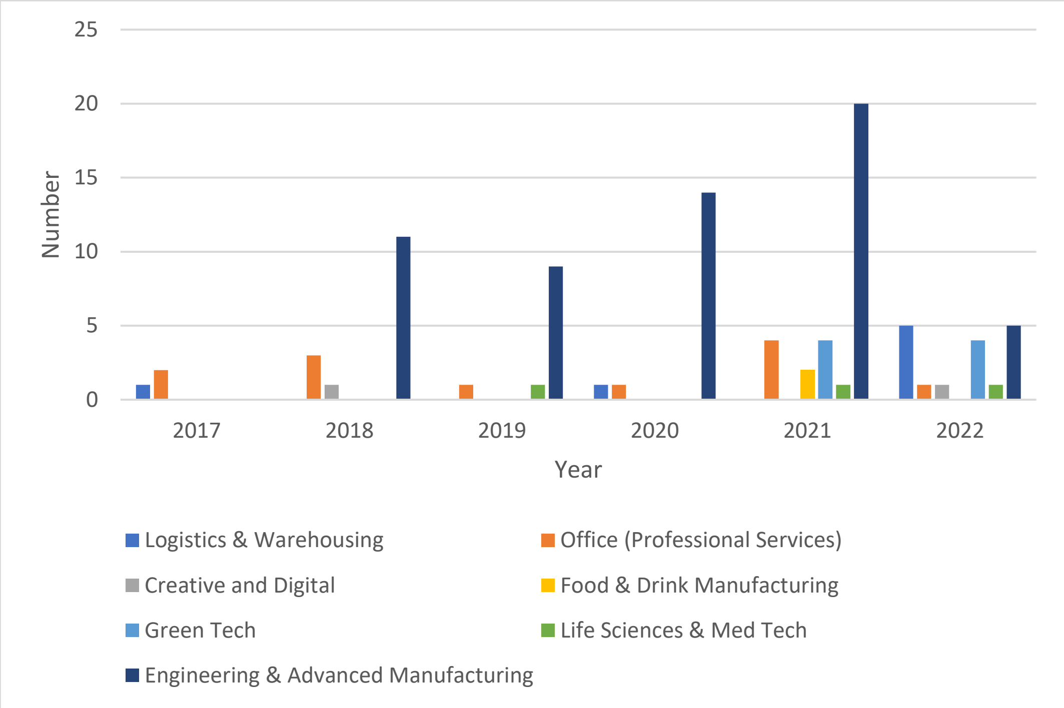
South Derbyshire Analysis

Type

4.16 As Figure 22 shows, 90 enquiries were split by Project Type, as for Derby. Again, non relevant enquiries such as Retail and Leisure and Education, have been excluded from this analysis.

4.17 Again, Engineering and Advanced Manufacturing enquiries dominated in most years, particularly 2021, accounting for around a third of all enquiries recorded, 31.

Figure 22 – South Derbyshire Enquiries by Project Type, 2017-2022



Source: Marketing Derby, 2022

4.18 12 office enquiries were recorded, plus another two in the Creative and digital sector which may also require office accommodation. South Derbyshire also saw eight enquiries from the Green Tech sector in 2021/2022. As this is the same number as in Derby it is assumed that these businesses were enquiring about space in Derby and South Derbyshire, and potentially other parts of the County as well.

4.19 Seven Logistics and Warehouse requirements were noted, five of those in 2022. It is again assumed that these are the same seven businesses who also enquired about Derby.

Reason for Enquiry

4.20 All enquiries stated a reason for enquiring as a start-up, local, national or international expansion. 12 enquiring businesses identified themselves as start-ups, mostly retail and leisure business but also five Engineering and Advanced Manufacturing firms and two Green Tech businesses.

4.21 Interestingly South Derbyshire attracted 36 enquiries for International Expansion, against 30 in Derby. Just over three quarters, 28, of the 36 were from Engineering and Advanced Manufacturing businesses. Four were from Logistics and Warehousing firms. Another 24 were listed as ‘National Expansion’ or ‘National Relocation’ from a mix of business types but again mostly Engineering and Advanced Manufacturing businesses.

Size of Property

4.22 For reasons of commercial confidentially the size of premises sought in individual enquiries cannot be discussed. Instead, Table 19 shows the average size of premises required per project type.

Table 19 – South Derbyshire Average Size of Enquiries, by Type, 2017-2022, sqm

Type	Minimum Size	Maximum Size
Logistics and Warehousing	1,845	13,431
Office (Professional Services)	93	419
Creative and Digital	93	111
Food and Drink Manufacturing	186	372
Green Tech	66	1,603
Life Sciences and Med Tech	139	Not Stated
Engineering and Advanced Manufacturing	2,727	4,966

Source: Marketing Derby, 2022

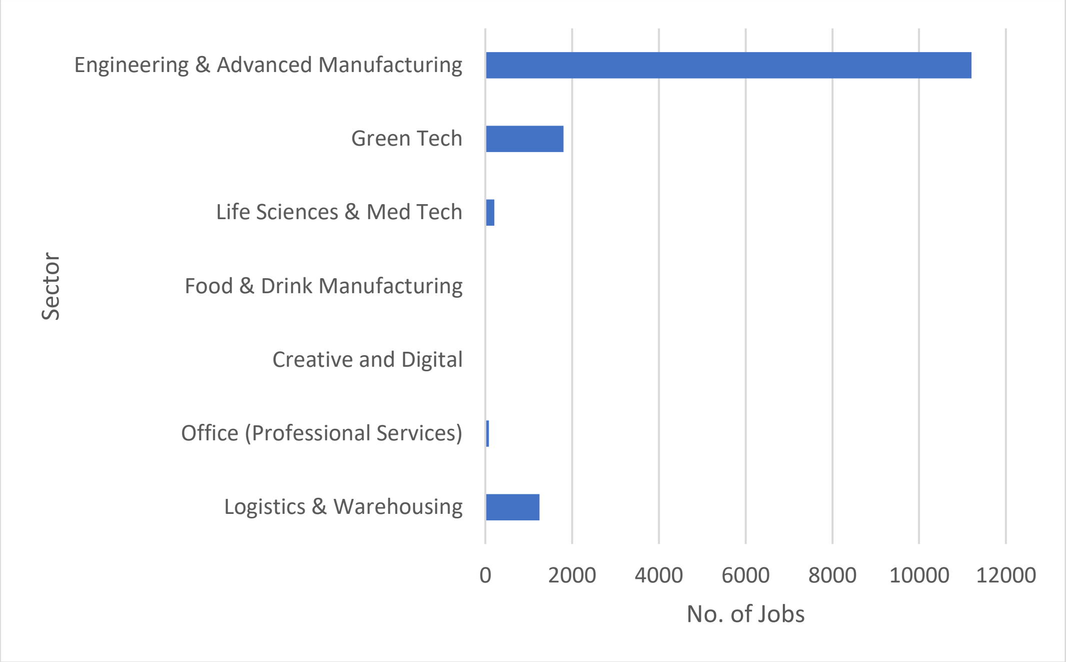
4.23 On average, businesses were seeking larger quanta of logistics and industrial space in South Derbyshire than in Derby. This was most evident in the case of Logistics and Warehousing, where the average maximum requirement size was 13,400 sqm, against only 3,500 sqm in Derby. Businesses clearly identify South Derbyshire as an area of search for strategic scale distribution facilities, something not necessarily the case in Derby.

4.24 Requirements for Office and Creative and Digital space were smaller however, with no more than 400 sqm sought, on average, against up to 1,100 sqm in the city.

Potential Job Creation

4.25 Figure 23 shows the potential number of jobs that would be created if all enquiries were realised, in South Derbyshire.

Figure 23 – South Derbyshire Potential Jobs Creation, Enquiries by Type



Source: Marketing Derby, 2022

4.26 Overall, the enquiries identified a jobs potential of 14,565. As was the case in Derby, the vast majority of these, over three quarters or 11,207, would be from the Engineering and Advanced Manufacturing sector investment. A reasonable 1,799, 12.4 percent, would come from Green Tech investment and 1,250, 8.6 percent, from Logistics and Warehousing. 84 office-based jobs would be generated, while the potential employment generation from other types of enquiries was negligible.

Property Transactions

4.27 Transaction information has been sourced from Radius Data Exchange property database, for industrial/ warehouse units and offices, sold or let in Derby and South Derbyshire in the last 10 years.

Industrial/ Warehouse

Derby

4.28 690 industrial deals have been completed within Derby in the past decade, comprising 1,073,021 sqm of floorspace. A breakdown of these deals by year and size band can be seen in Table 20 below.

4.29 There was reasonable market activity in all size bands but the most activity occurred in the mid-sized categories between 101 and 5,000 sqm, which accounted for 82.8 percent of deals. The 201-500 sqm size band saw the most deals, with 246 transactions (35.7 percent). The least amount of activity was observed in the larger size bands (5,000 sqm plus), however, it was the 10,000 sqm size band that saw the most floorspace transacted over the decade.

Table 20 – Derby Industrial Transactions, 2012-2022

Industrial		Size (sqm)								
		0-100	**101-200**	**201-500**	**501-1,000**	**1,001-5,000**	**5,001-10,000**	**10,000+**	**Unknown**	**Total**
2022	Floorspace (sqm)	~	384	3240	504	4,743	~	51,272	~	**60,143**
	Total Properties	~	3	10	1	2	~	2	~	**18**
2021	Floorspace (sqm)	232	596	6,049	12,988	10,680	~	104,051	~	**134,596**
	Total Properties	3	4	18	19	8	~	4	1	**57**
2020	Floorspace (sqm)	170	~	7,291	3870	14,447	~	34,443	~	**60,222**
	Total Properties	2	~	21	7	9	~	1	~	**40**
2019	Floorspace (sqm)	253	753	5,428	7,917	23,831	~	~	~	**38,182**
	Total Properties	6	5	19	13	12	~	~	3	**58**
2018	Floorspace (sqm)	90	662	9,746	18,867	18,793	12,603	~	~	**60,762**
	Total Properties	8	4	32	31	14	2	~	2	**93**
2017	Floorspace (sqm)	342	822	4,059	5,829	15,600	22,053	11,160	~	**59,865**
	Total Properties	5	5	15	9	10	3	1	3	**51**
2016	Floorspace (sqm)	272	1,909	6,575	4,116	19,166	11,754	60,347	~	**104,138**
	Total Properties	3	12	19	7	8	2	2	3	**56**
2015	Floorspace (sqm)	287	1,316	8,785	11,863	14,779	16,879	83,779	~	**137,687**
	Total Properties	3	8	28	19	7	3	3	~	**71**
2014	Floorspace (sqm)	2,090	2,218	9,249	6,527	14,350	~	196,080	~	**230,514**
	Total Properties	24	16	31	11	10	~	6	~	**98**
2013	Floorspace (sqm)	539	2384	8107	9227	2,6429	6,054	77,092	~	**129,833**
	Total Properties	7	15	26	14	13	1	2	1	**79**
2012	Floorspace (sqm)	749	1,326	8,547	10,328	7,652	28,477	~	~	**57,079**
	Total Properties	9	9	27	15	5	4	~	~	**69**
Total	**Floorspace (sqm)**	**5,024**	**12,371**	**77,075**	**92,038**	**170,470**	**97,820**	**618,224**	**~**	**1,073,021**
	Total Properties	**70**	**81**	**246**	**146**	**98**	**15**	**21**	**13**	**690**

Source: Radius Data Exchange, 2022

4.30 2014 was the most active year, with 98 deals and saw the largest amount of floorspace transacted during one year, with 230,514 sqm changing hands. However, over half of the floorspace transacted during this year can be accounted for in two deals occurring at Derby Commercial Park, both in excess of 58,000 sqm. Derby

Commercial Park also saw the largest amount of floorspace transacted in a single deal as Kuehne and Nagel rented a 58,803 sqm unit there in 2013 on a ten year lease.

4.31 Of the 690 deals, 76 percent were completed under a leasehold tenure and the remaining 24 percent as freehold sales.

4.32 Additionally, 89 investment deals were recorded during the decade of which, the largest saw 185,998 sqm at Derby Commercial Park purchased for £52.27 million by Sun Life Assurance Company of Canada in 2014.

South Derbyshire

4.33 163 industrial deals were completed in South Derbyshire over the same period, comprising 239,866 sqm of floorspace. A breakdown of these deals by year and size band can be seen in Table 21 below.

Table 21 – South Derbyshire Industrial Transactions, 2012-2022

Industrial		Size (sqm)								
		0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,000+	Unknown	Total
2022	Floorspace (sqm)	~	126	~	~	~	~	~	~	**126**
	Total Properties	~	1	~	~	~	~	~	~	**1**
2021	Floorspace (sqm)	~	310	400	~	3,729	~	12,523	~	**16,961**
	Total Properties	~	2	1	~	2	~	1	~	**6**
2020	Floorspace (sqm)	56	405	323	566	3,207	~	~	~	**4558**
	Total Properties	1	3	1	1	2	~	~	~	**8**
2019	Floorspace (sqm)	~	286	1,592	2,439	1,660	~	23,538	~	**29,516**
	Total Properties	~	2	5	4	1	~	1	~	**13**
2018	Floorspace (sqm)	89	300	3941	5,271	13,396	~	13,129	~	**36,126**
	Total Properties	1	2	11	9	5	~	1	2	**31**
2017	Floorspace (sqm)	~	250	1,060	1,169	~	~	11,014	~	**13,494**
	Total Properties	~	2	3	2	~	~	1	~	**8**
2016	Floorspace (sqm)	~	631	2,680	~	2,221	~	186,00	~	**24,132**
	Total Properties	~	4	8	~	1	~	1	~	**14**
2015	Floorspace (sqm)	312	596	2,077	1,835	6,863	~	~	~	**11,682**
	Total Properties	4	4	7	3	4	~	~	~	**22**
2014	Floorspace (sqm)	56	418	2,291	1,883	5,707	14,187	22,361	~	**46,903**
	Total Properties	1	3	6	3	4	2	1	1	**21**
2013	Floorspace (sqm)	150	711	1,509	532	1,232	15,285	~	~	**19,420**
	Total Properties	2	5	6	1	1	2	~	~	**17**
2012	Floorspace (sqm)	~	375	2,500	3,426	1,7521	~	13,127	~	**36,950**
	Total Properties	~	3	8	5	5	~	1	~	**22**
Total	**Floorspace (sqm)**	**663**	**4,410**	**18,371**	**17,123**	**55,536**	**29,472**	**114,292**	**~**	**239,866**
	Total Properties	**9**	**31**	**56**	**28**	**25**	**4**	**7**	**3**	**163**

Source: Radius Data Exchange, 2022

4.34 Industrial properties of 201-500 sqm saw the highest number of deals, accounting for over a third of the decade total. Generally, South Derbyshire, as was the case in Derby, saw most activity in the mid-sized categorises (101-5,000 sqm) where 85.9 percent of deals occurred. Few deals were observed in the 0-100 sqm size band with only nine transactions. There were also few deals observed over 1,000 sqm, however the 10,000 sqm size band was where the largest amount of floorspace was transacted with 114,292 sqm accounting for 47.6 percent of the decade's floorspace.

4.35 2018 saw the highest number of deals occur within a single year, 31, 19.0 percent of the decade total. Since then, market activity has declined noticeably with only six deals recorded in 2021 and only one in 2022. 2014 saw the largest amount of floorspace transacted during a single year, 46,903 sqm. The largest amount of floorspace transacted during a single deal was 23,539 sqm at Dove Valley Park in 2019, sold to Futaba Manufacturing U.K for £4.53 million.

4.36 Of the 163 deals, 85 percent were completed under a leasehold tenure and the remaining 15 percent as freehold sales.

4.37 Additionally, 22 investment deals were recorded during the decade of which, the largest amount of floorspace transacted was a 12,672 sqm unit on William Nadin Way in Swadlincote, purchased by Teesside Pension Fund for £9.5 million.

Office

Derby

4.38 Since the start of 2012, 733 office deals have been completed within Derby, comprising 229,231 sqm of floorspace. Table 22 below shows a breakdown by year and size band.

Table 22 – Derby Office Transactions, 2012-2022

Office		**Size (sqm)**								
		0-100	**101-200**	**201-500**	**501-1,000**	**1,001-5,000**	**5,001-10,000**	**10,000+**	**Unknown**	**Total**
2022	Floorspace (sqm)	223	550	1,495	902	1,142	~	~	~	**4,312**
	Total Properties	4	4	4	1	1	~	~	~	**14**
2021	Floorspace (sqm)	653	1,510	3,327	3,501	13,155	~	~	~	**22,146**
	Total Properties	14	11	10	5	4	~	~	1	**45**

2020	Floorspace (sqm)	577	1,067	2,012	1,217	4,977	~	~	~	**9,850**
	Total Properties	11	8	6	2	3	~	~	1	**31**
2019	Floorspace (sqm)	1,849	2,742	3,124	2,428	4,981	~	~	~	**15,124**
	Total Properties	34	20	9	4	2	~	~	5	**74**
2018	Floorspace (sqm)	1,296	3,057	4,782	1,534	7,053	~	~	~	**17,722**
	Total Properties	35	20	14	2	4	~	~	2	**77**
2017	Floorspace (sqm)	1,735	3,377	7,617	3,150	~	8,602	~	~	**24,480**
	Total Properties	32	22	25	5	~	1	~	2	**87**
2016	Floorspace (sqm)	903	2,757	6,118	6,501	,3420	5,580	~	~	**25,279**
	Total Properties	16	18	18	10	2	1	~	1	**66**
2015	Floorspace (sqm)	1,522	4,206	6,947	8,348	7,088	~	~	~	**28,112**
	Total Properties	29	30	21	12	4	~	~	1	**97**
2014	Floorspace (sqm)	1,572	4,291	7,802	6,162	10,076	~	~	~	**29,903**
	Total Properties	29	31	24	9	8	~	~	~	**101**
2013	Floorspace (sqm)	1,830	2,834	6,517	3,253	3,381	12,585	~	~	**30,401**
	Total Properties	32	20	20	5	2	2	~	~	**81**
2012	Floorspace (sqm)	887	2,008	5,733	5,381	7,894	~	~	~	**21,902**
	Total Properties	15	14	18	8	5	~	~	~	**60**
Total	**Floorspace (sqm)**	**13,047**	**28,398**	**55,475**	**42,376**	**63,167**	**2,6767**	**~**	**~**	**229,231**
	Total Properties	**251**	**198**	**169**	**63**	**35**	**4**	**~**	**13**	**733**

Source: Radius Data Exchange, 2022

4.39 Unsurprisingly smaller offices were the most popular with 251 office deals completed of 0-100 sqm, accounting for over a third of the decade total. Transactions of less than 500 sqm accounted for 84.3 percent of all deals completed.

4.40 Despite the scale of local office stock, very large office transactions, for more than 5,000 sqm in one deal, were rare, with only four recorded over the decade none of which was for more than 10,000 sqm in one deal. The largest recorded deal of the decade came in 2017 with an 8,602 sqm building on Locomotive Way was rented by Dhu Health Care.

4.41 As with the industrial market, 2014 was the most active year, with 101 deals completed, whilst 2013 saw the largest amount of floorspace transacted, 30,401 sqm, 13.0 percent of the decade total.

4.42 Of the 733 office transactions, 85 percent were leasehold transactions, and the remaining 15 percent were freehold sales.

4.43 Additionally, 74 investment deals were completed during the decade. 11,346 sqm at Pride Park was the largest investment transaction of the decade with Regional REIT purchasing multiple buildings for £20 million.

Derby City Centre Offices

4.44 Looking specifically at deals which have occurred within Derby City Centre (i.e., the Central Business District as defined in the Local Plan), a total of 165 office deals were transacted over the last 10 years, totalling 67,076 sqm. This means that City Centre office transactions accounted for a fairly modest 28.6 percent of deals and 22.5 percent of floorspace transacted in Derby during the decade. Table 23 below shows the breakdown of transactions by size band for leasehold deals specifically.

Table 23 – Leasehold City Centre Office Transactions, 2012-2022

Office		Size (sqm)								
		0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,000+	Unknown	Total
2022	Floorspace (sqm)	95	126	~	~	~	~	~	~	**221**
	Total Properties	1	1	~	~	~	~	~	~	**2**
2021	Floorspace (sqm)	42	265	293	~	~	~	~	~	**600**
	Total Properties	1	2	1	~	~	~	~	~	**4**
2020	Floorspace (sqm)	166	331	303	~	~	~	~	~	**800**
	Total Properties	2	3	1	~	~	~	~	~	**6**
2019	Floorspace (sqm)	179	288	739	599	~	~	~	~	**1,804**
	Total Properties	3	2	2	1	~	~	~	1	**9**
2018	Floorspace (sqm)	140	423	~	1534	~	~	~	~	**2,096**
	Total Properties	6	3	~	2	~	~	~	~	**11**
2017	Floorspace (sqm)	260	783	24,08	1,084	~	~	~	~	**4,534**
	Total Properties	5	5	8	2	~	~	~	~	**20**
2016	Floorspace (sqm)	345	903	1,111	901	~	5,580	~	~	**8,840**
	Total Properties	5	6	3	1	~	1	~	~	**16**
2015	Floorspace (sqm)	394	1,525	1,655	837	3,069	~	~	~	**7,480**
	Total Properties	9	10	5	1	1	~	~	~	**26**
2014	Floorspace (sqm)	274	845	345	698	1,144	~	~	~	**3,305**
	Total Properties	6	6	1	1	1	~	~	~	**15**
2013	Floorspace (sqm)	74	779	1,663	635	1,766	~	~	~	**4,918**
	Total Properties	1	6	5	1	1	~	~	~	**14**
2012	Floorspace (sqm)	93	278	594	~	2,370	~	~	~	**3,335**
	Total Properties	1	2	2	~	2	~	~	~	**7**
Total	**Floorspace (sqm)**	**2060**	**6546**	**9,112**	**6,287**	**8,349**	**5,580**	**~**	**~**	**37,933**
	Total Properties	**40**	**46**	**28**	**9**	**5**	**1**	**~**	**1**	**130**

Source: Radius Data Exchange, 2022

4.45 The average leasehold deal which occurred in the City Centre during the last decade was for 294 sqm. Properties of up to 200 sqm were the most popular accounting for two thirds, 86, of all transactions and 8,606 sqm of floorspace. The individual size band with the most transactions was 101-200 sqm.

4.46 2015 saw the highest number of transactions during a single year of 26, one fifth of the decade total. However, 2016, saw the highest amount of floorspace transacted during a single year of 8,840 sqm. This accounted for just under a quarter of the decade total.

4.47 Table 24 shows the breakdown, by size band, of freehold transactions within Derby City Centre.

Table 24 – Freehold City Centre Office Transactions, 2012-2022

Office		Size (sqm)								
		0-100	**101-200**	**201-500**	**501-1,000**	**1,001-5,000**	**5,001-10,000**	**10,000+**	**Unknown**	**Total**
2022	Floorspace (sqm)	~	~	~	~	~	~	~	~	**0**
	Total Properties	~	~	~	~	~	~	~	~	**0**
2021	Floorspace (sqm)	~	~	233	~	~	~	~	~	**233**
	Total Properties	~	~	1	~	~	~	~	~	**1**
2020	Floorspace (sqm)	~	159	~	713	~	~	~	~	**872**
	Total Properties	~	1	~	1	~	~	~	~	**2**
2019	Floorspace (sqm)	~	~	413	700	4,981	~	~	~	**6,094**
	Total Properties	~	~	1	1	2	~	~	~	**4**
2018	Floorspace (sqm)	~	~	1078	~	~	~	~	~	**1,078**
	Total Properties	~	~	3	~	~	~	~	1	**4**
2017	Floorspace (sqm)	~	124	679	629	~	~	~	~	**1,431**
	Total Properties	~	1	2	1	~	~	~	~	**4**
2016	Floorspace (sqm)	~	~	357	706	~	~	~	~	**1,063**
	Total Properties	~	~	1	1	~	~	~	~	**2**
2015	Floorspace (sqm)	~	254	380	2,122	~	~	~	~	**2,756**
	Total Properties	~	2	1	3	~	~	~	~	**6**
2014	Floorspace (sqm)	~	116	417	~	1,128	~	~	~	**1,661**
	Total Properties	~	1	1	~	1	~	~	~	**3**
2013	Floorspace (sqm)	~	~	910	635	~	5,145	~	~	**6,691**
	Total Properties	~	~	2	1	~	1	~	~	**4**
2012	Floorspace (sqm)	88	170	346	~	1,513	~	~	~	**2,118**
	Total Properties	1	1	1	~	1	~	~	~	**4**
Total	**Floorspace (sqm)**	**88**	**823**	**4,814**	**5,505**	**7,622**	**5,145**	**~**	~	**23,997**

	Total Properties	**1**	**6**	**13**	**8**	**4**	**1**	**~**	**1**	**34**

Source: Radius Data Exchange, 2022

4.48 The average freehold deal to occur over the time period was for 1,052 sqm, over three times the average size of a leasehold deal in the same location during the same time period. Most freehold deals, 13 or 37.1 percent, were for offices of 201-500 sqm. This accounted for 37.1 percent of the total number of deals.

4.49 There was only one freehold deal for space of more than 5,000 sqm. This involved Midland House, a 5,145 sqm building on Nelson Street, which was purchased for an undisclosed price in 2013.

The largest investment sale of occupied premises to occur over the last 10 years within the City Centre saw 13,067 sqm at Heritage Gate on Friar Gate sold to Ivytame for an undisclosed sale price. That property was subsequently converted to housing.

South Derbyshire

4.50 66 office deals were completed within South Derbyshire over the past decade, comprising 10,056 sqm of transacted floorspace. Table 25 below shows a breakdown by year and size band.

Table 25 – South Derbyshire Office Transactions, 2012-2022

Office		Size (sqm)								
		0-100	101-200	201-500	501-1,000	1,001-5,000	5,001-10,000	10,000+	Unknown	Total
2022	Floorspace (sqm)	61	179	~	~	~	~	~	~	**240**
	Total Properties	2	1	~	~	~	~	~	~	**3**
2021	Floorspace (sqm)	~	~	~	~	~	~	~	~	**~**
	Total Properties	~	~	~	~	~	~	~	~	**~**
2020	Floorspace (sqm)	~	~	~	~	~	~	~	~	**~**
	Total Properties	~	~	~	~	~	~	~	~	**~**
2019	Floorspace (sqm)	157	182	1,949	~	~	~	~	~	**2,289**
	Total Properties	3	1	5	~	~	~	~	~	**9**
2018	Floorspace (sqm)	315	195	361	830	~	~	~	~	**1,701**
	Total Properties	6	1	1	1	~	~	~	2	**11**
2017	Floorspace (sqm)	232	348	628	~	~	~	~	~	**1,208**
	Total Properties	4	2	2	~	~	~	~	~	**8**
2016	Floorspace (sqm)	201	272	242	~	~	~	~	~	**714**
	Total Properties	3	2	1	~	~	~	~	~	**6**
2015	Floorspace (sqm)	303	177	~	~	~	~	~	~	**480**
	Total Properties	5	1	~	~	~	~	~	~	**6**
2014	Floorspace (sqm)	290	859	611	590	~	~	~	~	**2,350**
	Total Properties	4	6	2	1	~	~	~	~	**13**
2013	Floorspace (sqm)	80	134	236	~	~	~	~	~	**451**
	Total Properties	1	1	1	~	~	~	~	~	**3**
2012	Floorspace (sqm)	311	312	~	~	~	~	~	~	**623**
	Total Properties	5	2	~	~	~	~	~	~	**7**
Total	**Floorspace (sqm)**	**1,950**	**2,658**	**4,028**	**1,419**	**~**	**~**	**~**	**~**	**10,056**
	Total Properties	**33**	**17**	**12**	**2**	**~**	**~**	**~**	**2**	**66**

Source: Radius Data Exchange, 2022

4.51 Unsurprisingly the quantum of office space recorded in South Derbyshire was modest compared to Derby and the District recorded no office market activity in 2020-2021, at least reflected in this data source. As in Derby though smaller offices were the most popular with 33 offices being transacted in the 0-100 sqm size band, exactly half of the decade's transactions. There was a reasonable representation in the 101-200 and 201-500 sqm size bands. There were only two transactions over 501 sqm recorded and no transactions over 1,000 sqm in size.

4.52 Again 2014 saw the highest number of deals completed during a single year,13, as well as the most floorspace transacted, 2,350 sqm. The largest deal recorded came in 2018 when an 830 sqm building at Optimum Industrial Park was rented by Sandvik.

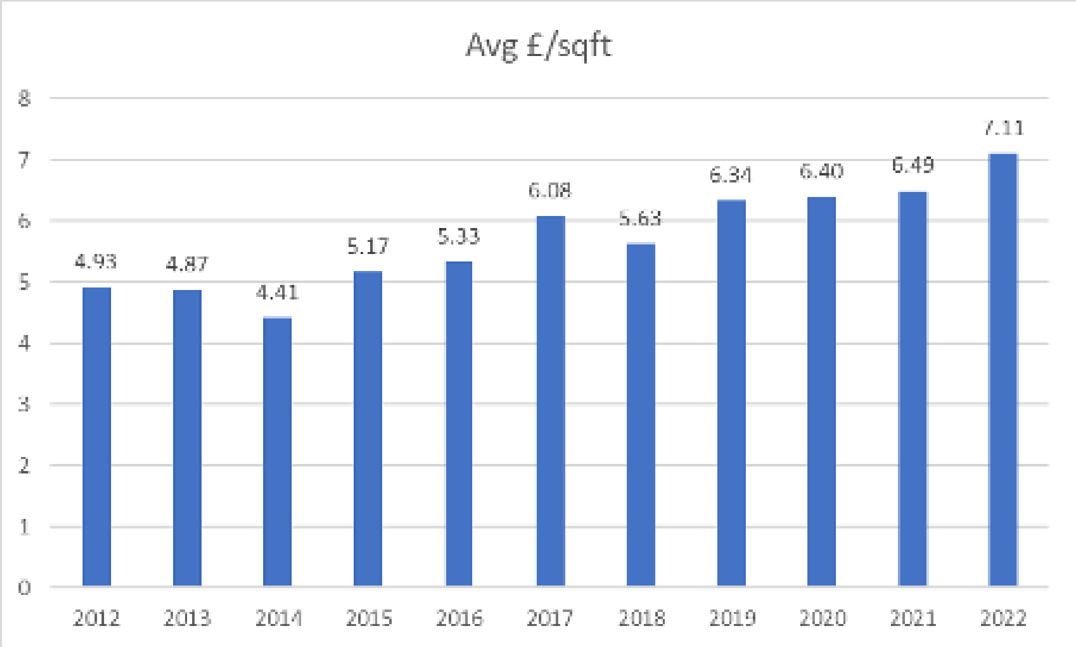
4.53 Of the 66 office transactions, 88 percent were leasehold transactions, and the remaining 12 percent were freehold sales.

4.54 Only one investment deal was completed during the decade. This transaction occurred in 2017 and involved Neustro House on Bradgate Park View purchased for £1.15 million by Neustro Consulting.

Rents

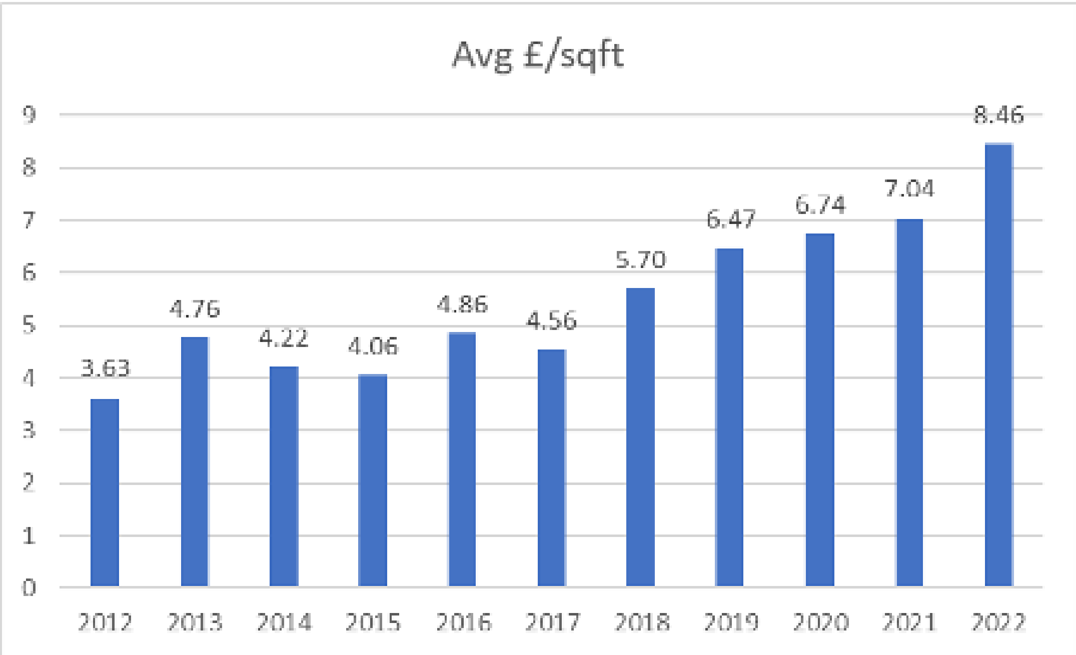
4.55 Figures 24-25 show the average rents being achieved for industrial units over the last decade, broken down by year, in Derby and south Derbyshire. In both areas, rents have been trending upwards over the decade albeit with some fluctuation in the mid- 2010s and around 2017/18. Interestingly, rental growth continued over 2020-2021, despite the impacts of the Covid-19 Pandemic.

Figure 24 – Derby Average Rents by Year, Industrial



Source: Radius Data Exchange, 2022

Figure 25 – South Derbyshire Average Rents by Year, Industrial

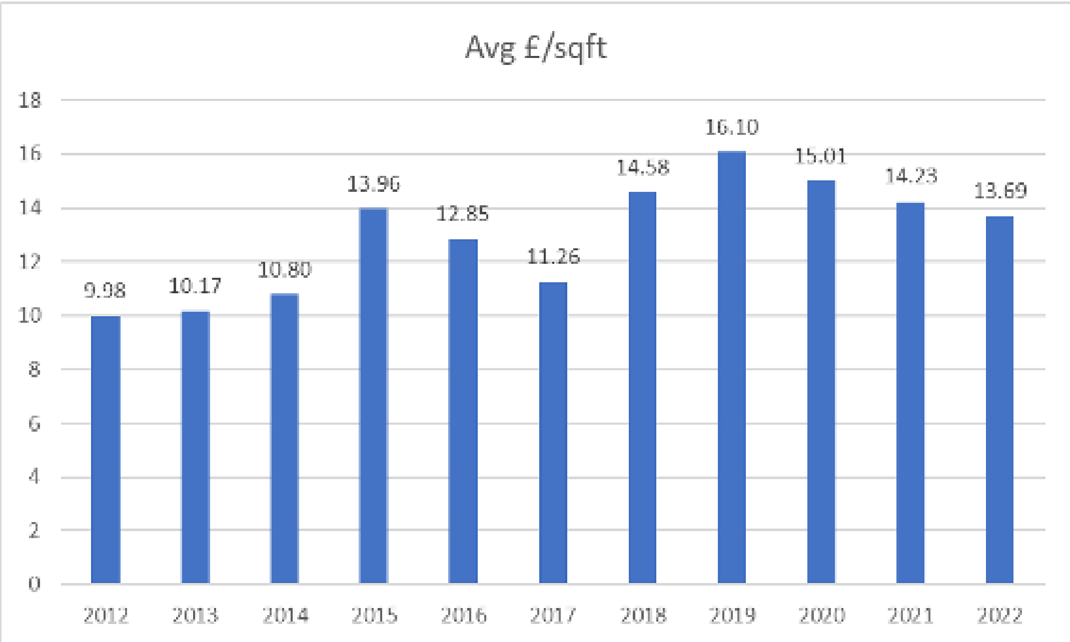


Source: Radius Data Exchange, 2022

4.56 South Derbyshire has seen by far the sharpest average rental growth, with average rents more than doubling over the decade to £8.46/sqft in 2022. The highest rents achieved in the decade, for industrial and warehouse premises were £12.87/sqft for a 3,048 sqm unit at Derby Commercial Park, Derby in 2017 and £10.15/sqft for a 789 sqm unit on Optimum Industrial Park, South Derbyshire in 2019.

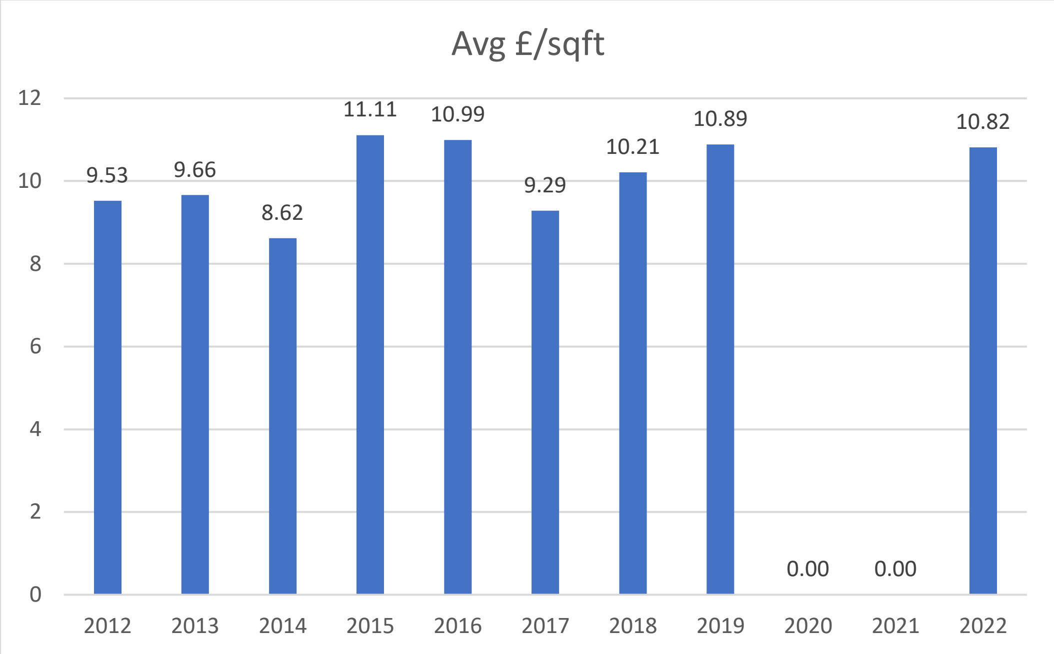
4.57 Figures 26-27 show the average office rents achieved across Derby and South Derbyshire, year on year, since 2012. In both areas, rental levels have fluctuated more sharply than was the case for industry. Both Derby and South Derbyshire saw peaks in 2015 and 2019, with a reduction in 2017. In the case of Derby, average rents were £13.69/sqft in 2022, £2.41/sqft below their 2019 peak, having declined over 2020-2022. In the case of South Derbyshire, rents were 10.82/sqft in 2022, only slightly below earlier peaks of £10.89-£11.11/sqft, although that follows two years of no recorded transactions during the 2020-2021 Pandemic period.

Figure 26 – Derby Average Rents by Year, Office



Source: Radius Data Exchange, 2022

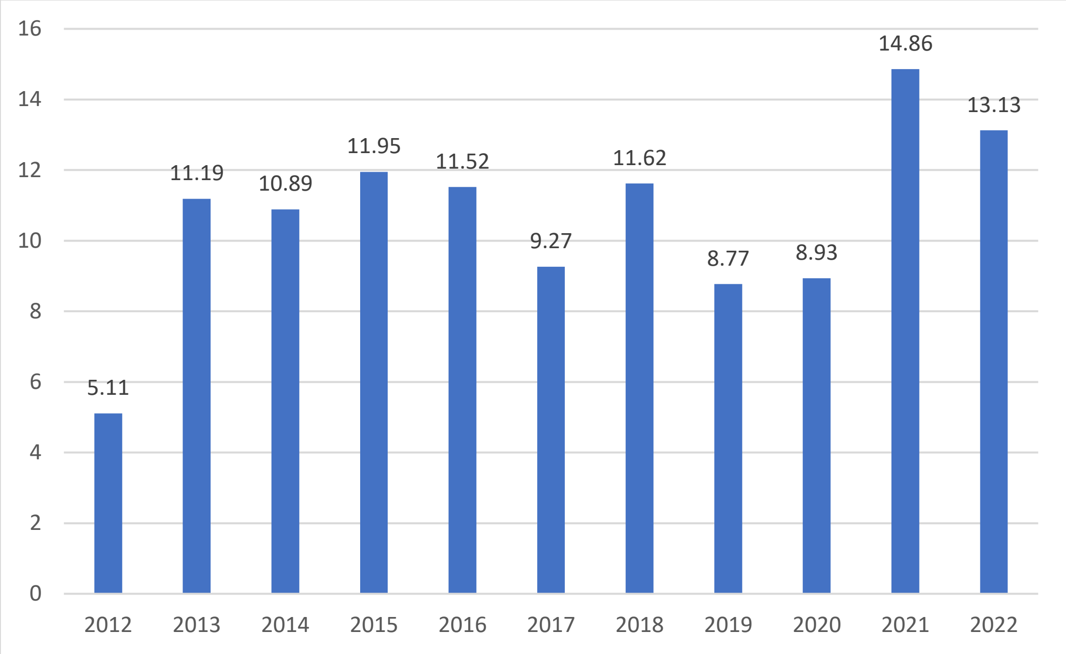
Figure 27 – South Derbyshire Average Rents by Year, Office



Source: Radius Data Exchange, 2022

4.58 Figure 28 shows average annual achieved rental rates, since 2012, in Derby City Centre. The first point to note is that for most years, bar 2021, average rents in the City Centre have been below wider averages for Derby City as a whole. As of 2022, average rents in the City Centre were £13.13/sqft, £0.56/sqft less than the Derby average. This suggests that occupiers are, on average, not paying a premium for a City Centre location.

Figure 28 – City Centre Average Rents by Year, 2012-2022



Source: Radius Data Exchange, 2022

4.59 City Centre rents have fluctuated over the decade, with a notable slump in levels 2019-2020. The graph would imply that there was a recovery in 2021 and 2022 but these numbers are based on a very small sample, as these years exhibited the lowest numbers of transactions throughout the decade.

Property Supply

4.60 A schedule of the vacant floorspace being marketed in the study area (as of September 2022) has been compiled mainly from physical survey, a trawl of commercial property agent's websites and consultations with agents. The marketed space is taken to be a reasonably close approximation to that which is vacant – although there may be occupiers waiting for interest in their property before moving, and empty units not actually being marketed.

Industrial/ Warehouse

Derby

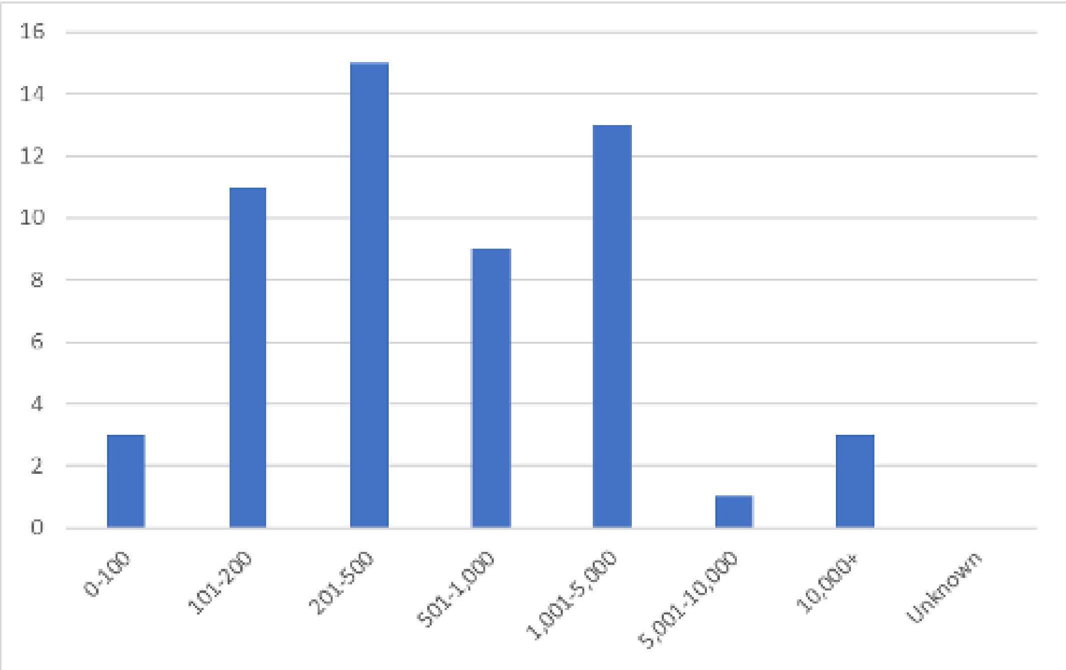
4.61 55 industrial premises were being marketed within Derby, comprising 110,606 sqm. This included three 10,000 sqm plus units on the market in Derby, focused in Sinfin Central Business Park and St Modwen Park.

4.62 47 of these properties (85 percent) were available to let, while four were available on a freehold basis and another four were available on both a freehold and leasehold basis. 38 of the available units displayed pricing information, with an average quoting rent of £7.99/sqft (£85.81/ sqm).

4.63 Figure 29 below shows that 15 of the of the available units are 201-500 sqm in size, 27 percent, the size of units most commonly transacted over the last decade. Only four large units of over 5,000 sqm were available. 17 units are found on Dunstall Park Road, accounting for 31 percent of the premises on the market. Units here vary from 182-1334 sqm in size with rents averaging £9.08/sqft (£97.67/sqm).

4.64 Based on recorded past transactions, Derby has an average industrial property take up rate of 107,302 sqm/year or 69 units/year. Against this take up rate, Derby had just over a year's supply by floorspace and nearly 10 months' supply by units in September 2022.

Figure 29 – Derby Amount of Marketed Property, Industrial



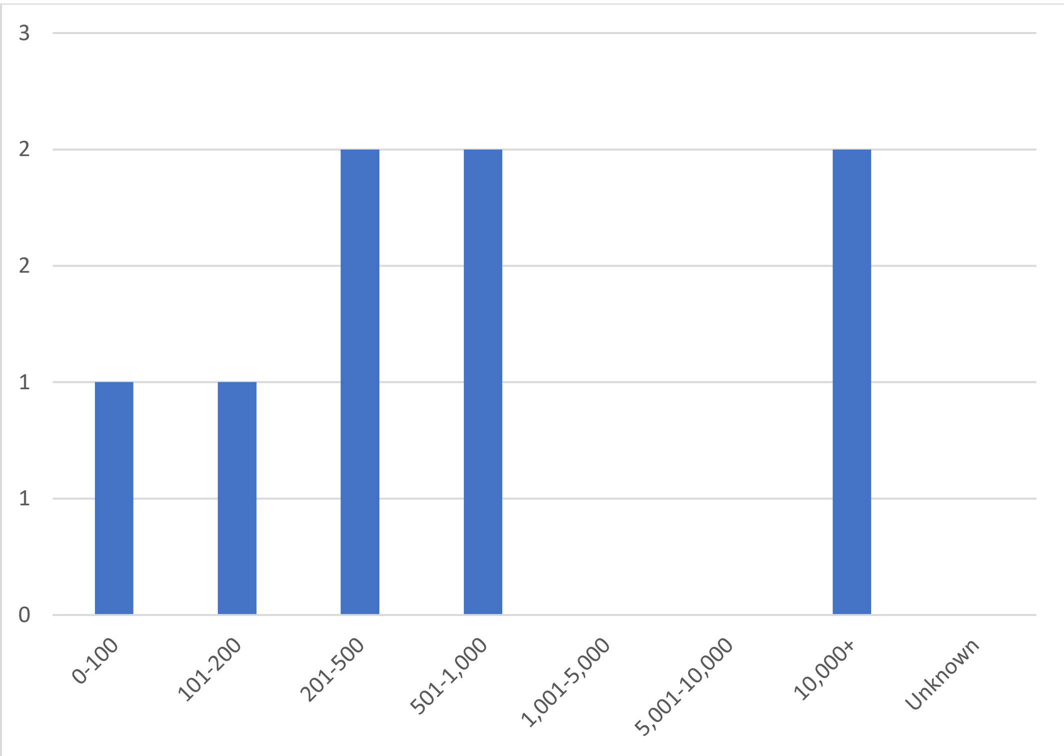
Source: BE Group, 2022

South Derbyshire

4.65 Only eight industrial premises were being marketed in South Derbyshire, at least through formal channels, comprising 35,650 sqm. 94 percent of this floorspace total comprised just two units. The largest unit was DVP 196, Dove Valley Park at 18,184 sqm unit. The second largest was a 15,187 sqm property on Sun Street in Swadlincote, formerly occupied by Montracon. The former unit was available on a leasehold basis with the price available on application while the latter was available on both a leasehold and freehold basis with an asking price of £3.5 million. The other units are being advertised as to let only, with an average quoting rent of £9.48/sqft (£101.80/ sqm).

4.66 Figure 30 shows that the supply of industrial units in South Derbyshire was either small, sub-1000 sqm, or very large, 10,000 sqm plus, with an absence of premises available 1,001-10,000 sqm in size. The locations of the premises available are quite spread out with no specific location appearing more than once.

Figure 30 – South Derbyshire Amount of Marketed Property, Industrial



Source: BE Group, 2022

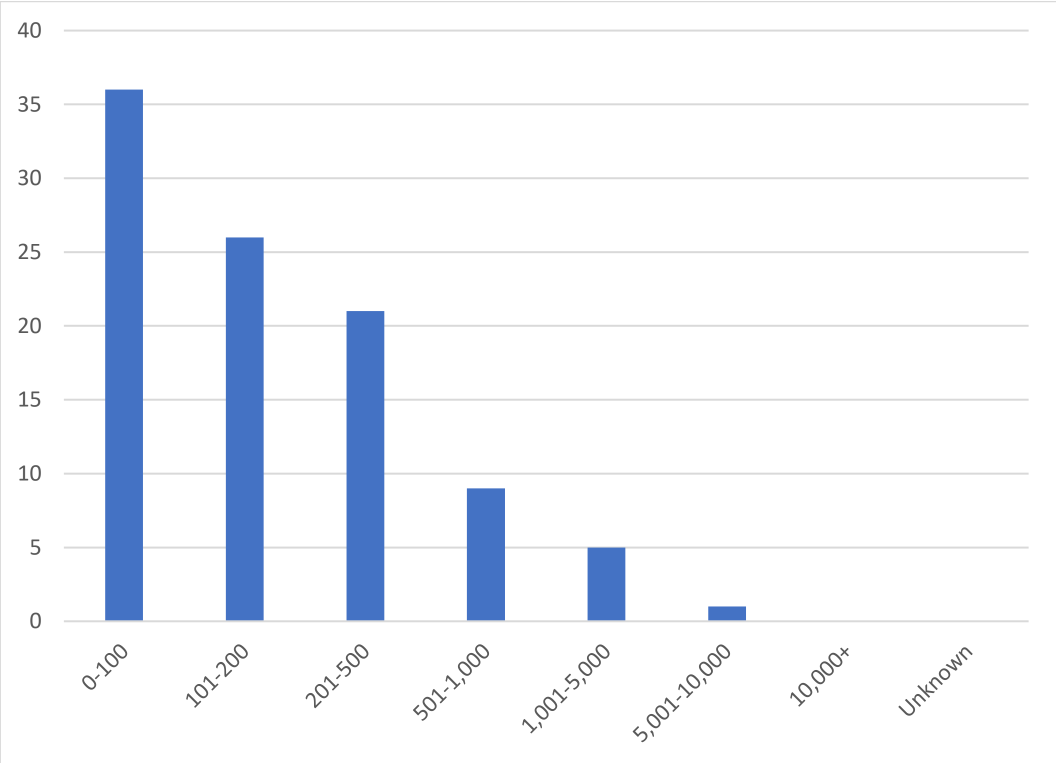
4.67 While much of the available supply was in size ranges most commonly transacted in South Derbyshire, the available units will only meet the district's needs for six months based on past transaction rates. A comparison by floorspace is not relevant here as so much of that floorspace is just in two properties.

Office

Derby

4.68 There were 98 office premises being marketed within Derby, totalling 37,025 sqm. As Figure 31 shows, there was only one premises available in Derby of more than 5,000 sqm. This was the 6,727 sqm Jubilee House at Pride Park.

Figure 31 – Derby Amount of Marketed Property, Office



Source: BE Group, 2022

4.69 As Figure 31 shows the smallest office properties were most abundantly available with just over a third of the premises, 36, in the 0-100 sqm size band. From there, the availability of premises gradually declines as size increases.

4.70 85 of these properties (87 percent) were being marketed to let, while five were available for freehold and eight were available for both. 36 percent of the freehold opportunities were for properties over 1,000 sqm. An average quoting rent for an office within Derby was £9.86/sqft (£106/ sqm), from the pricing data available. Rents range from £1.65/ sqft (£18/ sqm) - £29.38/ sqft (£316/ sqm).

4.71 Just over a quarter of the office supply of floorspace being marketed, 32 units comprising 10,110 sqm of space, was in the City Centre. Five office suites were available at the Royal Hotel on Victoria Street, accounting for 16 percent of this supply. The remaining properties were spread out across the Centre.

4.72 The largest office available was Number One, Cathedral Green, a 3,757 sqm grade A office building. The rent for this building was quoted at £19.50/sqft (£210/sqm), the highest in Derby City Centre. The average available suite size was 316 sqm, an average that is pushed up considerably by Number One, Cathedral Green. When that premises is excluded, the average size falls to 205 sqm. As with the rest of the city, the largest available supply of offices, 12 or 38 percent, comprised premises 0-100 sqm in size. All but one is available to let. The average quoting rent was £10.23/sqft (£110/sqm) with a range from £4-20/sqft (£42-£210/sqm).

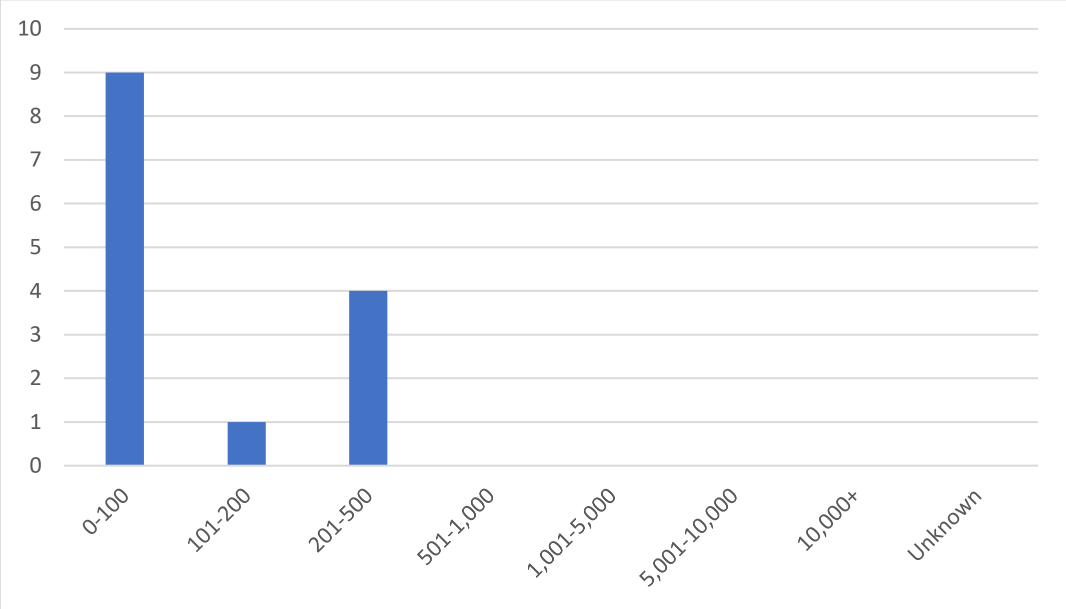
4.73 Against average annual take up rates of 22,923 sqm/year or 73 premises/year, Derby had 1.6 years supply by floorspace and 1.3 years supply by number of units. In the City Centre specifically there was over four years supply based on the past take up of leasehold floorspace.

South Derbyshire

4.74 There were 14 office premises being marketed within South Derbyshire totalling 1,995 sqm. As Figure 32 shows, all were sub 500 sqm in size and most were sub-100 sqm in size. 11 of these properties (79 percent) were being marketed to let, with two for sale and one available for both.

4.75 Against average annual take up rates of 1,006 sqm/year or 7 premises/year, South Derbyshire had two years supply by floorspace and two years supply by number of units.

Figure 32 – Amount of Marketed Property, Office



Source: BE Group, 2022

Valuation Office Data

4.76 The Valuation Office Agency (VOA) provides data on the overall number of business premises (hereditaments) and overall floorspace by broad use type, including offices and industrial/ warehousing. According to the latest VOA statistics (2021), there were 2,680 industrial hereditaments and 2,020 office hereditaments within Derby at that time, totalling 1,871,000 sqm and 376,000 sqm respectively. In South Derbyshire there were 900 industrial hereditaments and 320 office hereditaments, totalling 1,014,000 sqm and 52,000 sqm respectively.

4.77 Comparing these VOA figures to the vacancy schedules above can provide an indication of the overall occupancy rate of the commercial premises. The occupancy rates calculated are estimates only due to the different timeframes of the two sets of data (VOA data and the vacancy schedules) and that some floorspace may be being sold off-plan (i.e. yet to be constructed). However, they do provide a reasonable indication of the overall performance of the market.

4.78 Occupancy rates of 90-95 percent can be considered a reasonable balance between a vibrant, active market, providing good returns to landlords and providing capacity for churn and growth in the market. A higher occupancy rate is an indicator of a full market with businesses having difficulties in finding adequate premises. A lower occupancy rate indicates long-term unoccupied and derelict stock and poor business growth.

4.79 In Derby, as of September 2022, there were some 110,606 sqm of industrial space and 37,025 sqm of office space on the market, which equates to occupancy rates of 94.1 percent for industrial and 91.1 percent for office space. In South Derbyshire, as of September 2022 there were some 35,650 sqm of industrial space and 1,995 sqm of office space on the market, which equates to occupancy rates of 96.5 percent for industrial and 96.2 percent for office space.

4.80 These occupancy rates suggest shortages in South Derbyshire which may mean that businesses will have difficulty finding adequate space to meet their needs, in relation to the quality of the building they wish to let/ buy. This is particularly true in terms of the industrial stock where South Derbyshire District only has six months forward supply based on past transaction rates.

4.81 The supply in Derby is more in equilibrium but this does not mean there are not shortages of specific types and tenures of premises, or in specific sub-areas of the city, something discussed with stakeholders below.

Property Market Stakeholders

4.82 This section provides qualitative evidence of the demand, activity levels in relation to spatial and size differences, key market interests and weaknesses in the market for industrial and office property within the study area. This data was gained through consultations with active commercial property agents and developers in Derby and South Derbyshire.

4.83 These views are the opinions of the representatives of the consulted organisations at the time of the consultations and they are not the views of Derby City Council, South Derbyshire District Council or BE Group, (the consultants).

Developer/Investor Comments

4.84 Table 26 summarises the comments of developers and investors with active schemes in Derby and South Derbyshire. In Derby there is good interest in delivering new or refurbished office schemes in, and around, the City Centre. This particularly includes refurbishments to provide serviced micro business schemes which are felt to be strongly in demand, given changing working practices.

4.85 Developers would also like to deliver new build office buildings in the City Centre, frequently within lager mixed-use schemes, to attract new businesses to the Centre and increase trade and footfall. However, viability is still a significant barrier to development and developers are seeking partnerships with the public sector to overcome this.

Table 26 – Developer/Investor Comments

<table>
<tr><th>Developer/ Investor</th><th>Schemes being Progressed/Proposed</th><th>Market Comments</th></tr>
<tr><td>Cale Street Investments</td><td>Derby
Derbion Shopping Centre
Purchased in 2020, home to some 15 main retailers who are currently investing some £15 million in preparing for the Christmas Season. Cale Street also invested £2 million in the food area.

Cale is also supporting the Future High Street Fund Bid for investment funding for the Eagle Shopping Centre.

Other Schemes
Cale will shortly be seeking Outline Planning Consent for:
Eagle Quarter (Eagle Market) – To develop above an existing food store to deliver 950 flats, plus public realm
Bradshaw Way – 500 homes plus commercial uses. The commercial uses could be offices but would need strong public sector support, to address viability issues.
Victoria Chambers – Are in negotiations with an occupier to deliver a co-working scheme.</td><td>-</td></tr>
<tr><td>Clowes</td><td>Derby City Centre
Have various holdings in the City Centre, relevant properties include:
Royal Hotel – Ground Floor retail, upper floor leisure and some vacant offices. Has seen some recent refurbishment
The Strand, St James Street – Ground Floor offices. Upper floors proposed for refurbishment, some 1,400-1,900 sqm. Current plans would see this space developed for an Artisan micro business scheme
Island Site – Car park of 0.20 ha with consent for offices.</td><td>Feel demand supports flexible serviced offices. Also seeing interest from Pride Park office occupiers who are looking to move back to the City Centre.</td></tr>
</table>

	Elsewhere in Derby Friargate Goods Yard, a largely vacant site of some 4 ha, including three listed buildings – Bonded Warehouse, Engine Sheds, Railway Arches. Clowes are proposing a mixed-use scheme including offices and retail. **South Derbyshire** 80 ha or more off the A50 Spur Road at Chellaston. A joint ownership with Bellway. Development here would be residential led but could include B2/B8 uses. Dove Valley Park – All outstanding plots consented for development or under development. Have an option on an addition 8 ha it wishes to pursue, for more B2/B8 development.	
Harworth Estates	**Derby** Harworth owns 19,500 sqm and 3.43 ha of open storage and development land on Sinfin Lane and Amberley Drive, Derby. This property is now for sale as an investment, as part of a wider portfolio. The business park is fully let and has been for several months. It has always proved popular, since acquired by Harworth in 2016. It comprises terraced units of 93-465 sqm plus a single large property of 6,000 sqm, let to Ascot Transport. The larger unit is older and may represent a longer term option for redevelopment. Rents are £6.00-7.25/sqft (£65-78/sqm) for the smaller units, £3.75/sqft (£35/sqm) for the larger property. The scheme is home to a range of SMEs and some start-ups. Mostly local firms but also some larger occupiers including Bell Group and Aldi (maintenance).	-

	Area includes 1.82 ha of development land. The site had consent for 8,000 sqm of B-Class premises, but this lapsed in 2021. The lack of development reflects a policy change within Harworth, to invest in existing properties rather than to undertake more risky speculative new build development.	
St James Securities	**Derby** *Becket Well Regeneration Area* A historic retail area of some 2.4 ha including a former Debenhams store (Condor Building) and other 1960s style retail. Most now cleared. All land owned by St James. St James produced a Masterplan in 2017/18 and subsequently secured Outline Consent for a mixed-use scheme – Offices, ancillary retail, residential, hotel, and a multi-storey car park. Early phases commencing/due to commence include: • Phase 1 – 259 apartments under construction – Scheme pre-sold to Granger Plc. Also developing Springer Square, public realm to be managed by the Council. • Phase 2 – Multi-use Arena which can seat 3,500. Forward funded by the Council. Pre-let to ASM Global. Due to commence in Feb 2023, with completion by Quarter Four 2024. *Future Phases* In the south, around Becket Well Lane, the land is split into four main plots, proposed for the following: • Site 4B – Multi Storey Car Park • Site 3A – Proposed for a 4 Star Hotel. Currently the subject of a bid for Levelling Up funds to address viability issues • Site 2 – Student Village • Site 3B – Proposed for 4,600-5,600 sqm of offices and build to rent flats. St James is in in discussion with several potential occupiers. If it can secure 2-4 pre-lets, St James would then approach the Council to see if the City Council would consider investing in an Income Strip on the building(s) to	*Office Market* Pride Park has drawn a lot of the office market away from the City Centre. The Park now has around 93,000 sqm of office space. There was another 93,000 sqm in the City Centre but 50-60 percent of that has been converted to other uses. There is a strong need for a high-quality scheme which will start to draw people back into the City Centre post the Covid-19 Pandemic and help reverse its historic decline. The demand for such as scheme in the City Centre is evidenced by the interest in offices received to date on Site 3B Becket Well. However, viability remains a challenge. A new build scheme in the City Centre would need to achieve £20-22/sqft (£215-24/sqm) to be viable, but tenants are used to paying £14-15/sqft (£151-161/sqm) at Pride Park. New build schemes are still likely to require public sector support for the foreseeable future.

	secure viability and get funding.	
St Modwen	**Derby** *St Modwen Park* 27 ha gross site, 12 ha net, purchased from Network Rail. St Modwen have been working to deliver this site for some 8 years. It was going to be a mixed-use scheme but ultimately became a B2/B8 scheme. St Modwen have the intention to build some 73,000 sqm here, with 28,000 sqm completed in four properties, to date. Two units of 7,200 sqm and 12,000 sqm now let (further details confidential). Two others remain available, of 3,600 sqm and 5,000 sqm. The site was promoted for build to suit, but this proved hard to deliver. Ultimately St Modwen, were able to deliver speculatively, albeit with some viability funding support. St Modwen plan to build out another 22,000 sqm in 2023 and 12,000 sqm in 2024 to finalise the scheme, subject to market conditions. **South Derbyshire** Have land under option North East of the A50/A38 Junction, in South Derbyshire District. No firm plans for taking this forward as yet.	-

Source: Various, 2022

4.86 In both Derby and South Derbyshire, developers are actively progressing schemes of larger B2/B8 units with good take up of delivered premises. This includes St Modwen Park, Derby where units of 3,600-12,000 sqm have been developed speculatively, albeit with some public sector support. There is a strong appetite to deliver more B2/B8 premises on other sites under developer control.

Property Agent Comments

4.87 Property agents, active in the local property markets of both local authority areas have been consulted for this Study. Their comments are summarised here.

Industrial – Derby

4.88 There is high demand for premises of almost all sizes, types and tenures but significant shortages of stock against needs. The strongest demand is for smaller industrial units of 0-300 sqm, from local and regional businesses. Again, demand exceeds supply which is pushing up rents. Sub 300 sqm units of good quality can achieve £10/sqft (£108/sqm). Units of 300-1,000 sqm can achieve £7.00-8.50/sqft (£75-91/sqm). Agents were unsure if such high rental levels were sustainable over the long term, but they are unlikely to drop significantly until the supply situation improves.

4.89 There is also good demand for freehold options, particularly from owner occupiers. Both strong demand and rising construction costs, up £0.25/sqft (£2.69/sqm) in 2022, are pushing up sale prices, up from £100-110/sqft (£1,076-1,184/sqm) in 2019 to £130/sqft (£1,400/sqm) today.

Industrial – South Derbyshire

4.90 South Derbyshire has similar supply shortages to Derby, with a particular shortage of grow on industrial units of 500-1,000 sqm. Again, there is both freehold and leasehold demand. Rents in South Derbyshire are slightly lower than in Derby, but good quality industrial stock can still achieve £7-7.50/sqft (£75-81/sqm).

4.91 While there is demand for more industrial and warehouse development, particularly on strategic road corridors like the A50, development is inhibited by rising construction costs and a shortage of readily available employment land. Shortages of land have pushed up land values, in recent years land values for industrial uses have increased by £100,000/acre (£247,000/ha) to £600,000-£750,000/acre (£1.48 million- £1.85 million/ha) locally, levels equal to those which could be achieved, for industrial uses, in the heart of the East Midlands' major cities.

Office – Derby

4.92 The focus of demand is in Pride Park, and particularly at the western end of Pride Park, close to the Rail Station. Rents in this part of Pride Park peak at £16.50/sqft (£179/sqm) for refurbished and regenerated stock. In the south east of Pride Park, at the edge of Wilmorton, rents of £9-11/sqft (£97-118/sqm) are more usual.

4.93 After two years of constrained office market activity, during the Covid-19 Pandemic, it is a 'buyers market' and occupiers have more ability to negotiate shorter term and more favourable leases, and demand higher quality accommodation. There is a push to refurbish buildings in Pride Park to meet the more exacting standards of tenants in 2022.

4.94 In the City Centre, around two thirds of the historic stock has been converted to other uses over the last 22 years. A lot of the office space which remains is lower quality stock above retail, which is difficult to let given the lack of parking and other amenities.

4.95 The City Centre would need to improve its amenities, retail/leisure offer and increase its resident population, to create a more dynamic environment if it wishes to attract more businesses to the Centre.

Office – South Derbyshire

4.96 Primarily a local office market with modest demand, particularly in Swadlincote. Generally, supply is limited to a few small courtyard schemes. The lack of local supply means that a lot of companies have to look to Derby to meet their needs. There could be opportunities to develop offices at key A50 and A38 junctions, but viability constraints make this very unlikely without public sector support and such development could also be contrary to sequential tests which look to direct office development into town and city centres.

Summary

4.97 Nationally and regionally, 2022 saw ongoing high demand for high grade, big box industrial and warehouse premises and significant shortages of stock. With developers facing rising building costs and supply chain challenges, a significant increase in construction levels is unlikely to meet such shortfalls. As of July 2022, there were just eight logistics units over 100,000 sqft (9,290 sqm) in size, available in the East Midlands.

4.98 By late 2022 the office sector in the East Midlands was showing signs of recovery from the effective market freeze of the Pandemic years 2020-2021. Long leases for good quality stock were beginning to return with more and more, ten-year terms being secured for lets. Whilst there hasn't been a material change in the availability of new Grade A stock within the East Midlands, good quality second-hand stock remained popular, with growing confidence by landlords that refurbishments will be repaid by swift lettings. There remains a significant amount of poor quality and dated stock, particularly within city centres. More and more, though, these buildings are being converted, particularly into student accommodation.

4.99 New build offices remain rare however, requiring rents of in the region of £18-20 per sqft to support the financial viability combined with a long-term lease commitment. By far the most important driver from occupiers considering office moves has been a focus on the quality of office environments. Many occupiers are looking to improve their space to make the office more of a collaborative "lifestyle choice" to boost collaboration, mental health and wellbeing, team building and to support the upskilling of more junior members of the workforce. These factors make the quality of any office specification a key factor.

4.100 Marketing Derby provided some property enquiries data from 2017, for Derby and South Derbyshire, with enquiries from Engineering and Advanced Manufacturing businesses dominating in both local authority areas.

4.101 On average, businesses were seeking larger quanta of logistics and industrial space in South Derbyshire than in Derby. This was most evident in the case of Logistics and Warehousing, where the average maximum requirement size was 13,400 sqm, against only 3,500 sqm in Derby. Businesses clearly identify South Derbyshire as an area of search for strategic scale distribution facilities, something not necessarily the case in Derby. Of the five full years of available data, 2021 saw the most enquiries for all types and sizes of premises. The number of office enquiries was modest in Derby and for South Derbyshire and for 300-700 sqm suites, although there is a greater range in the Creative and Digital interests, from 100-1,100 sqm.

Derby Market Transactions/Supply

4.102 The last decade has seen 690 industrial deals complete on 1,073,021 sqm of floorspace, spread across all size bands but dominant in the 101 to 5,000 sqm size bands. Whilst 2013/2014 saw a peak of market activity, reasonable transaction rates have continued to 2021, with only a modest decrease in 2020.

4.103 733 office transactions have completed in the last decade, totalling 229,231 sqm of floorspace. Unsurprisingly deals of 0-100 sqm were most popular, accounting for over a third of the decade total. Transactions of less than 500 sqm accounted for 84.3 percent of all deals completed.

4.104 165 office deals were transacted in Derby City Centre over the last 10 years, totalling 67,076 sqm. This means that City Centre office transactions accounted for a fairly modest 28.6 percent of deals and 22.5 percent of floorspace transacted in Derby during the decade. Properties of up to 200 sqm were the most popular here accounting for two thirds, 86, of all transactions and 8,606 sqm of floorspace.

4.105 Average industrial rents in Derby were £7.11/sqft after trending upwards for much of the decade. Average office rents were £13.69/sqft in 2022, £2.41/sqft below their 2019 peak, having declined over 2020-2022. As of 2022, average rents in the City Centre were £13.13/sqft, £0.56/sqft less than the Derby average. This suggests that occupiers are, on average, not paying a premium for a City Centre location.

4.106 As of September 2022, 55 industrial units were being marketed in Derby comprising 110,606 sqm. This included three 10,000 sqm plus units on the market in Derby, focused in Sinfin Central Business Park and St Modwen Park. Based on recorded past transactions, Derby has an average industrial property take up rate of 107,302 sqm/year or 69 units/year. Against this take up rate, Derby had just over a year's supply by floorspace and nearly 10 months' supply by units in September 2022.

4.107 There were 98 office premises being marketed at the same time, totalling 37,025 sqm, with just over a third of the premises, 36, in the 0-100 sqm size band. The largest available premises was the 6,727 sqm Jubilee House at Pride Park. Just over a quarter of the office supply of floorspace being marketed, 32 units comprising 10,110 sqm of space, was in the City Centre.

4.108 Against average annual take up rates of 22,923 sqm/year or 73 premises/year, Derby had 1.6 years supply by floorspace and 1.3 years supply by number of units. In the City Centre specifically there was over four years supply based on the past take up of leasehold floorspace.

4.109 VOA data shows occupancy rates by floorspace of 94.1 percent for industrial and 91.1 percent for office space, which indicate a reasonably balanced market between strong capacity and providing room for companies to grow and new businesses to enter the market.

South Derbyshire Market Transactions/Supply

4.110 The last decade seen 163 industrial deals complete on 239,866 sqm of floorspace. Industrial properties of 201-500 sqm saw the highest number of deals, accounting for over a third of the decade total. Generally, South Derbyshire, as was the case in Derby, saw most activity in the mid-sized categorises (101-5,000 sqm) where 85.9 percent of deals occurred.

4.111 2018 saw the highest number of deals occur within a single year, 31, 19.0 percent of the decade total. Since then, market activity has declined noticeably with only six deals recorded in 2021 and only one in 2022. In both Derby and South Derbyshire, the overwhelming majority of transactions were leasehold.

4.112 66 office transactions have completed in the last decade, totalling 10,056 sqm of floorspace. Unsurprisingly the quantum of office space recorded in South Derbyshire was modest compared to Derby and the district recorded no office market activity in 2020-2021, at least reflected in this data source. As in Derby though smaller offices were the most popular with 33 offices being transacted in the 0-100 sqm size band, exactly half of the decade's transactions. Again, most deals, in both locations were leasehold in nature.

4.113 South Derbyshire has seen by far the sharpest average rental growth for industrial and warehouse premises, with average rents more than doubling over the decade to £8.46/sqft in 2022. In the case of offices, rents were 10.82/sqft in 2022, only slightly below earlier peaks of £10.89-£11.11/sqft in 2015/2016, although that follows two years of no recorded transactions during the 2020-2021 Pandemic period.

4.114 As of September 2022, only eight industrial premises were being marketed in South Derbyshire, at least through formal channels, comprising 35,650 sqm. 94 percent of this floorspace total comprised just two units – DVP 196, Dove Valley Park at 18,184 sqm and a 15,187 sqm property on Sun Street, Swadlincote. Generally, the supply of industrial units in South Derbyshire was either small, sub-1000 sqm, or very large, 10,000 sqm plus, with an absence of premises of 1,001-10,000 sqm in size. The available units will only meet the district's needs for six months based on past transaction rates. A comparison by floorspace is not relevant here as so much of that floorspace is just in two properties.

4.115 There were 14 office premises being marketed at the same time, totalling 1,995 sqm, all were sub 500 sqm in size and most were sub-100 sqm in size. Against average annual take up rates of 1,006 sqm/year or seven premises/year, South Derbyshire had two years supply by floorspace and two years supply by number of units.

4.116 VOA data shows occupancy rates by floorspace of 96.5 percent for industrial and 96.2 percent for office space. These occupancy rates suggest shortages in South Derbyshire which may mean that businesses will have difficulty finding adequate space to meet their needs, in relation to the quality of the building they wish to let/ buy. This is particularly true in terms of the industrial stock where South Derbyshire District only has six months forward supply based on past transaction rates.

Property Market Stakeholders

Industrial

4.117 In Derby there is high demand for premises of almost all sizes, types and tenures but significant shortages of stock against needs. The strongest demand is for smaller industrial units of 0-300 sqm, from local and regional businesses. Again, demand exceeds supply which is pushing up rents. Sub 300 sqm units of good quality can achieve £10/sqft (£108/sqm). Units of 300-1,000 sqm can achieve £7.00-8.50/sqft (£75-91/sqm). There is also good demand for freehold options, particularly from owner occupiers.

4.118 South Derbyshire has similar supply shortages to Derby, with a particular shortage of grow on industrial units of 500-1,000 sqm. Again, there is both freehold and leasehold demand. Rents in South Derbyshire are slightly lower than in Derby, but good quality industrial stock can still achieve £7-7.50/sqft (£75-81/sqm). While there is demand for more industrial and warehouse development, particularly on strategic road corridors like the A50, development is inhibited by rising construction costs and a shortage of readily available employment land.

Offices

4.119 In Derby, the focus of demand is in Pride Park, and particularly at the western end of Pride Park, close to the Rail Station. Rents in this part of Pride Park peak at £16.50/sqft (£179/sqm) for refurbished and regenerated stock.

4.120 After two years of constrained office market activity, during the Covid-19 Pandemic, it is a ‘buyers market’ and occupiers have more ability to negotiate shorter term and more favourable leases, and demand higher quality accommodation, something local office schemes are having to adapt to.

4.121 Developers would like to deliver new build office buildings in the City Centre, frequently within larger mixed-use schemes, to attract new businesses to the Centre and increase trade and footfall. However, viability is still a significant barrier to development and developers are seeking partnerships with the public sector to overcome this.

4.122 South Derbyshire is primarily a local office market with modest demand, particularly in Swadlincote. Generally, supply is limited to a few small courtyard schemes. The lack of local supply means that a lot of companies have to look to Derby to meet their needs. Historically, where larger offices have been built (e.g., at Mercia Marina) they were successfully let and have attracted high quality businesses/jobs in sectors such as financial services, pharmaceuticals and ICT, although larger offices have not been built recently. There could be opportunities to develop offices at key A50 and A38 junctions, but viability constraints make this very unlikely without public sector support.

5.0 STAKEHOLDER CONSULTATIONS

Introduction

5.1 This section provides commentary about Derby and South Derbyshire, drawn from consultations with the public sector, higher/further education operators, business representative fora and major businesses. It should be noted that each organisation's comments are their perception of the situation, and may well reflect their role and involvement, rather than being the complete picture. Discussions with private sector developers and property agents are outlined in Section 4.0, Property Market Assessment. Discussions with neighbouring local authorities are included in Section 6.0, Functional Economic Market Area. A list of the organisations, businesses and commercial property agents spoken to within the study is listed in Appendix 1.

Public Sector

D2N2

5.2 The D2N2 LEP were consulted over inward investment into Derby and South Derbyshire. They noted that after the two-year hiatus of the Covid-19 Pandemic, many businesses are now looking to recommence their growth and investment plans. Manufacturing companies in particular have boomed during 2020-2021 and are now looking to invest in new processes and practices, diversifying operations. Additionally, any who want to trade in Europe are held to increasingly strict standards in terms of sustainability, including sustainability in their premises, often necessitating investments in premises remodelling and frequently moves to higher specification buildings.

5.3 All these factors are generating land and property requirements, although a lot of major manufacturing companies do have expansion land adjacent with the barriers to growth being more over planning (the length of time it can take to get consents and the practical difficulties/costs associated with gaining the range of information required for a planning application) in design and development finance than land availability. Growth sectors, in terms of property, include automotive, rail and logistics, notably Amazon which is continuing to invest in warehouses across the UK. However, a lot of companies have put growth decisions on hold over

September/October because of the national political and economic uncertainties, and that hold may continue into 2023, unless matters improve noticeably.

5.4 Inward Investment enquiries into Derby and South Derbyshire, recorded by D2N2, are mostly from manufacturing businesses. Nottingham is the focus for service economy enquiries, notably from the ICT sector.

5.5 Businesses report shortages in a wide range of specialist sectors, made worse by the fact that it is now harder to import labourers from outside of the UK. However, remote working has aided in this, allowing companies to recruit skilled personnel from much further afield than was the case previously.

The National Forest

5.6 The National Forest is a DEFRA funded initiative to plant trees and create a new forest within an area of 200 square miles in in the Midlands. It aims to support a shift to a *“a low carbon and sustainable economy: A National Forest economy that supports businesses to shift and encourages new business development aligned to the Forest.”*

5.7 The National Forest includes most of South Derbyshire south of Melbourne. Derby is not included. The Forest seeks to encourage tree planting either by buying surplus agricultural land and planting trees itself, giving grants to landowners or working with the planning system to ensure that there are local plan policy requirements for tree planting in major developments.

5.8 In the adopted South Derbyshire Local Plan, Policy INF8 ‘The National Forest’ states that *“Within the National Forest all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha will be expected to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines.”* In the case of employment uses, any scheme incorporating 1-10 ha of land is expected to provide 20 percent woodland cover. For schemes of more than 10 ha, it’s 30 percent. The Forest will be looking to ensure this policy continues in the new Local Plan.

5.9 One impact of this is that the gross to net conversions of employment sites in this area of South Derbyshire must allow for the 20-30 percent woodland coverage, on top of other infrastructure requirements.

Marketing Derby/Derbyshire Economic Partnership

Industrial Demand

5.10 Marketing Derby report strong industrial interest from inward investors looking at key sites such as Dove Valley and Drakelow in South Derbyshire and Infinity Park and St Modwen Park in Derby. Drakelow is a focus for interest for the energy sector and is benefiting from growing demand from green technology sectors in 2022. Infinity Park is also forming an emerging nuclear cluster. The A50 Corridor is a focus for logistics interest, especially third-party logistics. It is also seeing interest from supply chain businesses for the major manufacturers of the area.

5.11 Business demand, for large units, falls into two categories:

- Mid Box units (2,800-9,300 sqm) – Demand is for readily available, spec developed units which are in limited supply locally
- Big Box (9,300 sqm plus) – Frequently delivered as design and build options as the businesses often have specialist individual operational requirements.

5.12 There is good freehold demand, but hard to get existing owners to release their freeholds.

Derby Offices

5.13 Pride Park is well established with good critical mass. Vacant space filled up quickly. Marketing Derby sees a good rate of enquiries from SMEs employing 10-100 staff.

5.14 However, the business park concept of Pride Park is increasingly dated, and many businesses would look to move into the City Centre to allow more dynamic working practices. The modest number of serviced schemes which exist in the City Centre, including CUBO and the Derby Connect facilities are benefiting from this trend, but overall, there is no longer the stock of modern premises in the City Centre to capitalise on the potential demand. One or two upper floor office refurbishments may be delivered to meet some needs but overall, viability constraints mean that little new office stock will be delivered without public sector support.

5.15 New space should focus on flexible, micro business accommodation. While there is some ambition for large Grade A offices, Marketing Derby do not see requirements for big corporate offices which might support this. Also, large office developments cannot be viably brought forward without direct public sector support.

South Derbyshire Offices

5.16 Enquiries are most commonly from micro firms or sole traders, start-ups or those moving up from homeworking. Such businesses generally require flexible, often serviced space, for hybrid working. There is a shortage of such accommodation in South Derbyshire meaning a lot of businesses have to look to Derby to meet their needs. There is also a lack of grow on space for businesses expansion.

5.17 Feel that there are opportunities to deliver more office accommodation in vacant retail units in Swadlincote Town Centre.

Derby City Council

5.18 City Council Economic Development officers were consulted on local market conditions and strategic schemes in the City.

The Derby Property Market

5.19 Since the 1990s commercial office development has focused on Pride Park, an edge of centre location. This has drawn a lot of services from the City Centre to its detriment. To help address this, Derby City Centre needs to provide its own office offer, distinct from both that of Pride Park, as well as from the offers Nottingham and Leicester, while reflecting the growing requirements for flexible working amongst office occupiers.

5.20 In terms of manufacturing, the City is home to two major manufacturers – Rolls Royce and Alstom – plus Toyota in South Derbyshire. It is felt that the local supply chains for these major businesses are underdeveloped. Pride Park is home to a lot of offices for rail industry firms, but the range of industrial suppliers in Derby and South Derbyshire is limited.

5.21 The wider industrial sector appears to be growing well, however, alongside logistics, as evidenced by recent successful lettings of large speculative units at St Modwen Park.

5.22 Against strong overall demand, Derby's most pressing need is for good quality grow on industrial accommodation of 460-1,400 sqm. However, apart from the units at St Modwen Park, developers still seem unwilling to deliver speculative developments of mid-sized and larger industrial units. Filling this supply gap may thus require further public sector intervention.

Infinity Park Derby (IPD)

5.23 An 86.8 ha employment land allocation within Derby's boundary, proposed for B2, B8 and ancillary uses with an emphasis on Research and Development and Innovation. Phase One proposals for IPD are focused on the area north of Sinfin Moor Lane with areas to the south representing part of a second phase of development. Phase Two features as part of Combined Authority Proposal Document for Enterprise zone status.

5.24 The original vision was for a scheme of larger B8 units here. However, a logistics park was ultimately determined not to be possible due to infrastructure constraints and competition from other logistics parks in the Midlands. The vision is now for a high technology park. IPD is being taken forward as a collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden and Peveril Securities. IPD LLP and Rolls Royce have submitted a new outline planning application to replace an outline consent which expired Feb 2022. Determination on this is expected in early 2023.

5.25 Phase One of IPD is proposed for 167,000 sqm of floorspace across a net developable area of some 36 ha. The main highways access, along with associated surface water drainage and other utility and services facilities to enable future development, and initial landscaping has been completed. Facilities on the site include iHub, and the Nuclear Advanced Manufacturing Research Centre (Nuclear AMRC) which is under development. Linked to Rolls Royce, the AMRC comprises 4,400 sqm of space, supported by the Universities of Derby and Sheffield. The

Nuclear AMRC will help companies develop new techniques to win work in the nuclear sector, and tackle manufacturing challenges in automotive, rail, aerospace, renewable energy and other high-value sectors. Also, Project Ivory, a 17,000 sqm industrial unit soon to complete and to be occupied by Barratt Developments for a new factory for housing timber frames.

5.26 Phase II of the IPD will include a further Innovation Hub. The City Council will acquire 2.55 ha of land from Rolls Royce. Phase II is also proposed for a new junction and link road from the A50 which has planning consent and received a £50 million award from the Levelling Up fund. This forms part of Infinity Garden Village and South Derby Growth Zones proposals, opening up 30 ha of land in South Derbyshire for development. This is programmed to deliver in 2024/25.

Other Relevant Projects

- *Combined Authority* – Derbyshire has been chosen, alongside Nottinghamshire, Derby and Nottingham, to pioneer a new East Midlands Combined Authority. This will be a new umbrella authority, with a new elected mayor and devolved powers, including funding which could support strategic regeneration projects. However, the existing local authorities will continue beneath this new layer of government
- *Great British Railways Headquarters* – Derby was chosen as the location for the Great British Railways HQ in March 2023. The HQ facility would not generate a lot of jobs but would provide an anchor to attract more rail related companies to the city
- *SmartParc* – A food park, with capacity for 186,000 sqm, in units ranging from starter units at 325 sqm to manufacturing units up to 37,000 sqm. It is only home to one company, Hello Fresh, at present, but further growth is likely. The scheme is led by SEGRO and partners, and further expansion is expected to focus on B8 food logistics rather than production. Property developed by TSL and Seagrove with Council funding
- *University of Derby* – The University has a masterplan to move more administrative and educational facilities into the City Centre Campus.

Derby City Centre

5.27 Derby Council would like to support office development in the City Centre through taking out Head Leases and equivalent support, although this would always be subject to funding and other matters.

5.28 The City Council was recently approached by the Cabinet Office, which is proposing a revised version of One Public estate using a place-based approach. This could support the movement of more public sector organisations into the City Centre as anchor tenants, while freeing up properties elsewhere for reuse. Other City Centre Council holdings which could have regeneration capacity for uses including offices include land at Bold Lane, the Assembly Rooms, Queens Leisure Centre and land at Chapel Street.

Derby City Council – Connect Derby

5.29 The City Council, as Connect Derby, operates seven business centres in Derby, five in the City Centre and two in other areas.

5.30 Overall occupancy in these seven centres was 86 percent before the onset of the Covid-19 Pandemic but reduced to 60 percent in 2020. Occupancy has now returned to 76 percent. The Centres are successfully attracting new tenants but also retaining existing tenants due to clear tenancy terms, affordability, quality of services and experienced managers. Connect Derby are also moving to provide a hybrid offer of three day week occupancy, reflecting growing trends for hybrid working.

5.31 Occupiers are mostly local firms including a mix of start-ups, self-employed and government agencies of all types and including all business sectors. A recent tenant survey indicated that businesses were attracted to the City Council's business centres by their strong locations in the city, high quality of premises and access to facilities including meeting rooms, ICT and business services. In terms of occupancy and demand, the most popular centres are:

- Kings Chambers, City Centre scheme
- Riverside Chambers, City Centre scheme
- Marble Hall, Osmaston.

5.32 In part, this is because these centres have no restrictions on who can occupy the centre. Others limit occupancy to Advanced Manufacturing, Creative Industries or

ICT. Centre rents range from £14-18/sqft (£151-194/sqm), alongside service charges £5.30-6.90/sqft (£57-74/sqm) depending on the age and service needs of the property. Charges are normally exclusive of business rates and, where relevant, Business Improvement District Levy.

5.33 95 percent of the Connect Derby units are 9-65 sqm in size, with most of the rest being 65-111 sqm in size. There are 14 workshops in the I Hub facility, Infinity Park, of 74-372 sqm each, which is now used solely as a Nuclear Engineering Academy by Rolls Royce. All other Connect Derby units are offices.

South Derbyshire Council

5.34 District Council Economic Development officers were consulted on local market conditions and strategic schemes in the district.

Market Demand

5.35 The District Council receive regular enquiries for manufacturing and particularly logistics facilities, with the latter including interest from national operators looking for an East Midlands base. Against demand, South Derbyshire has a shortage of B2/B8 premises of all sizes and tenures, most particularly freehold units and grow on properties of 465-1,400 sqm.

5.36 Reasonable local office market. Interest has included some firms looking to move out of Derby to a lower density business scheme, reflecting desires for more socially distanced facilities since 2020. Demand for smaller offices has reduced somewhat in recent years though, as more micro firms look to work from home.

Egginton Common

5.37 Some 173 ha, to the south west of the A50/A38 Junction, south of Toyota and the A50. The land sits north and south of the railway. It is owned by Severn Trent Water and home to an existing water treatment plant. Severn Trent have been working with developer Goodman for some years to deliver a scheme. This site now falls within the Freeport, with development proposals supported by Toyota as development would give Toyota the opportunity of securing a rail access to its plant. Toyota’s Burnaston site is one of the few Toyota plants without a rail access.

5.38 The East Midlands Freeport (EMF) was announced as a successful Freeport bid by the UK Government in March 2021. Its Outline Business Case has since been approved and the Full Business Case received formal government approval on 30th March 2023. Planning consent would then have to be secured. This could take some two years and is expected to progress as a Development Consent Order.

5.39 Development at Egginton Common is expected to include a strategic rail freight interchange and Toyota logistics facilities. Partners are also seeking to secure other B2/B8 occupiers for the site, potentially including supply chain manufacturing for Toyota.

5.40 The site has capacity for some 482,200 sqm of premises. Employment development would take place north of the railway, with land to the south of the railway held for environmental mitigation.

Drakelow Power Station

5.41 The site is in two sections:

- Northern Site – Land owned by Countryside Properties. Development is underway for over 2,000 homes. Development here will take in Drakelow Business Park, displacing up to 50 businesses located here on short term tenancies
- Southern Site – Land owned by E.ON. 172 ha of gross land, but closer to 100 ha less Drakelow Nature Reserve. There is a solar farm here, operated by National Grid, and an energy from waste facility under construction. Various studies underway on site conditions. Its full development would require transport investment, the Walton Bypass, bridge over the River Trent to A38 and site access. This is expected to be progressed over the next few years, at least part funded by development in the Northern Site. At the time of writing, it is unclear whether development in the south will focus on energy infrastructure or B2/B8 uses.

Willington Power Station

5.42 A 34 ha site south of the A50. Most former power station buildings have now been cleared apart from cooling towers and an operational substation. The site was owned by Calon Energy, however, that company went into administration and the ultimate owner is now a private bank. The land has rail access adjacent, but more limited road access. Considerable highways investment would be required to deliver an employment scheme here.

Dove Valley Park

5.43 An established employment area of some 81 ha, with all plots developed, under construction or subject to active planning consents.

South Derby Growth Zone (South of Infinity Park, Derby)

5.44 Phase II will also include a proposed new junction and link road from the A50 which has already obtained a planning consent and received a £50 million award from the Levelling Up fund. This forms part of Infinity Garden Village and South Derby Growth Zones proposals, opening up 30 ha of land in South Derbyshire for development. It is programmed to deliver in 2024/25.

Woodville

5.45 A 21 ha regeneration site which is owned by Beepart, part of Dyson Group. Harworth is promoting the site on its behalf through a Planning Promotion Agreement. In April 2022, the Council granted outline consent for the creation of up to 300 homes on the site, in addition to a 2,800 sqm local centre with convenience retail and leisure amenities and over 14,000 sqm of employment space for a range of uses. The wider site has been unlocked by the delivery of the Woodville to Swadlincote Regeneration Route, which opened to traffic in December 2021.

Local Businesses/Business Representative Organisations

East Midlands Chamber

5.46 The Chamber has 950 members in the Greater Derby area but serve over 2,000 locally through the various programmes it implements.

5.47 In terms of the office market, post the Covid-19 Pandemic, agile working is increasingly normal, and the office market will need to respond. Inflexible accommodation, such as the larger units of Pride Park may struggle. Serviced and flexible space is more often needed.

5.48 In terms of Derby City Centre, changes in ways of working come on top of a Centre which is felt by Chamber members to be increasingly unattractive to modern businesses seeking accommodation. Issues here include a more limited retail offer with high retail vacancy rates. There is also limited use of upper floor accommodation to meet business needs and little Grade A office accommodation. All this leads to a lack of vibrancy in the City Centre which explains why Derby's office market is often more constrained that those of Nottingham and Leicester. Another constraint for Derby City Centre is that most of the University of Derby's campus is located outside of the Centre, so Derby does not enjoy as much benefit from its student population.

5.49 In principle there is a need for more Grade A accommodation in Derby City Centre, but in terms of what people are willing to pay and what they need, Grade B space is more often required.

5.50 In terms of industrial and warehouse premises, Chamber Members report a strong shortage of grow on space in South Derbyshire and good growth potential for logistics uses here.

5.51 In terms of investment decisions, a lot of company expansion plans were put on hold over the autumn due to national political uncertainties, but more stability moving forward should allow a return to growth. Manufacturing has boomed over 2020-2022 and generating strong pressures to increase production capacities to keep up with demand. Increasing interest rates has made financing property investments harder but most companies will need to press on with expansion regardless.

5.52 Chamber Members report various skills shortages across Derby and South Derbyshire, particularly in manufacturing sectors. Regionally, manufacturing is losing a lot of semi-skilled labour to logistics operations which can frequently pay higher wage levels. The larger manufacturing businesses of the Derby HMA often draw in all the more skilled manufacturing specialists of the sub-region, to the detriment of SMEs.

Derby Business Improvement Districts (Discussed with management company Partnerships for Better Business)

5.53 Derby has two operational Business Improvement Districts (BIDs) covering most of the City Centre apart from the Derbion Area – the Cathedral Quarter and St Peters:

- Cathedral Quarter – Accommodates 590 levy paying businesses, including a large number of micro firms. Has operated since 2008. It is presently the subject of a ballot amongst levy paying businesses over its continued operation. Assuming its ongoing operation is approved it will enter its fourth 5 year term
- St Peters – Accommodates 280-300 levy paying businesses. Is in its third five-year term.

5.54 The businesses of the two BIDs, via the BID Partnership, most recently expressed their views on relevant matters in a written submission provided to the consultation on ‘Towards A New Vision for Derby City Centre Ambition – 2022’. In terms of the City Centre office market, it was noted that, while the City Centre lacks Grade A office space, it is unclear if office demand is sufficient to support their development, particularly given changing working practices and a greater emphasis on hybrid working, which need smaller, more flexible office units. Several companies have successfully converted older office space to provide modern accommodation, including CUBO, for serviced offices, and Bam Boom Cloud for owner occupation, but there remains a lot of surplus office stock in the city, particularly above shops. Companies would also like to see more high-rise buildings in the City Centre which could meet a range of needs in properties dense enough to become viable developments.

Derby – Local Businesses

5.55 Consultations have taken place with range of major employers located in the city. The industrial businesses include a range of high value advanced manufacturing businesses in areas including energy, aerospace, automotive and materials development. Most of the companies consulted are seeking to grow their operations over the next five years, reflecting growing or modernising production processes. The largest companies have the capacity to expand on their existing sites, either building on vacant land or through premises refurbishment. Smaller companies do have needs, with a particular shortage of modern, good quality industrial units of up to 1,500 sqm noted, particularly units which could be affordably fitted out to meet nonstandard property requirements (e.g., above average power needs).

5.56 Subject to meeting their property requirements, these businesses are broadly satisfied with their locations in Derby, the available facilities and critical mass of companies. If there are plans to relocate, they are looking to move to more accessible locations within the city. None report plans to contract or to leave Derby.

5.57 Industrial businesses do report various shortages of skilled staff in Derby, in a range of specialist sectors. In some cases, the shortages are national in scope, but in others they highlight a lack of available local graduates in high value industrial sectors.

5.58 The office sector businesses contacted are all City Centres based. In all cases they have struggled to find modern, good quality premises in the centre, without considerable investment. Some still report issues with the quality of their offices. One business is expected to shortly have a requirement for 650 sqm of office space, with good parking.

South Derbyshire – Local Businesses

5.59 All the South Derbyshire businesses contacted are seeking growth. While some have expansion land within their existing sites, most are seeking further industrial and warehouse premises in South Derbyshire or Burton Upon Trent. Individual requirements are for 2,000-10,000 sqm units and companies report difficulties in finding premises in this size range.

5.60 Beyond this, and some site specific issues with local transport, the companies contacted all report broad satisfaction with their operations. None report any significant issues with skills or recruitment and all are consolidating operations locally rather than seeking to move facilities elsewhere.

Other

University of Derby

5.61 The University of Derby accommodates some 19,000 students with facilities focused at its main Kedleston Road campus, Derby. It also operates a Business and Law School at 1 Friargate Square, Derby. Outside of the City it operates facilities in Chesterfield and further education facilities in Buxton and Leek, Staffordshire.

5.62 Reflecting its development Masterplan, the University wishes to bring more of its facilities into Derby City Centre, to support regeneration in Derby. Key for this will be the development of land on Agard Street for a business school of some 9,000 sqm replacing facilities at Friargate Square, student accommodation and crucially a 12-storey office block of some 10,000-15,000 sqm. This last property will be half occupied by university administration and half let out in the open market to other firms, providing small offices and conference facilities. The office space would be open to all but with some focus on business start-up and business development from students. Office space will also accommodate the East Midlands Chamber of Commerce and facilities for the Confederation of British Industry.

5.63 The University of Derby has £75 million of funding in place to support this development. Construction on the business school has now commenced.

5.64 Existing University operated business accommodation includes Banks Mill, Derby. This comprises 30-40, 15-20 sqm units. It was intended for university arts students to develop their own companies, but it is now occupied mostly by external businesses, including several long term tenants.

5.65 It also operates an Enterprise Centre on Bridge Street, Derby. This mostly offers conference space plus some remaining businesses. The property is being repurposed for a technology facility. The long term aspiration of the University is to rehouse businesses in temporary space and build a new enterprise centre on Bridge Street.

Derby College

5.66 As of late 2022, Derby College accommodated 8,200 students in eight main sites in Derby and Ilkeston, some 57,000 sqm of premises. This comprised five main facilities in Derby, including the College Headquarters, The Roundhouse and Pride Park. Within the Roundhouse Campus, is the Johnson Building, which accommodates the College's motor vehicle courses. It is the College's only leasehold holding and the one it would like to release, in time, to reduce its property holdings to under 50,000 sqm and keep property maintenance costs to a minimum.

5.67 Moving forward, any property expansion would be on an ad hoc basis to meet urgent course related requirements, taking space on short term leases only. On occasion also to secure temporary space in local communities to deliver locally specific courses.

5.68 The College had a large base of apprentices, linked to local manufacturers. Its operations in Pride Park also included a 'Business Centre' which supported the College's business outreach activities, for example providing meeting space for businesses who lack their own facilities locally. It did not accommodate any businesses permanently. It was a facility of some 400-450 sqm, including four meeting rooms, ICT facilities, working 'cells' and open space with refreshment facilities.

Burton and South Derbyshire College

5.69 Burton and South Derbyshire College operated facilities in both Derbyshire and Staffordshire, drawing around half its students from each county. It had some 5,000 students in 2022, including 2,000 16-18 year old further education students, 2,000 adult education students, 300-400 international students and 500 apprentices including 100 with Toyota and 100 with Toyota supply chain companies. It also operated several undergraduate degree courses, some subcontracted to Staffordshire University to deliver. Burton and South Derbyshire College also owned a 1,300 student college in Jeddah, Saudi Arabia.

5.70 In South Derbyshire, the College operated the Stephen Burke Construction Academy, 21 Tetron Point, William Nadin Way, Swadlincote. The property is let on a 10-year lease. There are some years left to run on this lease, but the College was not sure if they want to renew after that and may look at other options.

5.71 While the College is expanding the range of courses it offers, it had no plans to increase its property holdings. Burton and South Derbyshire College also supported the skills development work of D2N2, Derbyshire County Council and local authorities in Derbyshire.

Summary

5.72 2020-2021 saw a boom in the manufacturing sector, this combined with changing operational regulations and environmental standards, is encouraging businesses to invest in new industrial and warehouse premises. This is generating land and property requirements, although a lot of major manufacturing companies do have expansion land adjacent with the barriers to growth being more over planning, design and development finance than land availability. Growth sectors, in terms of property, include automotive, rail and logistics.

5.73 Public agencies report strong industrial interest from inward investors looking at key sites such as Dove Valley and Drakelow in South Derbyshire and Infinity Park and St Modwen Park in Derby. Drakelow is a focus for interest for the energy sector and is benefiting from growing demand from green technology sectors in 2022. Infinity Park is also forming an emerging nuclear cluster. The A50 Corridor is a focus for logistics interest, especially third-party logistics. Grow on (460-1,400 sqm), Mid Box (2,800-9,300 sqm) and larger Big Box units are all in demand, with supply shortages of all types and sizes, especially freehold options.

5.74 In terms of offices, while Pride Park has been the historic focus of investment into Derby, and remains well let, many stakeholders felt the market emphasis was moving back to the City Centre to allow more dynamic working practices. The modest number of serviced schemes which exist in the City Centre, including CUBO and the Derby Connect facilities are benefiting from this trend, and more such facilities are needed, but overall, there is no longer the stock of modern premises in the City Centre to capitalise on the potential demand. One or two upper floor office refurbishments may be delivered to meet some needs but overall, viability constraints mean that little new office stock will be delivered without public sector support.

5.75 In principle, there is a need for more Grade A accommodation in Derby City Centre, but in terms of what people are willing to pay and what they need, Grade B space is more often required.

5.76 In South Derbyshire, office enquiries are most commonly from micro firms or sole traders, start-ups or those moving up from homeworking. Such businesses generally require flexible, often serviced space, for hybrid working. There is a shortage of such accommodation in South Derbyshire meaning a lot of businesses have to look to Derby to meet their needs. There is also a lack of grow on space for businesses expansion.

5.77 Most Derby companies consulted are seeking to grow their operations over the next five years, reflecting growing or modernising production processes. The largest companies have the capacity to expand on their existing sites, either building on vacant land or through premisses refurbishment. Smaller companies do have needs, with a particular shortage of modern, good quality industrial units of up to 1,500 sqm noted, particularly units which could be affordably fitted out to meet nonstandard property requirements (e.g., above average power needs).

5.78 Subject to meeting their property requirements, these businesses are broadly satisfied with their locations in Derby, the available facilities and critical mass of companies. Industrial businesses do report various shortages of skilled staff in Derby, in a range of specialist sectors. In some cases, the shortages are national in scope, but in others they highlight a lack of available local graduates in high value industrial sectors.

5.79 The office sector businesses contacted are all City Centre based. In all cases they have struggled to find modern, good quality premises in the centre, without considerable investment. Some still report issues with the quality of their offices.

5.80 All the South Derbyshire businesses contacted are seeking growth. While some have expansion land within their existing sites, most are seeking further industrial and warehouse premises in South Derbyshire or Burton Upon Trent. Individual requirements are for 2,000-10,000 sqm units and companies report difficulties in finding premises in this size range.

5.81 Reflecting its development Masterplan, the University of Derby wishes to bring more of its facilities into Derby City Centre, to support regeneration. Key for this will be the development of land on Agard Street for a business school of some 9,000 sqm replacing facilities at Friargate Square, student accommodation and crucially a 12-storey office block of some 10,000-15,000 sqm. This last property will be half occupied by university administration half let out in the open market to other firms.

6.0 FUNCTIONAL ECONOMIC MARKET AREA

Introduction

6.1 This section defines and reviews the Functional Economic Market Area (FEMA) of Derby and South Derbyshire. It also looks in more detail at some of the neighbouring local authority areas, which fall within that FEMA area, and which may compete with Derby and South Derbyshire for strategic level property requirements. This is undertaken in recognition that the economy of Derby and South Derbyshire does not operate in isolation, but rather it has intricate and important relationships with neighbouring areas.

Functional Economic Market Area – Quantitative Evidence

6.2 The Planning Practice Guidance for on ''Plan Making' produced by the Department for Communities and Local Government (Paragraph: 019, Reference ID: 61-019-20190315) states that *"Since patterns of economic activity vary from place to place, there is no standard approach to defining a functional economic market area, however, it is possible to define them taking account of factors including:*

- *extent of any Local Enterprise Partnership within the area*
- *travel to work areas*
- *housing market area*
- *flow of goods, services and information within the local economy*
- *service market for consumers*
- *administrative area*
- *catchment areas of facilities providing cultural and social well-being; and*
- *transport network."*

6.3 All definitions of a functional economic market area are approximations of the interrelationships of a local economy with areas outside the local authority. The FEMA cannot account for all relationships in the economy, rather it is a representation of the key economic, workforce and consumer flows for the local economy.

6.4 The economies of Derby and South Derbyshire clearly do not operate in isolation. The quantitative evidence base that influences the definition of the FEMA is considered here.

Local Enterprise Partnership

6.5 The D2N2 LEP covers all parts of Derbyshire and Nottinghamshire, including the cities of Derby and Nottingham. This reflects the historic links between these two counties and between the two urban conurbations, but also very significant economic interrelationships as is shown in the commuting data below.

6.6 However, the commuting data also shows how Derby and South Derbyshire's major economic links extend south into Leicester and Leicestershire and into East Staffordshire. For example, there are a range of strategic B2/B8 facilities located around Castle Donnington which will draw labour from Derby and South Derbyshire, but which fall outside of the D2N2 LEP area. Clearly therefore a definition of the FEMA must look beyond the Derbyshire and Nottinghamshire sub-region.

Travel to Work Area

6.7 The commuting patterns of the working residents of Derby and South Derbyshire and the workforce employed locally are important in understanding the housing and employment role of the two local authority areas in the context of the broader region. This has implications for the definition and understanding of the FEMA.

6.8 Commuting data from the 2021 Census had not been issued at the time of writing, thus the most comprehensive analysis of travel to work areas remains the data of the 2011 Census. This data is 11 years old and thus historic in terms of the individual figures, however, the broad patterns of movement it shows will continue to be relevant.

6.9 As Table 27 and Figures 33 to 34 show, Derby was a net importer of labour and South Derbyshire a net exporter. In terms of their relationships with each other, as of 2011, 7,897 residents of South Derbyshire commuted into Derby to work while 3,517 residents of Derby commuted into South Derbyshire to work. This resulted in a net inflow of 4,380 to Derby.

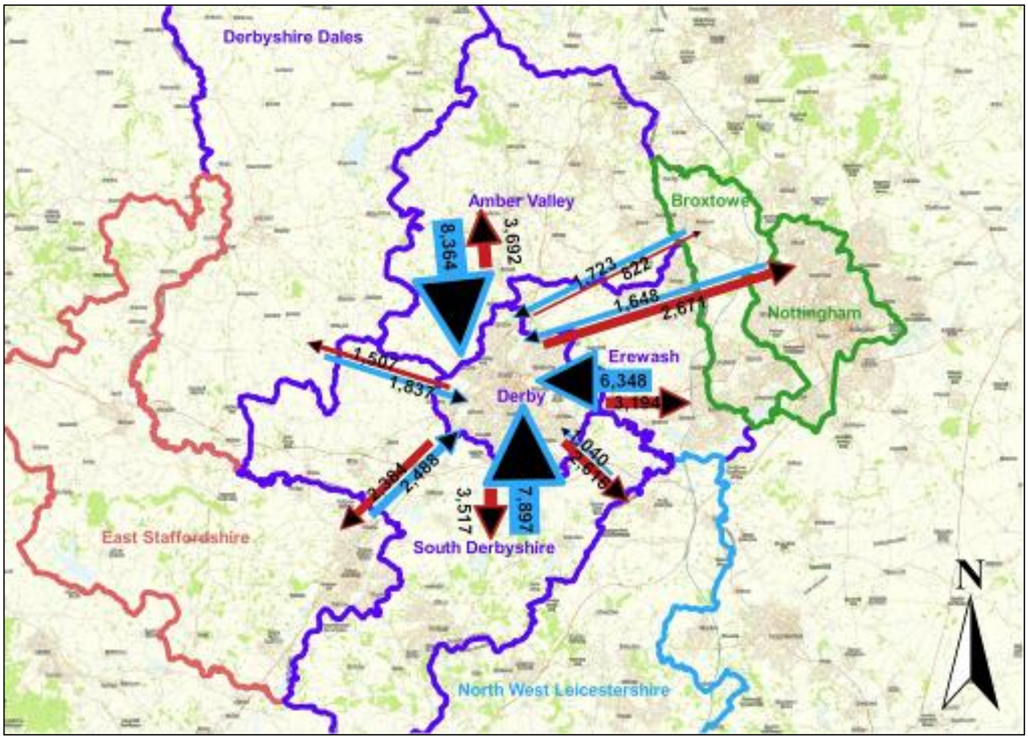
Table 27 – In and Out flows of Commuters

	Derby			South Derbyshire		
	Work Locations of Employed Residents of Derby OUTFLOW	Origins of Derby Workers INFLOW	Net Flow of Workers into Derby	Work Locations of Employed Residents of South Derbyshire OUTFLOW	Origins of South Derbyshire Workers INFLOW	Net Flow of Workers into South Derbyshire
Derby	**67,574**	**67,574**	**-**	**7,897**	**3,517**	**-4,380**
Amber Valley	3,692	8,364	4,672	507	526	19
South Derbyshire	**3,517**	**7,897**	**4,380**	**11,520**	**11,520**	**-**
Erewash	3,194	6,348	3,154	602	630	28
East Staffordshire	2,384	2,488	104	7,129	4,025	-3,104
Derbyshire Dales	1,507	1,837	330	392	308	-84
Broxtowe	822	1,723	901	168	189	21
Nottingham	2,671	1,648	-1,023	626	227	-399
North West Leicestershire	2,616	1,040	-1,576	3,995	1,443	-2,552
Ashfield	658	767	109	179	166	-13
Rushcliffe	475	688	213	193	89	-104
Charnwood	559	624	65	453	154	-299

	Derby			South Derbyshire		
	Work Locations of Employed Residents of Derby OUTFLOW	**Origins of Derby Workers INFLOW**	**Net Flow of Workers into Derby**	**Work Locations of Employed Residents of South Derbyshire OUTFLOW**	**Origins of South Derbyshire Workers INFLOW**	**Net Flow of Workers into South Derbyshire**
Bolsover	325	518	193	83	101	18
North East Derbyshire	100	500	400	77	129	52
Elsewhere in England and Wales	7,282	7,228	-54	5,776	2,802	-2,974
Total	**97,376**	**109,244**	**11,868**	**39,597**	**25,826**	**-13,771**

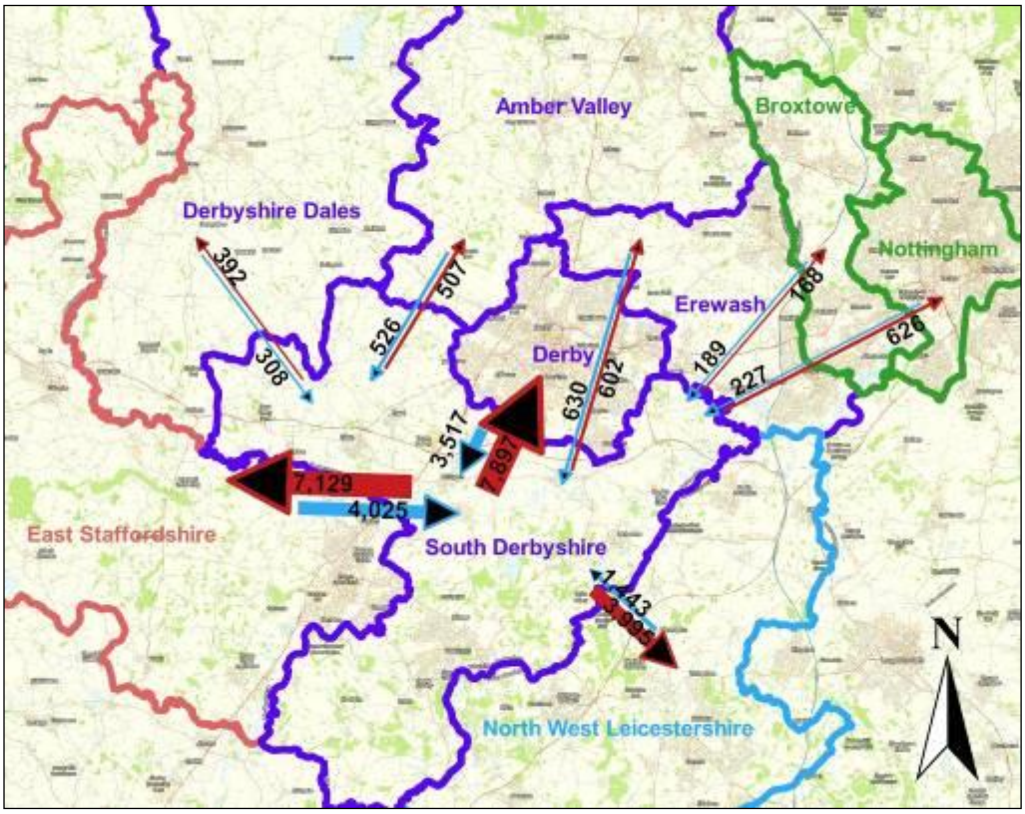
Source: ONS 2011 Census

Figure 33 – Commuting Flows – Derby



Source: ONS 2011 Census, Ordnance Survey and ESRI, 2023

Figure 34 – Commuting Flows – South Derbyshire



Source: ONS 2011 Census, Ordnance Survey and ESRI, 2023

6.10 When considering Derby's relationship to individual local authority areas, Derby had a positive net flow of workers (i.e., many more workers commuting into the City than out of it to/from an area) with neighbouring Amber Valley Erewash and Derbyshire Dales in Derbyshire. In Nottinghamshire it was a net importer of labour from Broxtowe as well as East Staffordshire in Staffordshire.

6.11 By far the largest negative flows (i.e., more residents going out of the city to work than coming in) were with Nottingham and neighbouring North West Leicestershire where the large B2/B8 facilities of locations such as Castle Donnington and Bardon, as well as East Midlands Airport, were clearly a strong draw, even before the more recent completion of large logistics parks.

6.12 In terms of South Derbyshire, in addition to Derby, the district had strong flows, which were net outflows in 2011 with East Staffordshire and North West Leicestershire. Other flows were of a smaller scale, but reasonable numbers moved to and from South Derbyshire to Amber Valley, Erewash and Derbyshire Dales in Derbyshire. South Derbyshire was also a reasonable exporter of labour to Nottingham.

6.13 In terms of defining the FEMA, it can be seen that the Derby/South Derbyshire Study Area has strong economic linkages – which can be defined as more than 2,000 commuter movements, in and out of either local authority area in 2011 with Amber Valley, Erewash and Derbyshire Dales in Derbyshire. In Nottinghamshire, both Derby and South Derbyshire are strong exporters of labour to Nottingham while Derby is a strong importer of labour Broxtowe. Both Derby and South Derbyshire have strong relations with East Staffordshire and North West Leicestershire. In particular both Derby and South Derbyshire were substantial exporters of labour to North West Leicestershire in 2011.

Housing Market Area

6.14 Derby and South Derbyshire are in a long established HMA with Amber Valley. This HMA was covered, in its entirety, in the 2008 Employment Land Review.

Derby HMA Boundary Study (2019)

6.15 Opinion Research Services (ORS) was commissioned by Derby City Council on behalf of the HMA, comprising Amber Valley Borough Council, Derby City Council, South

Derbyshire District Council and Derbyshire County Council to undertake a study to confirm the Derby HMA boundary.

6.16 The study stated that *'there is no single correct definition of an HMA and FEMA, but the Centre for Urban and Regional Development Studies HMA analysis, ONS Travel to Work Areas and the Broad Rental Market Areas all indicate that the Derby HMA authorities of Amber Valley, Derby City and South Derbyshire are all located within the same HMA and FEMA'*

6.17 The migration and commuting data also support a Northern Derbyshire HMA and FEMA containing Bolsover, Chesterfield and North East Derbyshire and a HMA containing Derbyshire Dales and High Peak linked by the Peak District National Park.

6.18 However, there are overlaps occurring between areas, for example Ashbourne, in Derbyshire Dales, is within the Derby HMA and FEMA while the western part of Erewash also lies within the Derby HMA. It also states that areas of Amber Valley and South Derbyshire lie inside other HMAs and FEMAs however, *'from an administrative and practical point of view it is necessary for HMAs and FEMAs to follow local authority boundaries and the three authorities in the Derby HMA and FEMA remain the most appropriate grouping.'*

Market Comments

6.19 Property market stakeholders identify that Derby has a regional and national market for strategic industrial and warehouse properties, particularly from industries linked to its sector al strengths. Derby's office market is more local or county-wide in scale however, with the city frequently losing out to Nottingham for regional and national enquiries.

6.20 South Derbyshire similarly has a strategic scale industrial and warehousing market, particularly along the A50 and A38 road corridors, which link the district to the economies of Staffordshire and the rest of Derbyshire. South Derbyshire's office market is local in scope, however.

Services and Infrastructure

6.21 A range of major A-roads pass through the two local authority areas. The main strategic, cross-country routes include the A50 which links the M6 at Stoke, via the A500, with the M1 at Junction 24/24A and passes through South Derbyshire. Also the A38 which runs from Bodmin in Cornwall to Mansfield in Nottinghamshire and passes through Amber Valley, Derby and South Derbyshire before continuing south through Burton-On-Trent to Birmingham. The A6 links Derby with Bedford, Leicester and Loughborough in the south before continuing north through Matlock and the Peak District to Greater Manchester. The A52 links Derby to Newcastle-under-Lyme in the west and Nottingham in the east, before continuing east into Lincolnshire.

6.22 Other key routes specifically passing through South Derbyshire include the A511 which runs northwest from Markfield in Leicestershire, England to Foston in South Derbyshire. It links Coalville, Ashby-de-la-Zouch and Burton upon Trent, along with the A42 and the non-trunk A514 road east of Swadlincote. Also, the A444 which runs from Coventry to Burton-On -Trent. Both pass close to Swadlincote.

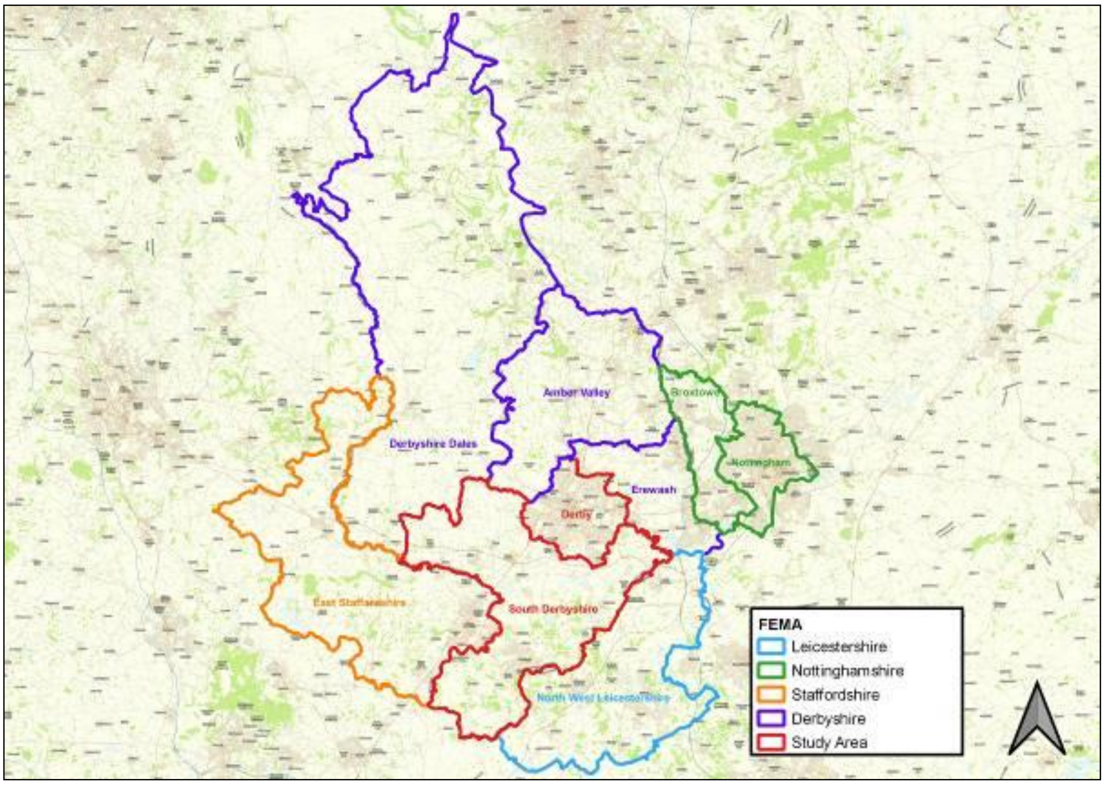
6.23 Derby railway station is a interchange point between the Midland Main Line from London St Pancras to Leeds, with services to most other parts of Great Britain. South Derbyshire has local rail stations at Willington and Tutbury and Hatton with links to Derby, Nottingham, Birmingham, Stoke and Burton.

6.24 In terms of services, Derby City Centre is clearly the dominant retail and service centre in the Study Area. The Derby Retail and Centres Study (2019) indicated that its catchment includes some or all of Amber Valley, Ashfield, Bolsover, Broxtowe, Charnwood, Derbyshire Dales, East Derbyshire, Erewash, North West Leicestershire and South Derbyshire local authority areas. In South Derbyshire Swadlincote Town Centre dominates with a catchment extending across South Derbyshire into East Staffordshire and North West Leicestershire. Its catchment is limited however, by the catchment of the nearby larger towns of Ashby-de-la-Zouch, Burton-upon-Trent and Derby according to the Swadlincote Town Centre Retail and Leisure Study (2015).

6.25 Based on the above evidence, the FEMA for Derby and South Derbyshire clearly includes Amber Valley with over 13,000 commuter movements recorded between the three local authority areas in 2011. Those local authority areas also form a defined

HMA, services catchment and are linked through strategic road routes such as the A6 and A38. Smaller, but still significant commuting relationships can also be seen with Erewash and Derbyshire Dales in Derbyshire, where again there are strategic road and catchment linkages. In Nottinghamshire the strongest links are to Nottingham, to which both Derby and South Derbyshire were net exporters of labour in 2011 and Broxtowe. Some of the largest commuting flows, particularly for South Derbyshire were with East Staffordshire and North West Leicestershire. Some 16,000 commuter journeys were recorded to and from East Staffordshire in 2011 and 9,000 to and from North West Leicestershire, benefiting from various strategic transport links (See Figure 35).

Figure 35 – Derby and South Derbyshire FEMA



Source: Ordnance Survey and ESRI, 2023

6.26 The other areas of the Derbyshire, Nottinghamshire, Staffordshire and Leicestershire have been excluded due to their lower relationships with Derby and South Derbyshire. The FEMA should incorporate the key relationships, rather than all relationships. Derby and South Derbyshire have a relationship with all these locations and there would be individual businesses within both local authority areas that would consider at least some of them as part of their core client base. However, overall, the relationship is weaker than with the other locations shown above.

Neighbouring Areas

6.27 Having initially defined the FEMA for Derby and South Derbyshire, the remainder of this section considers each of the districts which fall within that area on an individual basis. Accordingly, discussions have been undertaken with stakeholders in relation to these adjoining market areas, specifically Amber Valley, Derbyshire Dales and Erewash in Derbyshire; Broxtowe and Nottingham in Nottinghamshire; North West Leicestershire and East Staffordshire in Leicestershire and Staffordshire respectively.

Derbyshire

Amber Valley

6.28 The Amber Valley Local Plan was adopted in 2006, setting out visions, objectives and policies for the district to 2011. The previous Joint Structure Plan Requirement was 175 ha for the 1991-2011 period. Policy ER3 ensured sufficient land was identified to meet the remaining requirement of 124 ha over 2005-2011. In terms of developing a replacement Local Plan, alternative options for housing and economic development consulted on in 2021. In 2022, the council decided on a single approach which was the subject of a consultation over July-Sept, informed by evidence base research, including the Amber Valley Employment Land Review, discussed below. The Council was analysing responses in late 2022. In July 2023 Amber Valley Borough Council gave approval to progress the emerging Local Plan to the Submission stage by Spring 2024.

Amber Valley Employment Land Review, 2021

6.29 This report assessed the demand, supply and need for employment land and premises in Amber Valley. It was completed by BE Group for Amber Valley Borough Council to provide robust evidence to underpin and inform its then emerging Local Plan for the periods to 2038 and 2041. It updated and superseded the 2016 Amber Valley Employment Land Needs Study which was also completed by BE Group.

6.30 Methods of projecting employment land needs used included a forward projection of past employment land take up and an employment-based forecast using Oxford

Economics forecasts of jobs growth to 2038 and 2041. The forward projection of past employment land take up was identified as the preferred forecast model and this identified an employment land need of 20.31 ha of land to 2038, 28.08 ha to 2041, for the Borough.

Strategic Sites

- Denby Hall Extension – Granted at appeal for 23 ha of employment development. However, the development will allow a number of existing local firms to grow/relocate rather than draw in inward investment which might have gone to Derby or South Derbyshire
- Cotes Park, Land North of Birchwood Lane – 12 ha owned by Clowes. A previous application for housing was withdrawn in the face of a likely refusal. Clowes recently secured full planning consent for a B2/B8 scheme which is expected to be progressed, expanding the well as established Alfreton/Somercotes existing employment areas. Generally, the Alfreton/Somercotes existing employment areas link most strongly to the M1 Corridor and Nottinghamshire and to a lesser degree to South Derbyshire, via the A38
- Cinderhill – 15 ha. Cinderhill is a strategic site for Amber Valley with a strong position on the A38, with links back to the M1 and south to Derby. The owners are now proposing a revised scheme which excludes some, but not all, Green Belt land. They have identified a potential major occupier for the employment land, although further details are confidential. A planning application is expected in late 2022/early 2023. However, development will require some Green Belt changes which may raise objections. Proposals will also no longer mitigate the Tar Pits, a key feature of earlier schemes
- Lilly Street Farm – Reserved Matters consent secured. Expected to commence soon
- Belper Mills – The owners are continuing to seek a residential use here, but progress on the planning application here has been stalled for some three years now because of heritage issues
- Heanor – A Future Towns Fund has been submitted. Projects include refurbishment of Heanor Grammar school, a Council owned historic building, for business space.

Duty to Co-Operate

6.31 At the time of writing Amber Valley Council assumes that its emerging Local Plan will need to support some of Derby's housing needs, although no formal agreement has yet been made on this matter. It is not assumed, at this time, that Amber Valley will need to support any of the employment land needs of Derby or South Derbyshire, although this would be subject to the findings of the Derby and South Derbyshire ELR.

Derbyshire Dales

6.32 Derbyshire Dales Local Plan was adopted in December 2017 and sets out visions, objectives and policies for the district to 2033.

6.33 The Derbyshire Dales Housing and Economic Needs Assessment was completed in autumn 2015. Based on an employment growth scenario, demand forecasts identified a need for up to 15 ha of employment land to meet needs in the district to 2033. This included both the Derbyshire Dales local authority area and the relevant areas of the Peak District National Park. If a roll forward of past take-up is used, the need reduces to 9 ha.

6.34 Policy focuses development in the main market towns of Matlock, which links to Derby via the A6, Wirksworth and Ashbourne. Most employment sites in these locations are of a local scale only but there remain opportunities at Halldale Quarry, Matlock and Middleton Road, Wirksworth to bring forward high quality employment as part of mixed-used developments. At Halldale Quarry an outline application for 182 dwellings, a restaurant/ cafe and 3 units or 6,400 sqm of E(g) floorspace was submitted in March 2020 and is awaiting a decision.

6.35 The Ashbourne Airfield Industrial Estate, which sits in the south east of the town is the largest industrial estate in Derbyshire Dales. A significant amount of previously developed land remains to the east of the current Industrial Estate. This has the potential for a mixed-use redevelopment.

Erewash

6.36 Erewash Borough Council are in the process of updating their 2014 Core Strategy. The Council submitted its draft Plan to the Planning Inspectorate in November 2022 with the Examination in Public ongoing as of summer 2023.

6.37 The Lichfields Nottingham Core Area Employment Land Study helped to inform the scale of employment land being pursued in the Local Plan/Core Strategy Review. This identified local needs for 40 ha, reflecting the losses/availability of older industrial stock.

Stanton North Site

6.38 The new Plan would only allocate one large employment site – 80 ha (gross) the old iron works at Stanton, Ilkeston. The employment land is north of the main road with the land south proposed for 1,000 homes and community uses.

6.39 Owned by a consortium of local parties known as Verdant Regeneration, the site is marketed as New Stanton Park, for units of 1,394-93,000 sqm. Erewash Council granted an outline consent earlier this year for up to 260,000 sqm of B2 and B8 employment facilities (App. No. ERE/1221/0002) on 50 ha of net developable land. The reserved matters application is expected to be submitted during 2023. New Stanton Park has a direct link to the midland mainline, allowing rail related logistics here.

Existing Employment Areas

6.40 Provision is being made in the emerging Local Plan for the safeguarding of developed employment land. Four strategic existing employment areas are set out for protection, three in Ilkeston one on Long Eaton, 90 ha of mostly industrial land. These are generally, home to smaller B2/B8 occupiers rather than major employers.

Links to Derby

6.41 The more rural west of Erewash links strongly to Derby, but the main settlements of Ilkeston and Long Eaton fall into the Nottingham Market Area. There are also housing allocations, some 850 homes in total, on the boundary with Derby. Infrastructure and services for these are expected to come from the city.

Nottinghamshire

Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, 2021

6.42 This report assessed the future economic development needs of the Nottingham Core Housing Market Area (HMA) and Nottingham Outer HMA. It was completed to provide robust evidence to underpin and inform the Nottingham Core HMA's review of the Aligned Core Strategies, the preparation of new Part 1 Local Plans and the Nottingham Outer HMAs' Local Plan Reviews in due course.

6.43 Methods of projecting employment land needs used included a forward projection of past employment land take up, an employment-based forecast using March 2020 modelling data from Experian (both post and pre-Pandemic) and a forecast of floorspace based on Subnational Population Projections (SNPP).

6.44 The report used the different forecasting methods to provide a range of required floorspace need for each area. The key demand/supply messages for the areas observed were:

- Broxtowe – The area had a supply of 13.01ha which was insufficient to meet needs ranging from 34ha to 48ha
- Erewash – The area had a surplus of office floorspace but insufficient industrial floorspace. The upper end of the estimates suggested there was a shortfall in the order of 26 ha of industrial floorspace
- Gedling – A supply of 20.85 ha with the potential for an additional 5.5ha would be insufficient to meet need of 32 ha of industrial land and 16,200 sqm of office floorspace
- Nottingham – There was a need of 26,170 – 64,970 sqm of additional office floorspace alongside a 53 ha of industrial floorspace, portions of the latter would likely need to be met in neighbouring Rushcliffe, Erewash or Hucknall
- Rushcliffe – The office floorspace supply was a good fit with forecasted need but there was a much greater discrepancy with the industrial / B8 supply. Even at the upper end of the modelling range, the land supply was 25 ha higher, whilst the very large Ratcliffe on Soar Power Station Freeport site has the potential to increase this imbalance still further
- Ashfield District – There is a significant imbalance in the (2018) supply of employment land in Ashfield District, at 75 ha, when set against the need – 77 ha net, 119 ha gross. However, take up based needs data was skewed by the completion of a very large Amazon Distribution Depot at Summit Park so more

realistic estimates of need would be between 3,385 sqm and 23,389 sqm of office floorspace and 35.03-92.25ha of industrial, i.e., closer to the supply

- Hucknall - The data suggested that there was a modest imbalance in Hucknall, with a supply of 26.1 ha as against a requirement of up to 23 ha based on past take up
- Mansfield District – Total supply stood at 51 ha which was sufficient to cover the most optimistic estimate of need which stood at around 36 ha
- Newark and Sherwood – Against a total supply of 160.19 ha, the past take up scenario suggests a need for almost 100 ha of industrial /distribution land, plus a further 80,180 sqm of office floorspace.

6.45 Ultimately, the final employment land requirement will depend upon the preferred level of employment growth for each of the eight districts, the scale of loss replacement, and the extent to which each Council considers that this aligns with their growth aspirations, including the need to reduce net out commuting and balancing economic considerations with housing needs.

Nottinghamshire Core and Outer HMA Logistics Study, 2022

6.46 One of the conclusions of the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study was the need to assess the future need for logistics development in more detail in the Nottinghamshire HMA. This Study was completed in August 2022.

6.47 It identified residual need for 137 ha – 155 ha of B8 land in Nottinghamshire. Preferred locations for further B8 development included:

- Area adjacent to M1 Junction 28 and 27 (Sutton in Ashfield, Alfreton, Kirkby in Ashfield and towards Hucknall albeit not all roads dualled, notably A611 and A608)
- Area adjacent to M1 Junction 26 (Langley Mill, Eastwood and Kimberley)
- Area adjacent to M1 Junction 25
- Area adjacent to A453
- Area surrounding Newark (along A1 and A46).

Broxtowe

6.48 An ‘Aligned’ Core Strategy (ACS) was published in 2014 covering Broxtowe, Gedling and Nottingham. Part Two of the Local Plan for Site Allocations and Development

Management Policies Plans, for Broxtowe only, was adopted in October 2019. The new Local Plan runs from 2018-2028.

6.49 Broxtowe's employment land needs were assessed in the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study. The area had a supply of 13.01ha which was insufficient to meet needs ranging from 34ha to 48ha for the period to 2038. This equated to a need of 2-2.82 ha of employment land per year which was significantly above the ACS targets of 2,000 sqm of offices and 0.88 ha of industrial/warehouse land per year. Given the Borough's strong connectivity on the strategic road network, it was suggested that further sites may need to be allocated.

6.50 Further large-scale employment land allocations could be difficult given the Green Belt status of relevant locations, most notably the strategic M1 J26/ A610 Junction, a likely popular location for larger B8 premises. It's possible Broxtowe may need to look to its neighbours in the Greater Nottingham Area to address unmet needs, although this will not impact into Derbyshire.

6.51 Key sites already identified in the ACS include:

- Land in the vicinity of the proposed HS2 station at Toton – A minimum 18,000 sqm of B-Class space in a mixed use development. The scale of development here is dependent on HS2 (a project cancelled as of October 2023), and thus a longer term prospect, as some land designated for this use could be re-assigned for employment/ housing land, in the event that the requirement for HS2 infrastructure proves more limited
- Boots Site, Beeston – c. 200,000 sqm of employment space with a high tech and high quality focus. This site totals 98 ha and forms part of the Enterprise Zone split between Broxtowe and Nottingham City (discussed further below, in relation to Nottingham). The site currently contains the Boots' Headquarters, a distribution centre, production facility, the MediCity centre and a Reckitt Benckiser facility and is thus of strategic scope. Development to date has been constrained by flood risk and access issues.

Nottingham

6.52 The Nottingham City Core Strategy/ Local Plan Part One was aligned with the equivalent strategies of Broxtowe and Gedling Boroughs and adopted in September

2014. Nottingham City released a Local Plan Part Two in January 2020 detailing site allocations.

6.53 The Local Plan Part Two states that provision will be made for a minimum of 253,000 sqm of E(g) (i and ii) floorspace and 25 ha of other employment uses (E(g)(iii), B2, B8) for the period to 2028. Since the adoption of the Local Plan Part Two, the 2021 Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study has been released. This stated that there was a need for 26,170 – 64,970 sqm of additional office floorspace alongside a 53 ha of industrial floorspace, for the period to 2038. It is expected that Nottingham will need to look to its neighbours in Rushcliffe, Erewash or Hucknall to meet some of these needs. There is no expectation that it would need to look as far as Derbyshire to meet any requirements though.

6.54 There are three strategic locations for growth listed in the Local Plan Part Two which are currently brownfield sites, with the opportunity for mixed development. These are:

- The Boots Site, Beeston – Shared with Broxtowe and discussed above
- Stanton Tip – Mixed use development site primarily residential in nature, but with room for employment development
- Waterside Regeneration Zone – New mixed-use neighbourhood with delivery including the development of high quality offices, suitable for modern businesses, focusing on northern part of the site.

6.55 Additionally, it is assumed that growth will be focused on several Sustainable Urban Extensions around the periphery of the City and extending into Broxtowe and Gedling. Schemes which will deliver some employment uses include:

- Boots (Nottingham) and Boots and Severn Trent Land (Broxtowe) (126ha (80.9 ha in Nottingham City, 44.8 ha in Broxtowe)) – Proposed for 1,150 homes and 51 ha of employment land
- Teal Close (Gedling) (48 ha) – Proposed for 830 homes and 7 ha of employment land
- Gedling Colliery/Chase Farm (Gedling) – Proposed for at least 600 homes and at least 2 ha of employment land
- Top Wighay Farm (Gedling) (35.6 ha) – Proposed for 1,000 homes and 8.5 ha of employment land.

6.56 The scale of provision here may have some impact on Derby and South Derbyshire, but the focus will be on the strategic requirements of the Nottingham Core HMA.

6.57 This will be complimented by development in three Regeneration Zones around the periphery of the City Centre:

- Eastside Regeneration Zone will be a focus for major residential and employment led mixed use regeneration and redevelopment across a number of key sites, supported by a complimentary hotel, conference centre and retail development, sports and leisure, education, and new public open space
- Southside Regeneration Zone will be developed as a mixed-use business district, with a predominance of offices, supported by residential development, new hotels and complimentary retail and leisure activity across a number of key sites
- Waterside Regeneration Zone (mentioned above as a Strategic Site in the Local Plan Part Two).

6.58 It was the view of stakeholders that Nottingham is, and will remain, the focus for major inward investment in the office sectors in the D2N2 LEP area, notably in the ICT sector, building on a critical mass of existing firms and office stock. Further growth in the City's office sector is expected, drawing away businesses that might otherwise have gone to Derby. Derby City, by comparison, has historically proved better at attracting manufacturing businesses that want an East Midlands base.

6.59 Nottingham's office market did slow significantly in 2020, as Lockdowns associated with the Covid-19 Pandemic encouraged homeworking and a particular avoidance of dense City Centre areas. Property professionals reported a significant improvement in market activity in 2021 and on into 2022, particularly as the Pandemic encouraged many businesses to reassess the role of their offices going forward, acquiring or releasing space as needed.

6.60 Changes to occupier requirements, included shifting the focus away from the fixed desk approach of traditional office layouts to a more flexible working environment that provides hot desking, meeting rooms, relaxed break out areas and collaborative spaces for employees.

Leicestershire

North West Leicestershire

6.61 The North West Leicestershire Local Plan was adopted in 2017 and provides the current planning policies for the district for the 2011 to 2031 period. A review has now commenced and North West Leicestershire District Council has now identified proposed site allocations which will be consulted on in early 2023.

6.62 The broad approach of the new Plan would be to focus growth on the core settlements of Coalville, Ashby and Castle Donnington, plus local service centres such as Kegworth, Measham and Ibstock. Strategic proposals, subject to consultation and adoption in the Plan would likely focus economic growth at Junction 11, M42 building on the Mercia Park scheme which is home to Jaguar Landrover and DSV Group.

6.63 The identified employment land need is for a maximum of 57,000 sqm of office floorspace and a minimum of 187,000 sqm of industrial and smaller warehouse units, over 2017-2038. There is also a Leicester and Leicestershire wide strategic logistics requirement based on the Leicester and Leicestershire Strategic Distribution Study (2021). For the period 2020-2042 this identified county wide residual needs for 288 ha of rail related logistics and 96 ha of non-rail related.

Strategic Sites

- East Midlands Airport – The wider East Midlands Airport site contains a number of large-scale distribution premises, the largest being DHL Cargo Terminal and Distribution Hub. It is part of East Midlands Freeport along with SEGRO Logistics Park East Midlands Gateway (discussed below), along with the Ratcliffe-on-Soar Power Station site in Rushcliffe in Nottinghamshire and the East Midlands Intermodal Park (EMIP) in South Derbyshire. A Freeport customs site (also known as a ‘free zone’) is a secure, enclosed customs zone where some of the normal tax and customs rules don't apply. Development at the Airport will include 90 ha of mostly greenfield land to the south, promoted by SEGRO for B8 logistics. Further details on what would be delivered remain confidential at this time
- SEGRO Logistics Park East Midlands Gateway – Consented for 11, B8 units ranging from 22,000 sqm to 74,000 sqm. 560,000 sqm in total. The Site Masterplan defines the gross site area as 229.35 ha, net as 134.42 ha. The site

is owned by SEGRO and the development is managed by Roxhill Developments. All plots are now let to occupiers including Kuehne and Nagel. Amazon, Nestle and Shop Direct. One plot still to be developed

- Aldi, Land at Sawley Crossroads / Sawley – In 2015 a hybrid permission was granted for a regional storage and distribution centre (App. No. 15/00015/FULM). The permission granted full consent for Phase I to the north and Outline permission for Phase II to the south. In 2017, permission was granted for the implementation of an alternative form of development for the Phase 1 unit (App. No. 17/00366/VCIM). Development has completed on Phase I, for a 58,364 sqm B8 unit for a regional distribution centre for Aldi. The Phase II development land, which has outline consent, and is 14.08 ha in size, is being held as expansion space to meet Aldi's anticipated future growth plans for the region
- Netherfield Lane, Sawley – Outline consent (App. No. 20/00316/OUT) for up to 79,000 sqm of B8 on 17.3 ha. Reserved matters under consideration. Will be developed as a speculative scheme
- East Midlands Distribution Park, Castle Donnington (Former Castle Donington Power Station) – was in 2005, following an earlier Appeal, consented for *"Development of Regional Storage and Distribution Centre approved under planning permission APP/G2435/A/00/1046562 without complying with Condition (xxxix) (provision of rail freight terminal) to enable 78,000 Sqm of development to be occupied prior to provision of the rail freight terminal."* Consents for B8 units have followed on an individual basis since this time. Considerable recent development, all plots have some consent for development on them
- Bardon Industrial Estate – Fully developed with no large unimplemented proposals.

Links to Derbyshire

6.64 Reasonable commuting links to Derby and Nottingham and strong Roads links. Rail links are weaker. North West Leicestershire Council do not feel there are a lot of supply chain businesses in North West Leicestershire which support Rolls Royce, Toyota or other large businesses in Derbyshire. Historically industry in North West Leicestershire has supplied the larger employers of Birmingham over Derbyshire, esp. Jaguar Landrover. Recent development has been for National and Regional Distribution Centres which are regional and national in scope.

Staffordshire

East Staffordshire

6.65 East Staffordshire adopted its Plan in 2015. It was reviewed in 2020 which concluded that the Plan remained fit for purpose. A 2022 review is likely to say the same thing, with amendments expected around 2025.

6.66 The Plan allocated 40 ha of land to meet needs, with economic growth focused on Sustainable Urban Extensions (SUEs) in Uttoxeter and Burton. The Burton SUE (Branston Locks) is under development, 20 ha of employment land, off the A38, with three large B2/B8 units under construction by developer St Modwen as St Modwen Park Burton. Overall, there is consent for 92,903 sqm of floorspace with units of 3,543-7,357 sqm being marketed and several occupied by major businesses such as Hellman Logistics. The site sits close to the boundary with South Derbyshire, at the River Trent and off the A38. Just to the south is the more established Barton Business Park, home to major B2/B8 facilities for Argos, Pirelli Tyres, as well as a rail linked facility for Bombardier Transportation. Located some 6 km west/south west from Swadlincote, these locations will represent competition for equivalent facilities in the southern parts of South Derbyshire.

6.67 The other allocated SUE is West of Uttoxeter, which will link to the A50 Corridor. 10 ha of employment land is allocated here, with no delivery to date. Another 10 ha is allocated at Derby Road, Uttoxeter. Again, nothing has been delivered to date here.

A38/A50 Area

6.68 The A50/A38 Junction is a key cross boundary route accommodating a range of suppliers for both JCB, where some recent expansion has occurred, and Toyota. Burton, in addition to the schemes mentioned previously, is home to several large, well established B2/B8 industrial estates. The combined critical mass of these schemes will serve to draw in other investment, providing competition for the Derby HMA.

6.69 East Staffordshire Council submitted the A50 as an Investment Zone, a ‘Hydrocarbon Zone’ for motor manufacturing, linked to Burton and a site at Blyth, Staffordshire Moorlands. However, congestion on the A50 Corridor limits its attractiveness for long distance commuting, as a result key firms such as JCB have comparatively local workforces.

Other Cross Boundary Issues

6.70 As was noted above, East Staffordshire had strong commuting links with South Derbyshire. However, it was the view of the Council that East Staffordshire continues to represent a distinct market to the Derby HMA and enjoys a relatively high level of self-containment. This was noted in the 2014 Inspector's Report of the East Staffordshire Local Plan Examination in Public (Ref. PINS/B3410/429/3). In this report Paragraph 20.7 stated: *"There is substantial migration and commuting from South Derbyshire and Lichfield, encouraged by comparatively favourable house prices and types of dwelling, with the strongest relationship existing between Burton upon Trent and Swadlincote. However, East Staffordshire does not relate to any defined HMA between Derby and Birmingham. This is illustrated when framework HMAs are identified based on varying commuting self-containment from 72 to 77.5 percent, resulting in different HMA geographies."*

6.71 Paragraph 53 stated: "*With respect to the acknowledged housing and labour market links between East Staffordshire and South Derbyshire, and between Burton upon Trent and Swadlincote in particular, it is noteworthy that the South Derbyshire SHMA concludes that its population-led projection of housing need is greater than its economic-led projection. This is the reverse of the situation in East Staffordshire and is in line with the pattern of in-commuting from South Derbyshire. This in turn indicates that the two SHMAs, in effect, complement each other and that no adjustment to the East Staffordshire OAHN is necessary to cater for this cross-boundary consideration."*

Summary

6.72 Based on a mix of market evidence and commuting data, the functional economic market area for Derby and South Derbyshire includes Amber Valley, Derbyshire Dales and Erewash in Derbyshire; Broxtowe and Nottingham in Nottinghamshire; North West Leicestershire and East Staffordshire in Leicestershire and Staffordshire respectively. The other areas of Derbyshire, Nottinghamshire, Staffordshire and Leicestershire have more limited relationships with Derby and South Derbyshire.

6.73 Within the FEMA, Amber Valley clearly links to its neighbour Derby and via the A38 to South Derbyshire. However, the biggest supply of developed employment premises in Amber Valley Borough is located at Alfreton/Somercotes which has stronger linkages to the M1 Corridor, extending into Nottinghamshire. In terms of new development, most significant would be the delivery of Cinderhill. While the site owners are looking to progress a scheme here and have indicated they have occupier interest, there remain barriers to delivery. Schemes in more distant Derbyshire Dales are of more local scope and unlikely to have significant cross boundary impacts.

6.74 The more rural west of Erewash links strongly to Derby, but the main settlements of Ilkeston and Long Eaton fall into the Nottingham Market Area. Strategic new development in Erewash is expected to focus on one large site, the 80 ha (gross) old iron works at Stanton, Ilkeston. This is consented to deliver a substantial B2/B8 facility, potentially including rail linkages which would compete with equivalent schemes in Derby and South Derbyshire.

6.75 In regard to strategic B2/B8 it is worth noting the strong provision in other areas neighbouring Derby and South Derbyshire, most notably around Castle Donnington, North West Leicestershire, at Broxtowe and along the A38 Corridor at Burton, East Staffordshire. These include the now well established strategic B8 site at SEGRO Logistics Park East Midlands Gateway, at the A50/M1 Junction and a likely further large scale logistics development at East Midlands Airport, both now part of the part of East Midlands Freeport.

6.76 More generally, the A50 Corridor is a distinct strategic market for the FEMA area, a focus for strategic requirements, primarily industrial and warehousing. It is distinct from local markets such as in Swadlincote.

6.77 Developers considering equivalent schemes in Derby and South Derbyshire will need to be aware of the competition that they will face. However, evidence suggests their remains unmet capacity in the East Midlands for B2/B8 accommodation. For example, the recently completed Nottinghamshire Core and Outer HMA Logistics Study identified a further need for 137 ha – 155 ha of B8 land in that sub-region, on top of the schemes already in the pipeline.

6.78 Nottingham is one of the key employment centres for the East Midlands. Significant further growth is proposed here, both in the city and on cross boundary sites shared with Broxtowe and Gedling. Clearly the scale of provision here will have some impact on Amber Valley, although ultimately the focus is on meeting needs within the Nottingham Core HMA.

6.79 Nottingham's strong office market has, and is expected to continue to, draw service sector investment away from Derby. After a period of slowdown during the Covid-19 Pandemic, the City's office market is beginning to recover, albeit with differences in the scale and nature of individual requirements.

6.80 In terms of labour, Derby was a net importer of labour from South Derbyshire as well as Amber Valley Erewash and Derbyshire Dales in Derbyshire, Broxtowe in Nottinghamshire as well as East Staffordshire. It was a net exporter of labour to Nottingham and neighbouring North West Leicestershire.

6.81 South Derbyshire was a strong exporter of labour to Derby, Nottingham East Staffordshire and North West Leicestershire. Flows to other locations were more balanced.

7.0 EMPLOYMENT LAND ASSESSMENT – EXISTING LAND SUPPLY

Introduction

7.1 This section looks at the portfolio of employment land which was available, as of April 2022, to meet the employment land needs of Derby and South Derbyshire to 2039, 2040 and 2041, as identified in Section 8.0. This is distinct from the opportunities for additional employment land which are considered in Section 9.0.

7.2 Derby and South Derbyshire need a balanced portfolio of land to accommodate a sustainable, growing economy that can respond to dynamic market conditions, changing business needs and working practices.

Derby

Baseline Land Supply - Derby

7.3 The start point for the supply side assessment is the Council's 2022 Employment Land Monitoring, the most up to date available at the time of writing. This identified 28 employment sites, comprising 263.28 ha of employment land as of April 2022.

7.4 These are set out in Table 28 which also makes deductions for sites which fall below the threshold of 0.25 ha (or 500 square metres of floorspace) for sites to be considered in an ELR, as noted in Para 009 (Reference ID: 3-009-20190722) of Planning Practice Guidance Note 'Housing and Economic Land Availability Assessment'. Excluding non-relevant sites, the supply reduces to 16 sites and 201.65 ha, including:

- Eight allocated employment sites, with and without planning consents – 94.46 ha
- Two sites, not allocated for employment, but with relevant planning consents – 6.20 ha
- Six redevelopment sites with consents for E(g)/B-Class uses – 100.99 ha.

Table 28 – Baseline Land Supply – Derby

Site No.	Site	Size, ha	Comment
Allocated Sites Without Planning Permission			
1	Rykneld Road (B1a)	2.4	
2	Alfreton Road	0.6	
3	Chaddesden Sidings	5.7	
4	South of Sinfin Moor Lane (Christchurch)	20.95	
Sub-Total		*29.65*	
Allocated Land with Permission			
4	Infinity Park	43.56	
5	Derby Commercial Park (Raynesway)	-	PLOT L (Final Unit) identified as complete. No further land available here, site not considered further
6	Derwent Triangle	14.05	
7	Full Street and Magistrates	-	Sites of 0.1-0.2 ha each. Fall below the size threshold
8	Bold Lane	-	
9	Former Late Bar (Ford Street)	-	
10	Becket Well	2.20	
11	Manor Kingsway (B1a)	5.0	
Sub-Total		*64.81*	
Other Contributing Land with Permission but not Allocated for Employment			
13	Dunstall Park Close (RR Car Park)	2.1	
14	Megaloughton Lane	4.1	
Sub-Total		*6.2*	
Redevelopment Sites			
15	Celanese (Smart Parc)	46.0	
16	The Point - Pride Park	0.95	
18	Rolls-Royce Aerospace Campus	50.74	
20	City Road	0.0	Demolition of the existing buildings. Erection of a 186 metre length of flood wall and two office blocks. Flood wall has been implemented but not office blocks. Consent still active so site considered further. Proposal is for 2,240 sqm of office space, so above the size threshold.
23	East Service Road	-	

24	Haydock Park Road	-	Sites of 0.1 ha each. Fall below the size threshold
26	Victory Road	1.5	
27	Sinfin Commercial Park	1.8	
28	Promex (Haydock Park Road)	-	Sites of 0.05-0.15 ha each. Fall below the size threshold
29	Litchurch Plaza	-	
30	Etches Park Depot (Alstom)	-	
31	Nottingham Road	-	
32	Riverside Park,East Service Road	-	
33	Reckitt Benckiser	-	
Sub-Total		*100.99*	
Total		**201.65**	

Source: BE Group, DCC, 2022

Employment Sites Analysis

7.5 Table 29 provides a summary of the assessment of the remaining 16 Employment Sites, as outlined in Table 28 above, which remain relevant. It considers:

- The Baseline Site supply, hectares
- Comments on landowner/developer plans for the Site, and its deliverability
- Use Classes proposed here
- The realistic employment land supply available to meet identified needs.

Analysis

7.6 As Table 29 shows of the three sites which, in 2021, were 'Allocated Sites without Planning Permission' development of E(g)/B-Class uses appear unlikely at Site 1: Rykneld Road which is located in a mostly residential area, where most recent development has been for housing and future development aspirations are understood to be primarily for residential uses. Conversely, there is now a consent for industrial/warehouse development at Site 2: Alfreton Road. This is to meet the needs of the area occupier Pektron but could be made available to other companies if Pektron ever vacated.

7.7 Elsewhere, a range of schemes are being progressed at Site 4: Infinity Park – all on the land north of Sinfin Moor Lane with no published development plans on land to the south – though a partnership of public and private partners, with other schemes in the pipeline which would see much of the land taken up in the next Local Plan period. At

Site 6: Derwent Triangle, marketed at St Modwen Park, developer St Modwen has successfully delivered two phases of B2/B8 premises. It plans to build out another 22,000 sqm in 2023 and 12,000 sqm in 2024 to finalise the scheme, subject to market conditions.

7.8 At Site 10: Becket Well, developer St James Securities is seeking to deliver an office scheme of up to 5,600 sqm and is in discussion with several potential occupiers to secure pre-lets. Delivery is still expected to require a degree of public support, however. Assuming a viable scheme can be secured, such a development would take up some 0.28 ha at city centre development rates.

Table 29 – Summary of Employment Sites Assessment

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
Allocated Sites Without Planning Permission					
1	Rykneld Road	2.40	Heatherton Developments own Flat agricultural land Trees on site Part of the wider Rykneld Road mixed use Local Plan allocation (policy AC20), allocated for 900 new homes in Derby, but part of a larger urban extension into South Derbyshire (Highfields Farm – circa 1200 homes). AC20 requires the expansion of Heatherton Neighbourhood Centre, a new primary school and contributions to the extension of local Secondary Schools and 2.40 ha of E(g) employment land. Development within South Derbyshire including circa1,200 residential units (C3), new primary school (up to 1.3ha), new community facilities and local centre have largely been delivered. An Aldi food store and care home have been developed on the Rykneld Road frontage. The 2.40 ha now comprises land to the rear which has been opened up by a shared access road, with Aldi, from Rykneld Road. The employment land is on the market as Heatherton Point, identified for five units of 288-2,323 sqm. Subject to planning, warehousing, industrial, retail and trade counter units are proposed here. Agents for Heatherton Point report that the site owners were considering a mixed industrial and office scheme on the site, but rising build costs, relative to achievable rents and values have halted the project. The owner is now considering options on the site, waiting to see how the local economy changes and whether build costs are going to rise.	E(g)/B2/B8	2.40

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			These is no timetable for delivery, at this time. The view of agents was that an E(g)/B2/B8 scheme would be popular here, if brought forward, building on the site's proximity to the A38 and the large local population. Development thus appears dependant now on wider economic changes.		
2	Alfreton Road	0.60	Morgan Industrial Properties own Allocated land carried over from the previous City of Derby Local Plan Review (2006) (Policy EP9(i)) Grassed infill site in the Alfreton Road/Sir Frank Whittle Road business park which is fully occupied by Pektron Group The site recently secured full planning consent for the development of a manufacturing and warehousing unit of 6,246 sqm for the use of Pektron. Alfreton Road/Sir Frank Whittle Road is fully occupied by one business, but land and premises could be made available to other businesses if they became vacant.	B2/B8	0.60
3	Chaddesden Sidings	5.70	Network Rail Infrastructure own Allocated land carried over from the previous City of Derby Local Plan Review (2006) (Policy EP6) Flat cleared land, in the backlands adjacent to the railway line Upgraded access road in place off Chequers Road In use for vehicle parking by adjacent car sales businesses No identified plans for development or consents being sought, but the land remains undeveloped within a larger employment area and available to meet future development needs.	E(g)/B2/B8	5.70

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			The adjacent Green Wedge land is also promoted for employment uses through the SHELAA process (Site Ref: DER/0289: Land South of Chequers Road/Land to the rear of the Cattle Market, Chequers Road) see Section 9.0.		
4	South of Sinfin Lane (Christchurch)	20.95	Part of Site 4: Infinity Park not covered by planning consents (see below) Adopted Local Plan Policy AC15 Land South of Wilmore Road, Sinfin Given the diverse range of projects underway and planned at Site 4: Infinity Park, it is likely this land will be taken up over the next Local Plan period, ether for premises or related infrastructure.	E(g), B2, B8	20.95
Sub-Total		*29.65*		-	*29.65*
Allocated Land with Permission					
4	Infinity Park	43.56	Rolls Royce and Harpur Crewe Estate are the main owners. Other land in the south is owned by 'The Dean and Chapter of The Cathedral Church of Christ in Oxford of the Foundation of King Henry the Eighth.' Most of site comprises agricultural land, with road infrastructure in place Some areas of woodland Much of the land falls into Flood Zones 2-3 Various local nature conservation areas with the site. One of four strategic employment sites allocated within the Adopted Local Plan. Policy AC15 Land South of Wilmore Road, Sinfin (Infinity Park Derby or IPD), allocated 86.8 ha	E(g), B2, B8	43.56

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			to the south of Wilmore Road for a new high-quality business park accommodating E(g), B2 and B8 and ancillary uses, with an emphasis on Research and Development and Innovation. Phase 1 proposals for IPD which have been the subject of Outline Planning Consent, which expired in Feb 2022 and now subject to a renewal application, are focused on the area north of Sinfin Moor Lane with areas to the south representing part of a second phase of development – see Site 4. Outline permission is now being sought with all matters reserved for a business park on 48.8 ha of land, including E(g), B2, B8 employment, hotel, public house and drive thru café, plus relevant infrastructure. Outline Planning Application submitted and validated with a target determination date of 26th Jan 2023. The vision is for a high technology park. IPD is being taken forward as a collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden and Peveril Securities. Phase One of IPD is proposed for some 167,000 sqm of floorspace. Facilities and infrastructure completed or under construction, on site, to date include: • Infinity Park Way Road (known as T12 Link Road) including the Eastern Storage Flood Area (App. No. 05/13/00463) – Complete		

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			• iHub Innovation Centre comprising office and workshop of 4,562 sqm (App. No. 01/14/00011) – Complete • The road extending from the roundabout on Infinity Park Way adjacent to the iHub to the East (App. No. 11/15/01379) – Partially Complete • New A50 Junction and link road (connecting to the road extending from Infinity Park Way) (App. No. 19/00417/Ful).. This has a £50 million award from the Levelling Up fund. It forms part of Infinity Garden Village and South Derby Growth Zones proposals, opening up 30 ha of land in South Derbyshire for development – Permission granted – current programme start Dec 2023 with completion at May 2025 • Western Flood Storage area (WFSA) and creation of development plateaus (App. No. 21/00460/Ful) – Permission granted and under construction • Project Ivory: Industrial unit of 17,355 sqm (App. No. 21/00585/Ful) – Permission granted and under construction, soon to complete and to be occupied by Barratt Developments for a new factory for housing timber frames • Nuclear Advanced Manufacturing Research Centre (Nuclear AMRC) Building (Use Classes E(g) ii/ E(g) iii/B2) of 4,357 sqms (App. No. 21/00601/Ful). Linked to Rolls Royce and supported by the Universities of Derby and Sheffield. The Nuclear AMRC will help companies develop new techniques to win work in the nuclear sector, and tackle manufacturing challenges in automotive, rail, aerospace, renewable energy and other high-value sectors. – Permission granted and under construction		

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Other projects, proposed as later phases of development include a second innovation hub, following the success of iHub. To be developed on 2.55 ha acquired by the City Council from Rolls Royce.		
6	Derwent Triangle	14.05	St Modwen Developments own and are the site developer Falls under Local Plan Policy AC11 – The Derwent Triangle, Chaddesden Now marketed as St Modwen Park, Derby The whole site received Outline consent in September 2020 for a B2/B8 development together with associated infrastructure works (App. No. 19/00491/OUT). Reserved matters consents have been secured for five phases of the development: • Phase O – Flood Conveyance Corridor and associated works (App. No. 21/00147/RES) • Phase 1 – Three B2/B8 units totalling 15,995 sqm (App. No. 21/00148/RES) • Phase 2 – One B2/B8 unit of 12,200 sqm (App. No. 21/00298/RES) • Phase 3 – Four B2/B8 units totalling 27,657sqm (App. No. 22/01000/RES) • Phase 4 – Three B2/B8 units totalling 8,510 sqm (App. No. 22/01150/RES). St Modwen have been working to deliver this site for some 8 years. St Modwen has the intention to build some 73,000 sqm here, with 28,000 sqm completed in four properties, to date (Phases 1 and 2). Two units of 7,200 sqm and 12,000 sqm now let (further details confidential). Two others remain available, of 3,600 sqm and 5,000 sqm.	B2/B8	14.05

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			The site was promoted for build to suit, but this proved hard to deliver. Ultimately St Modwen, were able to deliver speculatively, albeit with some viability funding support. St Modwen plan to build out another 22,000 sqm in 2023 and 12,000 sqm in 2024 to finalise the scheme, subject to market conditions. As of late 2022, 14.05 ha of gross land remains available for future phases of St Modwen Park. It is assumed any site constraints have been or will be addressed during development.		
10	Becket Well	2.20	Multiple owners (primarily Derby City Council) St James Securities is the development partner Part of City Centre Strategy Area. Local Plan Policy AC1 A historic retail area including a former Debenhams store (Condor Building) and other 1960s style retail. Most now cleared. St James produced a Masterplan in 2017/18 and subsequently secured Outline Consent for a mixed use scheme – Offices, ancillary retail, residential, hotel, and a multi-storey car park. Early phases commencing/due to commence include: • Phase 1 – 259 apartments under construction – Scheme pre-sold to Granger Plc. Also developing Springer Square, public realm to be managed by the Council. • Phase 2 – Multi-use Arena which can seat 3,500. Forward funded by the Council. Pre-let to ASM Global. Due to commence in Feb 2023, with completion by Quarter Four 2024.	E(g)(i)	0.28

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Site 3B is proposed for 4,600-5,600 sqm of offices and build to rent flats. St James is in in discussion with several potential occupiers. If it can secure 2-4 pre-lets, St James would then approach the Council to see if the City Council would consider investing in an Income Strip on the building(s) to secure viability and get funding. Assuming the above can be achieved some 0.28 ha of land could be delivered for E(g)(i) uses at City Centre densities of 20,000 sqm/hectare.		
11	Manor Kingsway (B1a)	5.0	Homes England own the development land (medical buildings and car parks in area under different ownerships, some housing land in the north owned by Kier Partnership Homes) Part of the Manor Kingsway Regen Area (Local Plan Policy AC19) Consented for a residential development (580 dwellings), erection of offices, retail units, business units and associated infrastructure (App. No. 07/08/01081). The application masterplan allows for a business park of 5.40 ha in the north east of the site, between Kingsway Boulevard and Kingsway, incorporating Manor Park Way and Albany Road. This was proposed for 21,600 sqm of offices. The identified site is presently occupied by various construction sites and areas of grassland and trees. While considerable housing has now been completed there has been no development of E(g)/B-Class uses. The development of a major office scheme here now appears unlikely for the following reasons: • The identified business park site, which now represents the only undeveloped land in the wider Manor Kingsway Regen Area, is now bounded by housing and retirement facilities on three sides with the Kingsway frontage blocked by community, health and	-	0.0

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			residential uses. The site thus has no linkages to other E(g), B2, B8 sites in Derby and now occupies a primarily residential area • Residential uses also largely separate this site from the medical facilities of Kingsway to the north west. This would make a development of office uses to support the medical research activities of Kingsway and Royal Derby Hospital less likely • As of March 2023, approximately a third of the site – land bounded by Manor Park Way to the west, Anmer Drive to the south and Kingsway Fire Station/Derby DriveAbility to the east – has been cleared for development. Although, the exact nature of the development is unclear from available planning consent details, it appears to link to the adjacent Tilia Homes housing scheme • Other land, undeveloped at the time of writing, includes various mounds/buried structures and vacant farm/workshop buildings. It is unclear what developable land remains on the site. No reference is now made to development of a business park here and the land is not being marketed for such a use. Thus, although a very small infill development of office use may still be possible, the overwhelming majority of the site has been, or is being, developed for residential uses with questions on the developability of the remaining land. This site is not considered realistically available employment land.		
Sub-Total		*64.81*		-	*57.89*
Other Contributing Land with Permission but not Allocated for Employment					

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
13	Dunstall Park Close (RR Car Park)	2.10	Multiple ownerships Full planning consent for six buildings to form 14 mixed E(g)(iii)/B8 units of 192-432 sqm each, 4,412 sqm in total (App. No. 05/17/00604 plus multiple Discharge of Conditions consents) Units under construction as of April 2022	E(g)(iii)/B8	2.10
14	Megaloughton Lane	4.10	Acordis Beheer BV own (acquired by City Council post April 2022) Large area of cleared brownfield land Trees onsite Potential contamination from previous uses Full planning consent for two industrial buildings, together with ancillary offices and associated access, with one unit capable of sub-division into two (14,325 sqm) (App. No. 19/00358). In 2019, Trebor Developments and partner, Hillwood, entered into an agreement with landowner, Acordis Beheer BV, to bring forward the development on a speculative basis. Initially stated plans were for development come forward over 2019-2020. While the site is still being marketed in some places, as Mega Point Derby, there has been no delivery on site, to date. It is unclear if any site remediation has occurred. Post April 2022 however, the land was purchased by the City Council for use as a park and ride. Thus, development of E(g), B2, B8 here now appears unlikely.	-	0.0
Sub-Total		*6.20*			*2.10*
Redevelopment Sites					
15	Celanese (SmartParc)	46.0	Smartparc SEGRO Spondon own	E(g)/B2/B8	46.0

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Large area of brownfield industrial land, cleared but with the foundations of properties still in place and potentially contamination from historic uses It surrounds and is to the south of the remaining Celanese factory Access is via completed access road west to a junction with the A6 Site has Outline planning consent, with access details and scale parameters included, for the redevelopment of a previously industrial brownfield site for B2, B8, associated E Class and F1 purposes and ancillary uses to provide up to 209,000 sqm. of floorspace for facilities for food production; distribution; training and education; associated food support businesses and supporting energy generation/waste disposal (App. No. 20/01646). Proposals include food production units of 7,525-37,250 sqm, a distribution centre of 30,030 sqm, starter units totalling 2,680 sqm a tech centre totalling 7,910 sqm and energy centre Marketed as ‘SmartParc’, a high-tech food manufacturing and distribution campus, with scheme led by SEGRO and partners. Property developed by TSL and Seagrove with Council funding. One unit completed on the wider SmartParc site, occupied by Hello Fresh. Other premises consented: • Unit 1 (29,645sqm). Has full planning consent (App. No. 21/01107) on 2.5 ha of land west of the Celanese facilities still standing • Phase 2 (42,211sqm). Full planning consent for food production/storage units (B2/B8) (App. No. 21/02056) on 6.5ha in the north east of the site.		

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Site thus has an active delivery partnership in place which has delivered one premises and is progressing others, whilst actively marketing the scheme. Further progress on this site is thus very likely over the next Local Plan period, although stakeholders suggest that the focus of development will likely be more towards B8 food logistics rather than E(g)/B2 food production.		
16	The Point - Pride Park	0.95	ESS Derby own Two remaining plots of the original 'Point' outline application remain (App. No. 05/06/00859). This vacant plot has extant reserved matters applications (App. No. 08/07/01502 subsequently superseded by 06/16/00708/PRI) for a four-storey office of 3,250 sqm which remains extant as foundations were put in. The relevant consent was secured in 2007, and despite some site works, has not significantly progressed since then. The property, known as Locomotive House, remains on the market for design and build opportunities however, and remains a development opportunity site in the heart of Derby's largest business park, and only a short distance from the Station, even if what it is ultimately brought forward for differs from the current consent.	E(g)(i)	0.95
18	Rolls-Royce Aerospace Campus	50.74	Rolls Royce own Site comprises the main Rolls Royce Sinfin site including various production and administration buildings and areas of open land mostly used for car parking Site has Outline consent for the creation of a Rolls Royce aerospace campus, comprising research and development, office, supporting staff facilities and landscaping strategy, including closure of section of existing Victory Road and re-provision of sports pitch and	-	0.0

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			pavilion (88,000 sqm of B2 and +76,500 sqm E(g)(i) and (II)) (App. No. 04/15/00506) Only proposals for a Test Bed have been implemented. While Rolls Royce have plans to renovate and invest in its Sinfin facilities to improve efficiency, help reach net carbon zero in production and make the workplace more attractive for workers, it is understood this will primarily comprise refurbishment/remodelling works rather than new build development. It is also expected that any premises which are developed/redeveloped would be for the exclusive needs of Rolls Royce and not be made available to meet the needs of other businesses. Thus, this site does not represent a wider development opportunity for Derby. Rather it is the curtilage of an existing major employer within which opportunities growth exist. In this regard it is thus no different, except in scale, from other owner occupied industrial facilities across the city were opportunities for investment and intensification exist to meet the needs of the occupier. Such opportunities are not also considered part of Derby's employment land supply, It also seems that the Rolls-Royce Aerospace Campus will not progress as it was envisaged in the 2015 planning consent.		
20	City Road	0.0	Prime Construction Services (Derby) own Site has full planning consent for demolition of the existing buildings. Erection of a 186 metre length of flood wall and two office blocks (2,420 sqm) (App. No. 03/17/00368). Site cleared and the flood wall has been implemented. No progress, on the ground at least, to delivering the offices since the consent was secured in 2018. The offices do not appear to be being openly marketed. The land is in use for vehicle parking by several car/van sales companies	E(g)(i)	0.27

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			While it is unclear if the existing consent will now be progressed, the cleared site does represent a development opportunity, in an edge of centre location with some 0.27 ha available net of the flood defences		
26	Victory Road	1.50	Multiple ownerships Full planning consent for erection three units (E(g), B2, B8) of 1,226-2,606 sqm each, 5,019 sqm in total (App. No. 19/00220/FUL plus multiple Discharge/Variation of Conditions consents) Units under construction as of April 2022	E(g)/B2/B8	1.50
27	Sinfin Commercial Park	1.80	EOS Inc. (Harworth) own, part of its wider Sinfin Lane holdings This area is now for sale as an investment, as part of a wider portfolio. Part of Regeneration Area, Local Plan policy AC17 Area of cleared hardstanding accessed through the wider industrial area Some trees on site Housing adjacent Site had Full Planning consent for the erection of an industrial unit with associated access, parking upgrades, landscaping and a new substation, 8,825 sqm gross (App. No. 01/17/00077). The application lapsed in 2021. The lack of development reflects a policy change within Harworth, to invest in existing properties rather than to undertake more risky speculative new build development. Any future development here will be the responsibility of the new owner. Part of a larger area which continues to offer regeneration opportunities, both for infill development and broader redevelopment, although the main buildings are well used at this time.	-	0.0

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
Sub-Total		*100.99*		-	*48.72*
Total		**201.65**		**-**	***138.36***

Source: BE Group, DCC, Other Stakeholders, 2022

7.9 There is no evidence that the 5 ha business park will be delivered at Site 11: Manor Kingsway, where development has been exclusively for housing, and related services. Almost all land has been for those uses while it is unclear if the remaining undeveloped land is deliverable given its apparent physical constraints. Additionally, a large scale office development here is unlikely to be viable, given the difficulty in achieving viable office developments even in Derby City Centre without public sector support, while a large scale E(g)(i) scheme at Manor Kingsway would be contrary to broader policy aspirations to focus such development into Derby City Centre. Uncertainties over how A38 junctions in this area will change could also provide some barriers to accessing and delivering a larger employment scheme here.

7.10 On other sites, SEGRO and partners are progressing the Smart Parc scheme. In terms of the Rolls Royce Aerospace Campus, while Rolls Royce have plans to renovate and invest in its Sinfin facilities to improve efficiency, it is understood this will primarily comprise refurbishment/remodelling works rather than new build development. It is also expected that any premises which are developed/redeveloped would be for the exclusive needs of Rolls Royce and not be made available to meet the needs of other businesses. Thus, this site does not represent a wider development opportunity for Derby. It also seems that the Rolls-Royce Aerospace Campus will not progress as it was envisaged in the 2015 planning consent.

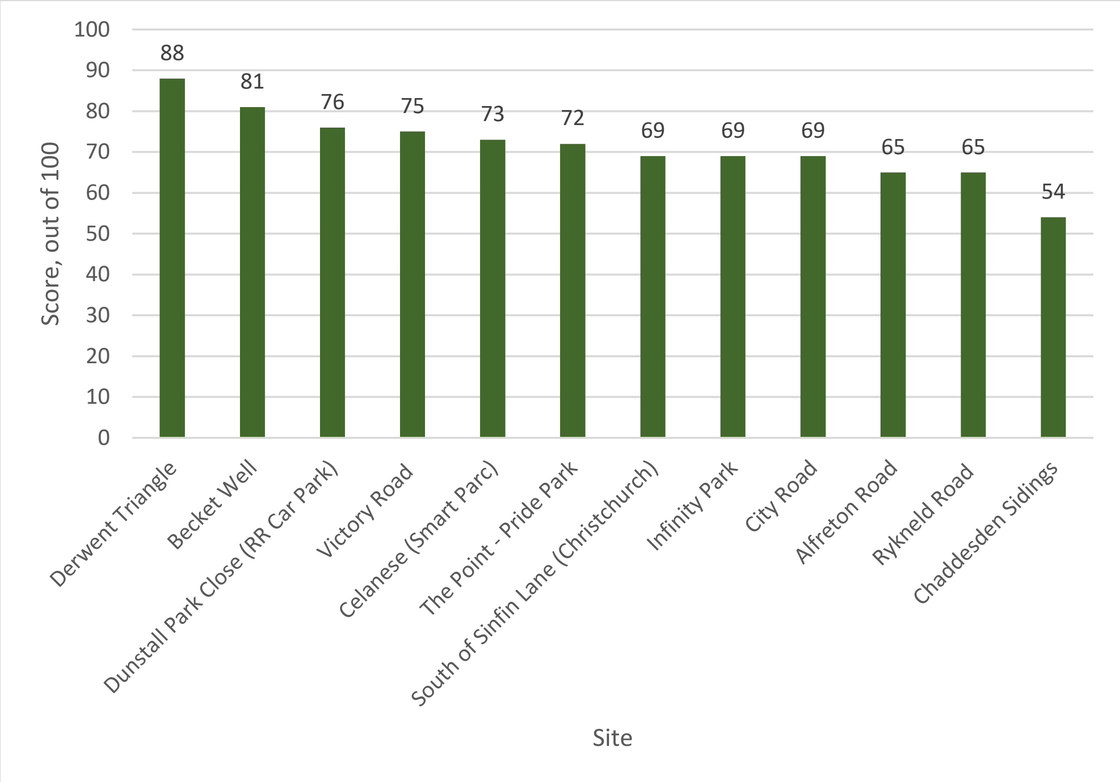
7.11 Additionally, Harworth will not now be progressing its consent at Sinfin Commercial Park, indeed the wider employment area is on the market as part of a wider investment portfolio, at the time of writing.

7.12 Allowing for those deductions gives a realistic employment land supply of **138.36 ha** in 12 sites. These sites are mapped in Appendix 2. It should be highlighted however that three quarters (103.61 ha) of the supply is within the main strategic sites – Infinity Park, Derwent Triangle and SmartParc – which are largely aimed at national and multinational occupiers as opposed to local businesses.

Site Scoring

7.13 Each Site has been scored against ten criteria relating to Site Location and Access, Development Prospects, Site Conditions and Availability. The maximum score possible is 100. The Scoring Criteria can be found in Appendix 3 and individual Site scores can be found in Appendix 4. Figure 36 shows the scoring for the 12 sites identified as comprising Derby's maximum realistic long-term supply. The assessment gives an appraisal of the overall quality of the land resource and provides one measure of what sites could be considered priorities for Local Plan allocation and what sites are of secondary value.

Figure 36 – Derby Sites Scoring – Realistic Supply



Source: BE Group, 2022

7.14 The highest scoring site is Site 6: Derwent Triangle (St Modwen Park) reflecting the fact that this site is at an advanced stage of development, with site constraints assumed to have been addressed by that development, and in a reasonably prominent position in the city.

7.15 Site 10: Becket Well also scores well, reflecting the fact that it is the only City Centre site, and comprises unconstrained land, with developer partners in place. There are more questions about delivery here, however.

7.16 The lowest scoring site is Site 3: Chaddesden Sidings. This land is in the backlands, with no plans for growth. It remains a developable plot, however.

South Derbyshire

Baseline Land Supply – South Derbyshire

7.17 The start point for the supply side assessment is the Council's 2022 Employment Land Monitoring. This identified 28 employment sites, comprising 65.61 ha of employment land as of April 2022. These are set out in Table 30 and include:

- Three Local Plan Allocations (Adopted Local Plan Part 1) without Planning Permission as of 1st April 2022 – 18.71 ha
- 25 sites with unimplemented planning consents – 46.90 ha.

Table 30 – Baseline Land Supply – South Derbyshire

Site No. (Study Ref.)	Site	Size, ha	Comment
Allocated Sites Without Planning Permission			
1	E1G Cadley Hill	3.00	
2	E1C Woodville Regeneration Area	12.00	Local Plan Allocation as of April 2022 although subsequently a consent has been granted, for industrial and business uses, on only 4.60 ha.
3	E1B Hilton	3.71	
Sub-Total		*18.71*	
Land with Unimplemented Consents			
4	9/2000/0415/O Tetron Point, William Nadin Way, Swadlincote	3.81	
5	9/2005/1174 Land at Swarkestone Road, Swarkestone	-	Site of 0.05 ha. Falls below the size threshold
6	9/2010/0868 Unit 2100A Dove Valley Business Park	2.66	
7	9/2010/0869 Unit 2100B Dove Valley Business Park	2.40	
8	9/2010/0870 Unit 2050 Dove Valley Business Park	0.74	
9	9/2001/0770 Plot 2500 Dove Valley Business Park	3.33	
10	9/2017/0816 Land North of Dove Valley Business Park	14.64	
11	9/2012/0743 Land at Swadlincote Lane, Castle Gresley, Swadlincote	3.00	
12	9/2017/0921 Land off Woodyard Lane, Foston (Unit 4)	0.26	
13	9/2016/1271 - ATL, Woodyard Lane, Foston	3.32	

14	9/2013/1044 Former MoD Depot, Hilton	3.02	The new employment land in a wider site of 5.32 ha
15	DMPA/2020/1460 Drakelow Power Station, Walton Road, Drakelow	2.50	
16	9/2018/1088 Unit 20, Station Yard, Station Road, Melbourne	-	Site of 0.07 ha. Falls below the size threshold. Also, a redevelopment site offering no new E(g)/B-Class land.
17	9/2019/1431Sinfin Lane, Barrow on Trent (Substitute 2021)	2.22	Excludes 0.22 ha of redevelopment land
18	DMPA/2020/1129 Windyridge, Burton Road, Burnaston	-	Site of 0.10 ha. Falls below the size threshold
20	DMPA/2019/1093 Woodhouse Business Centre, Woodville	-	Site of 0.13 ha. Falls below the size threshold. Also, a redevelopment site offering no new E(g)/B-Class land.
21	DMPN/2020/1482 Highfields Farm, Heage Lane, Etwall	-	Site of 0.03 ha. Falls below the size threshold
22	DMPA/2020/0156 Talbot Turf, Derby Road, Hilton	-	Redevelopment, does not provide new employment land for the district
23	DMPA/2020/0939 Badger Farm, Willowpit Lane, Hilton	1.00	
24	DMPA/2020/0242 Station Yard Unit 1a, Station Road, Melbourne	-	Site of 0.01 ha. Falls below the size threshold. Also, a redevelopment site offering no new E(g)/B-Class land.
25	DMPA/2021/1021 Thorley Haulage, Sutton Lane, Hilton	-	Site of 0.01 ha. Falls below the size threshold. Also, a redevelopment site offering no new E(g)/B-Class land.
26	DMPA/2021/1643 Melbourne View, Station Road, Melbourne	-	Development of 75 sqm. Falls below the

			size threshold. Also, a redevelopment site offering no new E(g)/B-Class land.
27	DMPA/2020/1240 Cockshut Lane, Melbourne	-	Site of 0.05 ha. Falls below the size threshold
28	DMPA/2021/0333 Kilworth Machinery, Annwell Lane, Smisby	-	Site of 0.16 ha. Falls below the size threshold
29	DMPA/2020/0719 Burton Road, Woodville	-	Site of 0.07 ha. Falls below the size threshold
Sub-Total		42.90	
Total		**61.61**	

Source: BE Group, SDDC, 2022

7.18 There is Safeguarded land as an extension of the Infinity Park scheme which falls into the South Derbyshire local authority area, but it is not specifically allocated to meet employment needs at this time and thus not considered part of the existing employment land supply.

7.19 Allocated Sites where relevant planning consents have now lapsed, are not considered as part of the land supply.

7.20 Also excluded are sites identified in Monitoring as falling below the threshold of 0.25 ha (or 500 square metres of floorspace) for sites to be considered in an ELR, as noted in Para 009 (Reference ID: 3-009-20190722) of Planning Practice Guidance Note ‘Housing and Economic Land Availability Assessment’

7.21 Redevelopment proposals, i.e., the re-use of land already in E(g)/B-Class use, with no net gain of employment land for the district are also excluded from the realistic supply, although in this case all such sites are also sub-0.25 ha in size. South Derbyshire Council’s protocol is for sites that have been vacant for over a year at the Local Plan base date to be counted as new land if they are redeveloped, but for those which were in E(g)/B-Class use at the base date to be recorded as providing ‘no net gain’ in land terms if redeveloped. This is a useful protocol as it allows for the property development to be recorded but does not inflate the land take up figures with large numbers of small plots which were already in E(g)/B-Class use being redeveloped/re-used.

7.22 As Table 30 shows, excluding non-relevant sites, the supply reduces to 16 sites and 61.61 ha, including:

- Three Local Plan Allocations (Adopted Local Plan Part 1) without Planning Permission as of 1st April 2022 – 18.71 ha
- 13 sites with unimplemented planning consents – 42.90 ha.

Employment Sites Analysis

7.23 Table 31 provides a summary of the assessment of the 16 Employment Sites, as outlined in Table 30 above, completed by BE Group over September-December 2022. It considers:

- The Baseline Site supply, hectares
- Comments on landowner/developer plans for the Site, and its deliverability
- Use Classes proposed here
- The realistic employment land supply available to meet identified needs.

7.24 In terms of the Allocated Sites without Planning Permission, progress to delivery is evident on Site 2: E1C Woodville Regeneration Area which now has a mixed-use Outline planning consent, including 4.60 ha of E(g)/B-Class uses. The access road was also completed in 2021. The site is being actively promoted by Harworth Group, which secured the sale of housing land in August 2022.

7.25 Conversely Site 3: E1B Hilton comprises an irregularly shaped backland site, behind a caravan retailer and partially in use by that retailer. Although an independent access via Isis Way to the A5132 would be possible, its development by and for anyone other than Don Amott Leisure Kingdom appears unlikely at this time.

Table 31 – Summary of Employment Sites Assessment

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
Allocated Sites Without Planning Permission					
1	E1G Cadley Hill	3.00	Ownership not known Uneven area of agricultural land in a mostly residential area. Potential access point at the Swadlincote Lane/Brunel Way Junction to the south west No planning applications/consents associated with the site Site isolated from the A444 by Site 11: Land at Swadlincote Lane, Castle Gresley, Swadlincote. It should be noted that, post April 2022, planning permission has been granted for the expansion of Keystone Lintels onto part of Site 11 (App. No. DMPA/2021/0579). Under construction at the time of writing, this eliminates any potential for a highway connection from the A444 to Site 1. The only remaining means of access is now in the mostly residential area of the Swadlincote Lane/Brunel Way Junction.	E(g), B2, B8	3.00
2	E1C Woodville Regeneration Area	12.00	Beepart own Flat cleared scrubland with access in place (Kiln Way or the Woodville to Swadlincote Regeneration Route, which opened to traffic in December 2021) in the south of Swadlincote Pond onsite Trees onsite Harworth Group is promoting the site through a Planning Promotion Agreement.	E(g), B2, B8	4.60

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Historic contamination on site from previous use as a coal and clay working site. Harworth has been and will be responsible for undertaking the development site's remediation and restoration works, prior to the sale of development plots In April 2022, the site received Outline consent for the creation of up to 300 homes east of Kiln Way, in addition to a c.2,800 sqm local centre with convenience retail and leisure amenities and employment land consisting of 2,000 sqm Class E(g)(ii) research and development and/or E(g)(iii) light industrial uses, 4,000 sqm Class B2 general industrial uses and 8,000 sqm Class B8 storage and distribution uses. The latter would occupy 4.6 ha in the west of the site, with access from the developed Kiln Way junctions Harworth Group is continuing to market the site to developers and housebuilders. In August 2022 it completed the sale of a 3.23 ha site in the east to Barwood Homes for the delivery of 73 homes.		
3	E1B Hilton	3.71	Don Amott Leisure Kingdom own Local Plan allocation E1B Triangular parcel of land, partly wooded, partly in use for caravan storage Site is in backlands to the rear of Don Amott Leisure Kingdom caravan retailer, in common ownership with that facility, and partly in use by Don Amott for caravan storage Present access is only though Don Amott Leisure Kingdom, off the A5132 A separate access could be possible off Isis Way where several industrial units, owned by Don Amott, are let to other businesses. At present, however, the land forms part of the caravan sales facility and does not appear to be available for development by other parties.	-	0.0

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
Sub-Total		*18.71*		-	*7.60*
Land with Unimplemented Consents					
4	9/2000/0415/O Tetron Point, William Nadin Way, Swadlincote	3.81	Multiple ownerships Large flat cleared development site, a northern extension of the main existing employment areas of Swadlincote Access road in place, Tetron Way The site has a range of planning consents based around an Outline consent for E(g), B2, B8 and Leisure Use (Hotel, Drive-Through restaurant, Golf Course (Including Ancillary Facilities) (App. No. 9/2000/0415/O). Main Reserved Matters consent was App. No. 9/2004/0430 Six small industrial units totalling 3,495 sqm under construction in the north west of the site, marketed as Swadlincote Gateway. Five sold off plan, one unit of 843 sqm still on the market at the time of writing 3.81 ha remains undeveloped to the west and south of Swadlincote Gateway which would likely accommodate further industrial developments given the range of developments which have now occurred in this area and the critical mass of companies now located in this part of Swadlincote.	E(g), B2, B8	3.81
6	9/2010/0868 Unit 2100A Dove Valley Business Park	2.66	Dove Valley Park own Flat grassed plot within Dove Valley Park, access would be from Park Avenue to the north Trees on site Site has full planning consent for the erection of a commercial facility for E(g), B2, B8 uses (App. No. 9/2010/0868), likely to be a B8 warehouse	B2, B8	2.66

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			On the market with developer Clowes (Plot 1A), suited for a unit of some 7,618 sqm		
7	9/2010/0869 Unit 2100B Dove Valley Business Park	2.40	Dove Valley Park own Flat grassed plot within Dove Valley Park, access would be from Park Avenue to the north, through Site 6: Unit 2100A Dove Valley Business Park Trees on site Site has full planning consent for the erection of a commercial facility for E(g), B2, B8 uses (App. No. 9/2010/0869), likely to be a B8 warehouse On the market with developer Clowes (Plot 1B), suited for a unit of some 8,268 sqm.	B2, B8	2.40
8	9/2010/0870 Unit 2050 Dove Valley Business Park	0.74	Dove Valley Park own Small, grassed plot within Dove Valley Park, north of Tuma, east of the lake Trees onsite Irregular shape Site has full planning consent for the erection of a commercial facility for E(g), B2, B8 uses (App. No. 9/2010/0870), likely to be a B2/B8 unit On the market with developer Clowes (Plot 2), suited for a unit of some 2,137 sqm.	B2, B8	0.74
9	9/2001/0770 Plot 2500 Dove Valley Business Park	3.33	Dove Valley Park own Flat grassed plot within Dove Valley Park, accessed off Park Avenue Site has full planning consent for the erection of a commercial facility for E(g), B2, B8 uses (App. No. 9/2001/0770) On the market with developer Clowes (Plot 3), suited for a unit of some 11,520 sqm.	B2, B8	3.33
10	9/2017/0816 Land North of Dove Valley Business Park	14.64	Dove Valley Park own Flat grassed area north of Dove Valley Park, presently accessed off narrow rural road to the north. Future access to be through Dove Valley Business Park in the south	B2, B8	14.64

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Includes a small triangle of land east of Heath Top Business Park Site has Outline consent the development of B2/B8 units, each unit providing no less than 15,000 sqm of floorspace each. Consent shows four main units of 15,044-26,126 sqm. The land east of Heath Top Business Park is identified for car parking Identified by Clowes as being reserved for an occupier, further details confidential at this time (Dove Valley Park Phase 2). Suited for 46,451 sqm+ of space.		
11	9/2012/0743 Land at Swadlincote Lane, Castle Gresley, Swadlincote	3.00	St Modwen Developments own Cleared development plot, north of new build housing and accessed via residential roads from the A444 South of an established industrial estate but separate from that estate The site has Outline consent for a mixed use development comprising residential and employment (E(g) and/or B8), access, road and associated infrastructure, parking, public open space and landscaping (App. No. 9/2012/0743). The employment floorspace is proposed to comprise 3,720 sqm in 22 units of 45-445 sqm each. The housing has been developed The front 1.09 ha of the site is now under construction for an Aldi food store of 1,900 sqm. Thus the emphasis is clearly on retail development here. On land to the rear of the Aldi proposal St Modwen is seeking Reserved Matters consent for 939 sqm of industrial floorspace on 0.46 ha (App. No. 9/2018/0612). This allocation remains undecided at the time of writing. Post April 2022, planning permission has been granted for the expansion of Keystone Lintels onto part of Site 11 (App. No. DMPA/2021/0579). This was Under construction at the time of writing.	E(g), B2, B8	1.91

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
12	9/2017/0921 Land off Woodyard Lane, Foston (Unit 4)	0.26	P.M. Harris own Flat cleared site within a modern office park off Woodyard Lane, just north of an A50 Junction Site has Full planning consent for an office and B8 storage unit of 1,036 sqm (App. No. 9/2017/0921) Development would be for the use of P.M. Harris, although the unit and the site could be made available to other occupiers The development has not progressed, some five years after the consent was secured, with the site used for secure vehicle parking. The land remains available for future development however, forming part of the well-established and accessible Dove Valley Business Park cluster.	E(g), B2, B8	0.26
13	9/2016/1271 - ATL , Woodyard Lane, Foston	3.32	Foston Park Ltd own Grassed land to the rear of ATL Trees onsite Site has Full planning consent for two large B8 warehouses totalling 16,565 sqm Development would be for the exclusive use of ATL and could not be made available to other occupiers. This land is not available to meet wider market needs and is thus not considered part of the realistically available supply for the purposes of this Study. Development of this site will still generate jobs for the district though and can therefore still be considered in the Council's employment land monitoring. No development to date.	-	0.0
14	9/2013/1044 Former MoD Depot, Hilton	3.02	St Modwen Properties own land in the east, P M Harris own land in the west	E(g), B2, B8	3.02

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			The Site forms part of a wider site measuring 5.32 ha, comprising 3.02ha of new land and 2.30 ha of redevelopment land. Only the new land is identified as contributing to the supply, the redevelopment land being in storage and distribution use at April 2011. Area of mostly cleared land, south of a newly developed housing, with employment uses to the north Electricity pylon on site frontage Frontage also includes a water treatment facility owned by Severn Trent Water Woodland to the south Trees onsite Some land in Flood Risk Zones 2-3 Land north of Lowman Way developed for light industrial/office uses (AG Business Estate) and used for vehicle storage Land has Outline consent with all matters except access reserved for future approval for a mixed used development comprising up to 485 dwellings, employment units for use as offices and/or light industry, general industry and/or storage or distribution, primary school, community facilities including doctors, dentist and/or creche, retail and other service uses consisting of financial and professional services, restaurants and cafes and/or hot food takeaways and assembly and leisure along with associated access, parking, footpath/cycleways, public open space including allotments, landscaping and other infrastructure (App. No. 9/2013/1044). 24,450 sqm of non-residential space proposed The housing is under development as Hilton Valley		

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			No identified development plans on the remaining land however it remains available for development in what is now Hilton's largest employment area, home to a range of high value occupiers.		
15	DMPA/2020/1460 Drakelow Power Station, Walton Road, Drakelow	2.50	Countryside Properties own Cleared scrubland, part of the wider Drakelow site, accessed off Walton Road Foundations of cleared buildings on site Electricity Substation adjacent Possible site contamination Potential issues with securing adequate electricity supply Part of the wider hybrid planning consent with all matters reserved for up to 2,239 dwellings, including a retirement village: an employment park; two local centres comprising retail, services, leisure, employment and community uses; public open spaces; a new primary school, associated landscape and infrastructure including car parking, road and drainage measures; and the refurbishment of the listed stables and cottages (with full details- comprising change of use and repair of the building). (Original consent App. No. 9/2009/0341). The employment park would comprise 50,640 sqm of E(g)/B2 uses. The housing is progressing as Dracan Park A barrier to wider development is the current low quality Bailey Bridge over the River Trent at Walton-On-Trent, the main access between Drakelow and the A38. A new bridge, part of the Walton Bypass, is to be provided, funded and delivered by the Countryside housing developments in 2023. In planning terms, unlike the residential element of Drakelow Park which is capped at 400 occupations prior to construction of the	E(g)/B2/B8	2.50

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			Walton Bypass, the employment area has no such restriction and can be developed at any time regardless of the status of the A38 link. However, the absence of the bypass does limit the attractiveness of the site to potential commercial investors in the short term. No clear plans for taking forward an employment development here, it would likely require bringing on a separate commercial developer A possible way forward would be to link this site to the adjacent, larger E ON B2/B8 development in the pipeline (discussed Section 9.0) The land remains available for employment development however, in an area likely to see large scale industrial and warehouse development over the next decade and also providing an opportunity to accommodate some of the businesses to be displaced by housing development, further east.		
17	9/2019/1431Sinfin Lane, Barrow on Trent (Substitute 2021)	2.22	Elephant Holdings own Cleared area surrounding existing rural industrial units Accessed via a narrow rural road Site has full planning consent for an industrial and warehousing development comprising various small units totalling up to 13,857 sqm (App. No. 9/2019/1431) Site appears to have been cleared for development, but no construction was underway at the time of writing.	E(g)(iii), B2, B8	2.22
23	DMPA/2020/0939 Badger Farm, Willowpit Lane, Hilton	1.00	Bowler Adams own Flat field on the edge of a small modern business park, close to an A50 junction	E(g)	1.00

Site No.	Site Name	Baseline Employment Land, ha	Comments	Use Classes	Realistic Employment Land Supply, ha
			The site has full planning consent for the erection of a research and development facility including offices, warehouse, grow rooms and associated infrastructure totalling 1,951 sqm (App. No. DMPA/2020/0939) No signs of development at the time of writing, however, the land remains a logical and unconstrained expansion option for a high quality and well located local employment area.		
Sub-Total		*42.90*		-	*38.49*
Total		**61.61**		**-**	**46.09**

Source: BE Group, SDDC, Other Stakeholders, 2022

7.26 In terms of the Land with Unimplemented Consents, development has progressed at Site 4: Tetron Point, William Nadin Way, Swadlincote with one small industrial scheme under construction. Development of the other land appears likely given the critical mass of businesses and development which can now be found to the south and east of this land.

7.27 Development is progressing at Dove Valley Business Park and the remaining consented plots are being actively marketed by developer Clowes, with Site 10: Land North of Dove Valley Business Park now reserved for an occupier. St Modwen is also seeking consent for a small industrial development at Site 11: Land at Swadlincote Lane, Castle Gresley, Swadlincote, albeit alongside a food store. Such schemes, if realised, would open up other land in this area for development.

7.28 Site 13: ATL, Woodyard Lane, Foston would be developed for the exclusive use of one business. This land is not available to meet wider market needs and is thus not considered part of the realistically available supply for the purposes of this Study. Development of this site will still generate jobs for the district though and can therefore still be considered in the Council’s employment land monitoring.

7.29 Allowing for those deductions gives a realistic employment land supply of **46.09 ha** in 14 sites. This realistic supply is mapped in Appendix 5.

Geographic Distribution of the Realistic Employment Land Supply

7.30 Table 32 shows the geographic split of the realistic employment land supply in South Derbyshire.

Table 32 – South Derbyshire Location Assessment – Realistic Supply

Location	Realistic Supply	
	Total, ha	Percentage
Swadlincote (inc. Castle Gresley, Newhall and Woodville)	13.32	28.9
Dove Valley/Foston	24.03	52.1
Hilton	4.02	8.7
Drakelow	2.5	5.4
Other Rural Areas	2.22	4.8
Total	**46.09**	**100.0**

Source: BE Group, 2023

7.31 As Table 32 shows, 81.0 percent of South Derbyshire's supply is in just two locations, the main settlement of Swadlincote (including adjoining areas) and the wider Dove Valley employment area. Of the other main settlements of South Derbyshire, only Hilton has any supply.

Site Scoring

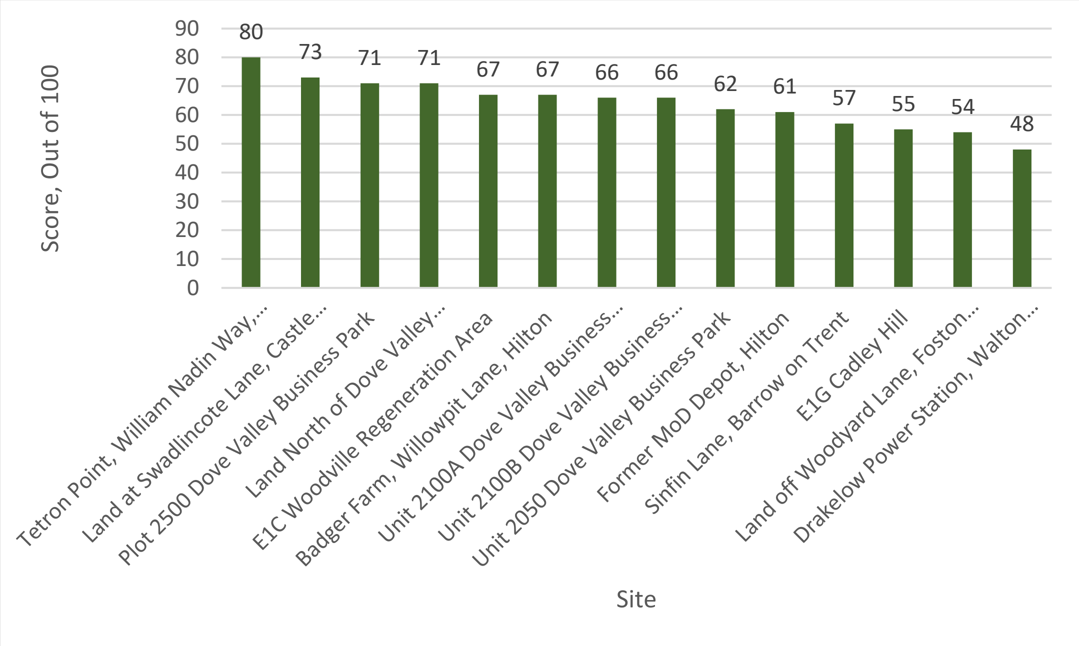
7.32 As for Derby, each Site has been scored against ten criteria relating to Site Location and Access, Development Prospects, Site Conditions and Availability. The maximum score possible is 100. The Scoring Criteria can be found in Appendix 3 and individual Site scores can be found in Appendix 4. Figure 37 shows the scoring for the 15 sites identified as comprising South Derbyshire's maximum realistic long-term supply. The assessment gives an appraisal of the overall quality of the land resource and provides one measure of what sites could be considered priorities for Local Plan allocation and what sites are of secondary value.

7.33 The highest scoring site is Site 4: Tetron Point, William Nadin Way, Swadlincote reflecting the fact that this site is located within Swadlincote's prime employment cluster on unconstrained land where some industrial development is taking place.

7.34 Site 11: Land at Swadlincote Lane, Castle Gresley, Swadlincote also scores well reflecting the fact that it is a prominently located plot off the A444 where employment uses are being sought on at least part of the site, with land under developer control. No relevant uses have been delivered here, to date, however.

7.35 The lowest scoring site is Site 15: Drakelow Power Station, Walton Road, Drakelow. This reflects the fact that this comparatively rural site has some immediate site constraints. It is also unclear if, and by whom, the consented scheme would be brought forward. This is distinct from wider proposals for a large scale B2/B8 development here discussed in Section 5.0, which may, or may not ultimately include the consented land discussed here.

Figure 37 – South Derbyshire Sites Scoring – Realistic Supply



Source: BE Group, 2022

Existing Employment Areas

7.36 The 2008 HMA Employment Land Review undertook an assessment of the study area's main existing employment areas (industrial estates, business parks, other multi-occupancy and solus industrial and office properties) and is made in order to provide guidance as to their continued viability. That exercise is repeated and updated here, for Derby and South Derbyshire only.

7.37 Each of the main existing employment areas in Derby and South Derbyshire have been appraised and assessed (Tables 34 and 35). Location plans and tables for these areas can be found in Appendices 6-9. This is BE Group's conclusion on the ranking that should be afforded to the area. This has been based on a number of factors – critical mass of the area, companies like to be together; accessibility, the closer to arterial transport routes the better; prominence, to main roads; servicing and car parking area, the extent and quality of this; and environment. Combining this data leads to an overall hierarchical assessment, graded good to poor. These are described in Table 33 and include the recommended action for each grade.

Table 33 – Grades Definitions

Grade	Definition	Action
Good	High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place. These are prime sites for marketing to a cross section of users including new inward investors. They can also meet the needs of image-conscious, aspirational companies already in the local authority area.	Protect strongly Support and expand
Above average	Good employment sites due to their scale, location and setting. Capable of competing for investment in the sub-regional market place. These are prime sites for marketing to a cross section of users, E(g), B2 and B8, including some new inward investors.	Protect strongly Support and expand
Average	Key employment sites with an influence over the whole local authority area, but primarily geared towards local businesses and E(g)(iii) light industrial, B2 and B8 uses.	Protect Support
Below average	Lower quality locations often in residential areas suffering from poor accessibility and massing.	Assess whether to protect/review through the Local Plan
Poor	Very poor quality areas. Widespread vacancy and dereliction in poor environments.	Promote alternative uses if possible

Source: BE Group, 2022

Derby Existing Employment Areas Assessment

7.38 Table 34 provides the assessment of the 66 Existing Employment Areas in Derby, including both established industrial estates and business parks as well as relevant regeneration areas, as identified in the Adopted Local Plan. Together they comprise 871.99 ha of land mostly in active E(g)/B-Class use.

Table 34 – Derby Existing Employment Area Gradings

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
7/52	Alstom	37.26	Good	Specialised rail use, Alstom Older premises but well maintained and occupied by a strategic employer for the City Could be difficult to re-let if that employer ever vacated though Good access off A6 Some other reasonable quality storage and manufacturing uses on Litchurch Lane Combines two sites which were separate in the 2008 ELR Study Grading improved from ‘Average and ‘Below Average’ (main Alstom Site) in the 2008 HMA Employment Land Study
35/36	Derby Aerospace Campus Regen Area Local Plan policy AC16	122.45	Good	Rolls Royce Engineering works Various refurbishments and investments proposed by Rolls Royce Was split across multiple Existing Employment Areas in the 2008 ELR Study Grading improved from ‘Average’ in the 2008 HMA Employment Land Study

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
11	Rolls Royce Marine Operations and others, between Raynesway and Wyvern Business Park	40.64	Good	Large industrial facility for Rolls Royce Also, facilities for Severn Trent Water, Balfour Beatty and a newer facility for Star Micronics GB Well occupied, buildings are a mix of qualities, but mainly good Good proximity to A5111 and A52 junction Grading improved from 'Average' in the 2008 HMA Employment Land Study
12	Wyvern Business Park, Stanier Way/Stephensons Way	8.53	Good	High quality office campus Well occupied On A52 Junction, with good access Grading unchanged from the 2008 HMA Employment Land Study
14	Pride Park	62.69	Good	Good quality buildings, critical mass, good access, good range of leisure facilities Good access off the A52 and A6 The recent focus for most recent strategic scale office inward investment into Derby Grading unchanged from the 2008 HMA Employment Land Study
34	Victory Road (south)	10.23	Good	High quality medium to large sized industrial premises

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Accommodates some high value strategic employers such as Gardner Aerospace and National Grid Good access just off A5111 Grading improved from 'Average' in the 2008 HMA Employment Land Study
37	Wilmore Road (south)	1.67	Good	Part of Rolls Royce, Turbines Facility, good quality premises Good access just off A5111 Grading improved from 'Average' in the 2008 HMA Employment Land Study
61	Alfreton Road/Sir Frank Whittle Road	2.59	Good	Office HQ Multiple large, good quality offices for Pektron Group Good access off the A61 Grading improved from 'Above Average' in the 2008 HMA Employment Land Study
69	Former Celanese Acetate Site, Spondon (SmartParc) Regen Area Local Plan policy AC13	64.68	Good (potentially)	Site of the SmartParc food park Capacity for 186,000 sqm, in units ranging from starter units at 325 sqm to manufacturing units up to 37,000 sqm. Only occupied by Hello Fresh, at present, but further growth is likely Scheme is led by SEGRO and partners, and further expansion is expected to focus on B8 food logistics

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Grading improved from 'Average' in the 2008 HMA Employment Land Study
71	Becket Well Policy Area Part of City Centre Strategy Area. Local Plan Policy AC1	2.98	Good (potentially)	Mixed use regeneration area, well located in the city centre Apartments under construction Site 3B – Proposed for 4,600-5,600 sqm of offices and build to rent flats. Developer is in in discussion with several potential occupiers for this plot Would require public sector support to deliver a viable scheme however Not graded in the 2008 HMA Employment Land Study
75	Derby Commercial Park	65.82	Good	Strategic logistics park accommodating a number of national B8 operators such as GXO and Kuehne and Nagel. Site immediately off the A5111/A6 Raynesway Junction Fronted by roadside services Not assessed in the 2008 HMA Employment Land Study
2	Kingsway Industrial Park, Kingsway Park Close	3.86	Above average	Traditional industrial estate, adjacent to Mickleover By-Pass A38 Includes a high-quality Aston Martin engineering facility Grading unchanged from the 2008 HMA Employment Land Study

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
10	Raynesway Park, Raynesway Park Drive	4.28	Above average	Modern industrial estate Well occupied Good access off the A5111 Grading unchanged from the 2008 HMA Employment Land Study
13	CWC Business Park, Ellesmere Avenue, off London Road	15.25	Above average	Modern business park, accommodates a number large regional and national/international employers Includes some infrastructure for Alstom and some open storage uses in the south Good access off A6 Grading unchanged from the 2008 HMA Employment Land Study
21	Stoney Cross Industrial Park, Stoney Gate Road	6.19	Above average	Medium size industrial estate with average to good quality light industrial space as well as average quality offices for Minerva. Good access off A6005 Grading unchanged from the 2008 HMA Employment Land Study
47	Vernon Gate, Uttoxeter Old Road	1.30	Above average	Converted heritage-style office complex of good quality Close to A52 Grading unchanged from the 2008 HMA Employment Land Study

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
56	Prime Enterprise Park/Derwent Business Centre, Prime Parkway	9.33	Above average	Good quality business park Includes the Derbyshire Constabulary HQ Good access off the A601 Grading unchanged from the 2008 HMA Employment Land Study
57	Stores Road (including Derby Trading Estate)	18.22	Above average	Mix of good quality offices as well as low-average quality light industrial and trade units Well occupied Large vacant site to west of Stores Road, former Aitons Site, has consent for the relocation of Trent Barton Bus Deport (App. No. 20/01379/FUL) Good access off the A61 Grading unchanged from the 2008 HMA Employment Land Study
72	Riverside Chambers	0.28	Above Average	High quality, muti-occupancy Connect Derby city centre office scheme, Riverside Chambers Not graded in the 2008 HMA Employment Land Study
74	Belmore Way (West Side Business Park)	11.14	Above Average	Mixed existing employment area South and east primarily comprises a modern industrial estate of high quality units – West Side Business Park North and west, off Quintin Road, primarily comprises

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				older, but still high value offices and depot for BT, plus some yards Site immediately off the A5111 Raynesway Not assessed in the 2008 HMA Employment Land Study
27/28/64	Osmaston Regeneration Area Local Plan policy AC14	10.59	Average	A primarily residential area Large industrial site in the centre – Former Rolls Royce Works, Nightingale Road – now under development for housing Various older industrial premises in the west (Elton Road) and north (Gresham Road), in use at present The cleared former Light Alloy Foundry Site, Russell Street has various consents for employment development Combines several Existing Employment Areas which were separate in the 2008 ELR Study Grading mostly 'Below Average' in the 2008 HMA Employment Land Study
1	Osmaston Park Industrial Estate, Ascot Drive	60.03	Average	Traditional industrial estate, either side of Ascot Drive Dominated by trade uses but includes some industrial occupiers Low to average quality premises. Includes lower quality offices for E.ON

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Good access just off A6 Grading unchanged from the 2008 HMA Employment Land Study
8	RTC Business Park, London Road	30.39	Average	Large complex of older offices. There are also industrial workshops Good access off A5194 Grading unchanged from the 2008 HMA Employment Land Study
9	London Road/Meadow Lane	2.36	Average	Large average quality industrial premises for ASG Associates while adjacent there is a low-quality plot used by Veolia Good access off A6 Grading unchanged from the 2008 HMA Employment Land Study
17	The Meadows Industrial Estate, Cranmer Road/Chequers Road	24.84	Average	Moderate quality industrial estate Home to several key employers in the automotive and rail sectors Good access off the A52 Grading unchanged from the 2008 HMA Employment Land Study
18	Chequers Lane/Nottingham Road	13.77	Average	Moderate quality industrial estate Includes some more modern light industrial space Well occupied

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Good access off the A52 Grading unchanged from the 2008 HMA Employment Land Study
19	Spondon Chemical/Sewage Works, Celanese Road/East Service Road	56.16	Average	Mixed employment area In the west are average quality industrial units, plus a gym, fronting the A5111 The east mostly comprises water treatment facilities for Severn Trent Water in a low density site, with considerable unused land between them South of the River Trent is the modern Severn Trent Green Power AD Facility, energy from waste facility, completed in 2018. Grading unchanged from the 2008 HMA Employment Land Study
25	London Road/Derby Canal Walkway	1.92	Average	Offices of Derby Homes, relatively low-quality premises Good access off A6 Grading unchanged from the 2008 HMA Employment Land Study
29	Peak Park, Peak Drive	3.28	Average	Medium sized good quality delivery hub for Milk and More as well as a Tile Giant trade counter unit. Good access off A5111 junction

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Grading unchanged from the 2008 HMA Employment Land Study
30	Sinfin Lane (East)/North Railway	0.86	Average	Self-storage and office premises for Riley Automation Good access off the A5111 Grading improved from 'Below Average' in the 2008 HMA Employment Land Study
31	Sinfin Central Industrial Park, Sinfin Lane	8.35	Average	Large low quality Reckit Benckeiser factory premises, as well as several medium sized industrial units Two parts of the larger Sinfin Industrial Park Good access just off A5111 Grading unchanged from the 2008 HMA Employment Land Study
33	Sinfin Lane/Wilmore Road	3.38	Average	Dominated by the Derby and Derbyshire Waste Treatment centre Modern premises Good access off the A5111 Grading unchanged from the 2008 HMA Employment Land Study
39	Parcel Terrace	12.86	Average	Mixed existing employment area, dominated by trade and motor repair plus some smaller workshops in engineering and manufacturing uses Quality of premises varies with some low grade older brick

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				buildings but also some modern terraced workshops Parcel Terrace narrow in places Access to the A516 is via several busy junctions in mostly residential areas. Grading improved from 'Below Average' in the 2008 HMA Employment Land Study
40	Darley Abbey Mills Regen Area. Local Plan Policy AC10	2.51	Average	Nice waterside complex with poor access Mill complex, in full use as a mixed office and industrial scheme. Provides a diverse offer of average to good quality premises Accommodates a range of local businesses and appears well occupied Road access through, and leading up to the area, is tight in places The road bridge from the west is close to vehicle traffic and only accessible for pedestrians, further exacerbating access issues Forms part of Derwent Valley Mills World Heritage Site Graded 'Above Average' for offices and 'Below Average' for the industrial units in the 2008 HMA Employment Land Study

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
46	Carrington Court Industrial Park, Great Northern Road	0.39	Average	Small industrial estate with small units Narrow access roads and limited parking Grading unchanged from the 2008 HMA Employment Land Study
48	Chancel Place Industrial Estate	1.60	Average	Modern small units complex, mostly lower quality stock Good access off Abbey Street, close to several A-Roads Grading unchanged from the 2008 HMA Employment Land Study
49	Royal Crown Derby, Osmaston Road	1.37	Average	Museum complex and manufacturing facility Good access off A514 Grading unchanged from the 2008 HMA Employment Land Study
53	Bateman Street/Barlow Street, off London Road	0.79	Average	Various low grade general industrial units, most in storage uses Good access off A5194 Grading unchanged from the 2008 HMA Employment Land Study
58	Racecourse Park Industrial Estate, Mansfield Road/Sir Frank Whittle Road	2.40	Average	Trade and motor trade uses dominate Light industrial units dominate elsewhere One scrap yard in the area Good access off the A61

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Grading reduced from 'Above Average' in the 2008 HMA Employment Land Study
59	Parker Industrial Estate, Mansfield Road/Alfreton Road	11.01	Average	Moderate quality industrial estate Well occupied Good access off the A61 Grading unchanged from the 2008 HMA Employment Land Study
60	Alfreton Road Industrial Estate	25.53	Average	Moderate quality industrial estate There is a mix of old and new medium sized light industrial buildings Modern premises include the Eagle Park industrial scheme off Haslams Lane. The scheme is well occupied by a mix of manufacturing and trade businesses Some small low-quality offices on the estate such as Peveril House Well occupied scheme Good access off the A61 Grading unchanged from the 2008 HMA Employment Land Study
62	Alfreton Road Junction West	3.85	Average	Moderate quality industrial estate Good access off the A61

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Grading unchanged from the 2008 HMA Employment Land Study
63	Shaftesbury Street South/Cotton Brook	18.85	Average	Large industrial estate, mainly comprising low/average quality industrial premises, lots of motor trade uses Large factory for Bernard Matthews Occupied well overall although there are some derelict plots which represent infill development opportunities Access off A514 but roads within site are narrow, with access further constrained by on street parking Grading unchanged from the 2008 HMA Employment Land Study
70	Sinfin Lane Regen Area Local Plan policy AC17	22.64	Average	Site comprises two large older factory complexes, sub-divided as multi-occupancy Also, several smaller industrial units and area of cleared land. A consent for housing was being sought in the western most parcel of land, at the time of writing Site continues to offer regeneration opportunities, both for infill development and broader redevelopment, although the main buildings appear well used at this time

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Not assessed in the 2008 HMA Employment Land Study
43	Castleward and Former Derby Royal Infirmary (DRI) Regen Area Local Plan Policy AC6	21.92	Average (Presently)	DRI Site now being developed for housing Castleward site comprises a mixed-use area including housing/frontage retail in the west and a large area of older, average quality industrial units in the east. The industrial space appears well occupied and continues to serve a purpose. However, it is also subject to CPO for housing regeneration so not assumed to have a long term future in present use. Grading improved from 'Below Average' in the 2008 HMA Employment Land Study
6	Abbey Street/Alma Street/Monk Street	1.14	Below average	Sub-divided factory complex, offering mostly lower quality workshop and office premises Well occupied Good access to A601 Grading unchanged from the 2008 HMA Employment Land Study
20	Megaloughton Lane, off A52	3.44	Below average	Low quality uses including scrap yards and CEMEX concrete plant One proposal for speculative industrial units here Good access off the A52

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				Grading unchanged from the 2008 HMA Employment Land Study
23	Anglers Lane	3.01	Below average	Two low quality storage yards Constrained local access down Anglers Lane Grading unchanged from the 2008 HMA Employment Land Study
45	Curzon Street/Forman Street	0.29	Below average	Older lower quality office/workshop premises. Dominant occupier is Derby Theatre (rehearsal space), and scheme also includes a recording studio (Baby People) and church (Christ Assemblies). However, some space remains in E(g)/B-Class use with other occupiers including an office for care provider (Nationwide Care Services), car garage (Bowbury Engineering and Motor Works) and textile manufacturer (Fabric Presentation). Just off A52 Grading unchanged from the 2008 HMA Employment Land Study
50	Evening Telegraph, Meadow Road	1.77	Below Average	Single storey storage premises in the north Large, specialised complex, cooperate office/printing

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				facilities, in south, plus wedding venue (Grand River Suite) Good access off A52 Grading reduced 'Average' in the 2008 HMA Employment Land Study
65	City Road South	0.74	Below Average	Open storage area. In use at present but provides a future infill development opportunity site Grading reduced from 'Average' in the 2008 HMA Employment Land Study
55	Former Aida Bliss Works	1.17	Poor	Former factory, now vacant and derelict in places Site has a 9 month temporary consent for commercial film-making purposes (Use Class E) from September 2022 (App. No. 22/01152/FUL) Access narrow in places Graded reduced from 'Average' in the 2008 HMA Employment Land Study
68	Derwent Power Station	8.01	Poor	Historic gas fired power station Closed in 2012 Plans are to demolish the facility, although this has not occurred to date Part of the site is under development for a small-scale gas-fired standby electricity generation facility (subject to

Appendix 6 Plan Ref	Area	Size, ha	Quality	Comments
				some Variation of Condition planning applications) Not assessed in the 2008 HMA Employment Land Study

Source: BE Group, 2022

7.39 Analysis of these areas utilised the latest Council monitoring and mapping, adjusting for premises development, clearance, or changes of use since 2008. The sizes of areas have been adjusted accordingly. Four areas, totalling 25.81 ha, (Sites 41, $2, 44 and 51) included in the 2008 Study are excluded from this analysis as they now comprise mostly non E(g)/B-Class premises. Another nine areas, totalling 34.16 ha which this Study was asked to consider also mostly, or exclusively, comprised non E(g)/B-Class uses.

7.40 The 53 remaining Existing Employment Areas are mostly well occupied, offering few opportunities for redevelopment, at least in the short term. Some Areas do have areas of unused land which could represent infill opportunities, including:

- Site 19 Spondon Chemical/Sewage Works, Celanese Road/East Service Road – Considerable unused land in the Severn Trent Water Treatment Facility
- Sites 27/28/64 Osmaston Regeneration Area – Vacant land in the north west (Russell Street) subject to various consents for employment development
- Site 63 Shaftesbury Street South/Cotton Brook – Some derelict plots which represent infill development opportunities
- Site 65 City Road South – Open storage area. In use at present but provides a future infill development opportunity site
- Site 69 Former Celanese Acetate Site, Spondon (SmartParc) – The bulk of the SmartParc Food Park Site remains undeveloped at the time of writing. Space is on the market. Capacity for 186,000 sqm, in units ranging from starter units at 325 sqm to manufacturing units up to 37,000 sqm. This site is also identified in the realistic employment land supply for the city, analysed in Table 29 above
- Site 70 Sinfin Lane – Two infill sites in the area, although housing was being sought on the wester plot, at the time of writing

- Site 71 Becket Well Policy Area – Site 3B – Proposed for 4,600-5,600 sqm of offices and build to rent flats. This site is also identified in the realistic employment land supply for the city, analysed in Table 29 above
- Site 72 Full Street Police Station, Magistrates Court and Cathedral Gardens – Development land in the north
- Site 73 Bus Station (Riverlights) – Further development land adjacent to the River Derwent.

7.41 Site 68 the disused Derwent Power Station (8.01 ha), has consent for demolition although part of the site will remain in energy generation use, with a smaller facility proposed.

7.42 Comparing the gradings given in Table 34 to the gradings given to the same Employment Areas in the 2008 HMA Employment Land Review, the following comments can be made:

- Ten Employment Areas saw an improvement in the grade given, with seven moving from 'Average' or 'Above Average' to 'Good'. This reflects greater recognition, in this Study, of the importance of Derby's major employers, such as Rolls Royce and Alstom, in the regional and national economy. It also reflects the investment which has taken place in the production sites for such big companies, since 2008, alongside major redevelopment work at locations such as Site 69: Former Celanese Acetate Site, Spondon (SmartParc)
- Four Employment Areas saw a reduction in their grading since 2008. Site 58: Racecourse Park Industrial Estate, Mansfield Road/Sir Frank Whittle Road reduced from 'Above Average' to 'Average', reflecting the greater proportion of local scale industrial and trade uses here, alongside some scrap yards. Three locations reduced from 'Average' to 'Below Average' or 'Poor' – Site 50: Evening Telegraph, Meadow Road; Site 55: Former Aida Bliss Works and Site 65: City Road South – reflecting declines in the physical quality and occupancy of these locations, most notably in Sites 55 and 65

7.43 13 Employment Areas, given varying gradings in 2008, are now occupied by non E(g)/B-Class uses such as retail or education, and thus not given a grade in Table 34.

South Derbyshire Existing Employment Areas Assessment

7.44 Table 35 provides the assessment of the 89 Existing Employment Areas in South Derbyshire, including both established industrial estates and business parks as well as rural sites such as farm conversions and solus business uses. Together they comprise 522.76 ha of land mostly in active E/B-Class use.

Table 35 – South Derbyshire Employment Area Gradings

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
1	Bretby Business Park	Bretby	11.12	Good	Multi-occupied complex providing reasonable quality workshop and office accommodation Located on A511 north of Swadlincote Large established business centre in a secure campus environment. Relatively well-let scheme. Good accessible location. Home to a number of high technology businesses, with some focus on the medical sector. Occupiers include Dorset Orthopaedic, Surepharm Services and Socotec Grading unchanged from the 2008 HMA Employment Land Study
2	Toyota	Burnaston	230.25	Good	Modern purpose built facility Excellent location Grading unchanged from the 2008 HMA Employment Land Study
3	FB Atkins (Yusen)	Burnaston	5.82	Good	Modern warehouse facility Excellent location Occupied by Yusen, excellent warehouse facility positioned on A38, close to junction with A50 Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
4	Bradgate Park	Chellaston	0.62	Good	Three modern, three storey office buildings located on the edge of Derby, in a mostly residential area Located on, and visible from, and A50 Junction Home to a mixture of both local and strategic businesses, such as Neuways A key source of modern, good quality offices serving both South Derbyshire and Derby Not assessed in the 2008 HMA Employment Land Study
5	Hearthcote Road	Church Gresley	47.27	Good	Purpose built industrial units of substantial size Includes a number of major occupiers for Swadlincote including Roger Bullivant Mixed-use area on south side of Swadlincote Large units of mixed age and quality located on site which appears relatively established and successful Recent development of larger units in the north, completed and let Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
6	Cadley Hill	Church Gresley	15.56	Good	Mix of modern workshops and offices on established industrial estate Close to Tetron Point on south side of Swadlincote Good quality business park with good buildings, the majority of which are occupied. Mix of tenants, predominantly manufacturing related. Home to several of the town's larger businesses, including Trellborg and Keystone Lintels. Grading unchanged from the 2008 HMA Employment Land Study
7	Woodyard Lane (ATL)	Foston	6.52	Good	1970s steel portal frame factory in the south and larger new build logistics to the north. Both occupied by ATL Several further high-quality modern units on the Woodyard Lane frontage, under separate occupancies Established major occupiers benefiting from proximity to A50 and the growing critical mass of the wider Dove Valley Park area Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
8	Tomlinson Business Park, Innovation Way	Foston	1.86	Good	Small group of modern, self-contained, multi-storey office buildings, plus some industrial space Excellent access almost immediately off the A50/A511 junction Part of the wider Dove Valley employment cluster Identified by stakeholders as a key location for accommodating inward investment enquiries for offices Not assessed in the 2008 HMA Employment Land Study
9	Kuehne and Nagel, Dove Valley Business Park	Foston	7.60	Good	Modern speculatively built warehouse facility, occupied by a strategic logistics operator (GXO) Excellent position on A50 Business Park Very good, prime location for distribution Not assessed in the 2008 HMA Employment Land Study
10	Truma, Dove Valley Business Park	Foston	2.23	Good	Modern speculatively built warehouse facility, occupied by a strategic logistics operator Excellent position on A50 Business Park Very good, prime location for distribution Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
11	Futaba and JCB, Dove Valley Business Park	Foston	11.50	Good	Modern purpose built factory/warehouses meeting modern occupier requirements Excellent position on A50 Business Park Very good, prime location Grading unchanged from the 2008 HMA Employment Land Study
12	TopHat and Nampak Plastics Dove Valley Business Park	Foston	5.97	Good	Modern purpose built factory/warehouses meeting modern occupier requirements Excellent position on A50 Business Park Very good, prime location Not assessed in the 2008 HMA Employment Land Study
13	Nestle	Hatton	19.48	Good	Aging but fit for purpose Central to Hatton on main thoroughfare through village Very tight access into site The Nestle premises include a large element of new floorspace at the rear of the site completed in 2014/15, representing a major investment – net additional land 12.91ha, net additional floorspace 33,646 sqm Only occupier ever likely to be Nestle. Future after Nestle likely to be in alternative use Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
14	Manor Farm	Shardlow	2.35	Good	Modern, secure research and development complex Two miles from A50 immediately west of Shardlow High value laboratory facilities for Labcorp Drug Development Grading unchanged from the 2008 HMA Employment Land Study
15	Kiln Way/Pool Street	Swadlincote	17.62	Good	Large mixed employment area including several major employers, such as Midland Lead Mix of units including some modern premises on Kiln Way. Some older units mixed in which will need refurbishment but continue in use Area includes the former TG Green Pottery at Pool Street, occupying some 3.5 ha, which has been vacant for since 2007. Although containing Listed bottle kilns the premises are now in large part derelict and finding a suitable means of repurposing the site whilst protecting the heritage interest remains a challenge Established industrial area, relatively well connected for local businesses. Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
16	Optimum	Swadlincote	16.93	Good	Good quality, new build development north of the A514 and close to the A444/A514 Junction Includes Optimum Business Park, comprising modern self-contained offices and trade units. Significant new build development of B2/B8 units underway at the time of writing Part of a growing cluster of high-grade accommodation. A key site for marketing for inward investment Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
17	Mercia Marina, Findern Lane	Willington	0.55	Good	Boat Marina accommodating a mix of uses, including retail, hot food, holiday accommodation and boating facilities in a rural leisure attraction. Also accommodates some good quality offices in the upper floor of the main building, plus a medical clinic. Identified by stakeholders as a location to which inward investment enquiries, into South Derbyshire, for smaller offices are directed. Appears well occupied, with good trade and footfall to the retail and leisure uses on site Reasonable local road access, around 1.5 km to the A50/A38 Junction No scope for further E(g)(i) development or conversion without the loss of other uses Not assessed in the 2008 HMA Employment Land Study
18	Swadlin cote Road	Woodville	6.40	Good	Overall, a mix of occupiers in warehouse, motor trade, etc. including Kenyon Warehousing Established commercial location, which appears to be successful. Attracts a number of occupiers including large haulage depot. Management of the site could be improved to create a better environment. Congestion a problem on Swadlincote Road Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
19	Eddie Stobart (Merlin Business Park), Woodyard Lane	Foston	3.01	Above Average	Five mid-sized, average quality warehouse units, primarily occupied by Eddie Stobart, although some space appears to be used by other logistics businesses Forms part of the wider Dove Valley business cluster, with strong links to the A50 and A511 Woodyard Lane comparatively narrow at this point however The buildings were not purpose built for Eddie Stobart and could be re-let to other businesses if that company ever vacated Not assessed in the 2008 HMA Employment Land Study
20	Main Street	Hilton	0.59	Above Average	Single storey office premises with parking Located on village outskirts close to A50 Occupied by Alpha Construction and likely to remain attractive due to setting, amenities and accessibility Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
21	Badger Farm	Hilton	1.19	Above Average	Modern, good quality farm conversion to a business park Provides primarily offices to a range of local businesses Strong location close to the A516/A50 Junction, north of Hilton Low density scheme with scope for infill development appropriate to this rural location Not assessed in the 2008 HMA Employment Land Study
22	Hilton Business Park (Hilton Depot)	Hilton	4.59	Above Average	Group of modern mostly mid-sized industrial units, fully occupied with local and sub-regional businesses Good access provided to A50 Much of the land to the south now developed for housing Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
23	Pozament	Overseal	2.24	Above Average	Modern production complexes for Naturex and Tarmac Positioned on Occupation Lane, south of Woodville Relatively remote, land nearby has limited commercial potential (Occupation Lane) Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
24	Zytek (Gibson)	Repton	1.18	Above Average	Modern purpose built facility for a high tech business Gibson Site provides good quality accommodation, single tenant HQ (office and production). Future marketability may be questionable as location is quite rural Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
25	Shardlow Wharf	Shardlow	0.62	Above Average	Former Wharf Buildings now refurbished as good quality offices and workshops Occupied by mostly SME businesses such as HBF Financial Planning Site access somewhat narrow and constrained but otherwise a high value site close to the A50. Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
26	Montracon	Woodville	4.21	Above Average	1970s factory premises. Partially refurbished. Generally, fit for purpose In a mostly residential area with constrained access via residential roads. Main works set back from the road. Large business Brazil Reinforcements appears to be sole occupier Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
27	Tapton Business Park, Occupation Lane,	Woodville	0.77	Above Average	Modern, new build industrial units on a small industrial estate fronting housing Useful source of good quality industrial space for SMEs Roadside site on arterial route south of Woodville Not assessed in the 2008 HMA Employment Land Study
28	Seale Pastures Farm, Burton Road	Acresford	1.89	Average	Small scheme of reasonable quality industrial units, and a caravan storage site Prominently located off the A444 Well occupied with local businesses, continues to meet local needs Not assessed in the 2008 HMA Employment Land Study
29	Sinfin Lane	Barrow upon Trent	1.16	Average	Two industrial units, located on a narrow road off the A5132, plus a small office All space appears occupied and remains fit for purpose Not assessed in the 2008 HMA Employment Land Study
30	JPS Flowers, Sinfin Lane	Barrow upon Trent	0.75	Average	Single modern industrial unit Located on a narrow road off the A5132 Part of a wider small industrial cluster Occupier unclear Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
31	Barton Fields	Barton Blount	0.94	Average	The Barton Fields Centre. Conversion of farm buildings for workshops and offices Very rural Demand likely to be limited. Opportunity for rural accommodation north of region Grading unchanged from the 2008 HMA Employment Land Study
32	Royle Farm Business Park, Off Caldwell Lane	Caldwell	1.30	Average	Rural business park, comprising a mixture of industrial/storage units and areas of open storage Secure site, accessed via a narrow access road, in a rural location The quality of premises on site varies, but overall, the site appears well used and continues to serve a function, meeting local business needs for affordable premises Not assessed in the 2008 HMA Employment Land Study
33	Blakenhall Business Centre, Blakenhall Farm Linton Road	Caldwell	0.44	Average	Farm conversion proving several units for storage, office space and light industry. Modern, reasonable quality buildings Accessed via narrow farm track Rural scheme serving a wide rural catchment Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
34	Trigg, Mount Pleasant Road	Castle Gresley	1.13	Average	Older facilities for a haulage company, located east and west of the A444 Western site comprises a converted church as company offices If B L Trigg ever vacated the space could be re-let, albeit likely for budget quality occupiers only. The eastern site could also represent a redevelopment opportunity for appropriate uses requiring a roadside position Not assessed in the 2008 HMA Employment Land Study
35	Sappert on Park Sappert on Lane	Church Broughton	1.96	Average	Farm conversion offering modern industrial units and courtyard offices Isolated rural position Appears well occupied and service a wide rural catchment Not assessed in the 2008 HMA Employment Land Study
36	Heath Top Busines s Park, Bent Lane	Church Broughton,	1.28	Average	Some surviving runway space of the former RAF Church Broughton, now redeveloped for a number of budget quality industrial/warehouse units plus various open storage plots Separate from the Dove Valley employment cluster but with comparable A50/A511 access Appears well occupied at present although, in time may become part of the growing Dove Valley Park growth area Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
37	Church Street (Church Gresley Industrial Estate)	Church Gresley	4.08	Average	Small industrial estate Purpose built but showing signs of ageing Relatively old units providing useful second-hand space, near to residential, but scale of businesses located there (generally small or micro) should not cause excessive nuisance Main large employers located here is Cotton Transport Grading unchanged from the 2008 HMA Employment Land Study
38	Overfields Farm	Coton in the Elms	0.43	Average	Isolated farm, includes modern facilities for Staffordshire Distillery Access via narrow farm track Facilities were specially built for occupier, conversion to a new occupier might be costly Not assessed in the 2008 HMA Employment Land Study
39	Bullivant	Drakelow	17.00	Average	Large, dispersed complex of warehouses and open storage sites, now let to multiple businesses Very close to southern edge of Burton upon Trent, close to junction of A444 Regeneration plans would see this site redeveloped for housing, with up to 50 businesses displaced Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
40	Heage Lane	Etwall	0.31	Average	Modern solus unit and yard for Midbrook buildings Strong access close to A516 Junction Likely to be reoccupied quickly if it became vacant Not assessed in the 2008 HMA Employment Land Study
41	EDM Garage, Burton Road,	Findern	0.26	Average	Small, but reasonable quality car garage Close to an A50 junction If the current business vacated would likely be re-occupied by a similar use Not assessed in the 2008 HMA Employment Land Study
42	Bentley (WG)	Foston	4.76	Average	Generally, a hard standing area for storage of HGV/haulage depot, WG Close proximity to A50, however, on Woodyard Lane which is small rural route Proximity to A50 and Dove Valley mean this is a useful employment site Grading reduced from 'Good' in the 2008 HMA Employment Land Study
43	Rentcontainer/Portable Offices, Woodyard Lane	Foston	0.65	Average	Open storage land Excellent access close to the A50/A511 junction In use at present, but in log term could represent an infill development opportunity, linked to Dove Valley Park Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
44	Hay Lane Industrial Estate, Hay Lane	Foston	1.68	Average	Small rural industrial estate, offering budget/average quality mostly industrial uses Separate from the Dove Valley employment cluster but with comparable A50/A511 access Overall fit for purpose and well occupied Not assessed in the 2008 HMA Employment Land Study
45	Shipton's Recovery Service, Uttoxeter Road	Foston	0.40	Average	Farm buildings accommodating a single business, well located off the A511 The farm continues to operate, and the buildings could return to agricultural use if the business vacated Not assessed in the 2008 HMA Employment Land Study
46	Station Yard	Hatton	1.87	Average	Relatively modern units providing workshop space Central to Hatton, slightly set back from the main thoroughfare amongst other commercial users Provides small workshop accommodation to which there appears to be a good demand in this location Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
47	Newlands	Hilton	0.26	Average	Moderate quality farm conversion scheme Provides budget premises to a small number of local businesses Aging stock but remains fit for purpose, meeting rural business needs Good road access onto the wide Sutton Lane Not assessed in the 2008 HMA Employment Land Study
48	D G Light Haulage, Cross House Yard, Main Street	Kings Newton	0.98	Average	Solus, mid-sized, average quality warehouse unit, accommodating a local haulage business Farm conversion Located on the edge of the settlement with somewhat constrained road access Some ancillary buildings on site appear vacant and derelict Overall site remains fit for purpose with the possibility of being re occupied if the current occupier vacated Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
49	Newton Self Storage, Trent Lane	King's Newton	8.82	Average	Large open storage site, used for both container self-storage and the storage of caravans Accessed by narrow rural road Site appears in full use but could represent a long-term development opportunity Not assessed in the 2008 HMA Employment Land Study
50	Lilypool	Melbourne	3.49	Average	Mix of modern and refurbished units, generally fit for purpose Positioned on eastern side of Melbourne Provides good supply of small/intermediate-sized units. Good quality buildings on what appears to be a successful estate Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
51	Toons (Station Yard)	Melbourne	1.58	Average	Modern purpose built small workshops Positioned immediately north of Melbourne in the Kings Newton area, good location which has attracted occupiers Successful and well-presented business park providing a good quality product. Caters for small businesses Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
52	Commerce Street	Melbourne	0.27	Average	Mix of offices and light industrial units, which despite their age are fit for purpose Amongst residential premises Site very tight, buildings showing age. Deterioration of units may lead to re-development Grading unchanged from the 2008 HMA Employment Land Study
53	Queens Drive	Midway	0.89	Average	Some older buildings are in a poor state of repair, an element of newer offices have been developed on the site. Overall, a mix of units and occupiers On the edge of what becomes a predominantly residential area, access reasonable The site has grown over time with newer units replacing old. A more uniform approach would improve the estate, which appears to let well. Future maintenance or redevelopment will be necessary on the buildings over time Grading reduced from 'Good' in the 2008 HMA Employment Land Study
54	Gunby, Farm Industrial Estate, Gunby Hill	Netherseal	0.67	Average	Small rural estate of average quality industrial units Reasonable local road access Well occupied with local businesses, continues to meet local needs Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
55	Gunby Lea Industrial Estate	Netherseal	0.41	Average	Two modern, reasonable quality industrial units Some space on the market at the time of writing Rural site accessed by narrow roads Continues to serve the local catchment Not assessed in the 2008 HMA Employment Land Study
56	Park Road	Overseal	1.42	Average	Occupied factory premises, modern and good for purpose IG Masonry Support is the sole occupier South of Swadlincote and Woodville. Connected by A and B roads Seems to be established business at the location occupying reasonable quality second hand unit. Rural surroundings on three sides with further commercial activity on the fourth side Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
57	Silver Hill Court	Radbourne	0.89	Average	Reasonable quality farm conversion providing a selection of small offices to local business In an isolated rural position, accessed via narrow roads Scheme appears to be performing well, serving a rural catchment in the north of the district Some other farm buildings on site could also be converted into further workspace, if needed Not assessed in the 2008 HMA Employment Land Study
58	Cranberry Foods (Avara Foods)	Scropton	4.84	Average	Very accessible to the A50 to the north Modern food production units, in use by Avara Foods Should the current occupier relocate, there appears to be scope to break down the premises to create small business space Not assessed in the 2008 HMA Employment Land Study
59	Shardlow Hall	Shardlow	0.98	Average	Period building requires refurbishment Positioned in the Conservation Area. Access from London Road, close to A50, well connected Office uses on the site but occupancy rate unclear. The main active business appears to be Shardlow Hall Day Nursery Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
60	Kilworth Machinery, Annwell Lane	Smisby	0.35	Average	Single business operating from a farm Accessed via a narrow farm track and road. Site is relatively close to the A511 and Ashby, however Farm is operational and could return to full agricultural use if this business ever vacated Not assessed in the 2008 HMA Employment Land Study
61	Wrekin	Stanton	0.56	Average	Relatively old workshop with office element. In reasonable condition but falls short of occupier requirements Positioned on west side of Swadlincote on A444 road. Good frontage to busy road AMCO Logistics in main occupier Good location for commercial use on this arterial route which links A38 to M42 Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
62	Stenson, Stenson Road	Stenson Fields	0.86	Average	Moderate quality industrial accommodation, of a mixture of sizes and types Accommodates a number of auto garages on a main road location in a residential area Appears in full use and fit for purpose Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
63	Woodhouse Business Centre	Swadlincote	0.35	Average	Established business centre Close to Swadlincote Road amongst a more industrial area however adds value to the area One of a few cheap/flexible office opportunities in the area, an important facility given the rise of hybrid working in the local office economy. Not assessed in the 2008 HMA Employment Land Study
64	Civic Offices	Swadlincote	0.48	Average	1970s/1980s offices for South Derby District Council Strong main road position on the A514, in Swadlincote Town Centre Moderate quality premises but seems to be meeting immediate needs If space did become available, it would likely require refurbishment before it could be offered to other firms. Modernised the property could still meet some needs for budget offices however Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
65	Hearthcote	Swadlincote	0.77	Average	Mixed group of secondary premises on a strong location near the A514 Junction, close to Swadlincote Town Centre Includes modern office, backland industrial, car garage and Dale Bank View Clinic. Mostly reasonable quality premises which is in full use and meeting local needs Not assessed in the 2008 HMA Employment Land Study
66	Rink Drive	Swadlincote	0.58	Average	Relatively modern units providing attractive workshop accommodation Positioned immediately on the edge of Swadlincote Town Centre, busy roads nearby but access is reasonable Units appear to let well. The mix of tenants complements a successful business park in this location. Includes some trade uses such as Swadlincote Electrical Supplies GIS Mapping appears to exclude units on the north of Rink Drive Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
67	Alexandra Road	Swadlincote	1.08	Average	Older stock, but well maintained overall. Sits to the rear of the historic Sharpe's Pottery Site Positioned on the edge of Swadlincote Town Centre, good profile site Cain Brothers timber merchants is the dominant occupier Over the longer term may represent a regeneration opportunity linked to the Town Centre, but well used at present. Grading reduced from 'Good' in the 2008 HMA Employment Land Study
68	Midland Road	Swadlincote	1.88	Average	Generally, buildings are refurbished and adopted for commerce. There are some modern units on site, and much of the Midland Road frontage is in trade use. To the rear are a good range of small workshops Site appears successful and well occupied with local businesses. Located at north east edge of Swadlincote on road linking A511 to A514 Grading reduced from 'Good' in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
69	Borough Hill, Catton Road	Walton-on-Trent	0.29	Average	Good quality offices in a farm conversion, serving a wide rural catchment Accommodation appears well occupied in a range of former farm buildings Site is in a rural location, but road access is reasonable, with the A38 around 2 km away Some modest further conversion opportunities may exist on the site Not assessed in the 2008 HMA Employment Land Study
70	Catton Estate, Catton Hall, Catton Park	Walton-on-Trent	0.49	Average	Estate associated with Catton Hall. Various reasonable quality estate buildings accommodation a number of office and workshop businesses Road access through the estate is narrow, main road access is reasonable, with the A38 around 3 km away Various other options for business accommodation within the estate buildings Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
71	Old Barn Farm Industrial Estate, Rosliston Road	Walton-on-Trent	0.35	Average	Farm conversion including several mid-sized industrial and storage units in a rural location Appears well occupied and fit for purpose with some infill land available Site is in a rural location, but road access is reasonable, with the A38 around 2 km away Not assessed in the 2008 HMA Employment Land Study
72	Central Fencing, The Castle Way	Willington	0.68	Average	Yard site for Central Fencing and Golding Skip Hire, located at the A38/A5132 junction Close to Willington Services In use at present but would likely represent a redevelopment site in the long term, for commercial uses appropriate for such a roadside site Not assessed in the 2008 HMA Employment Land Study
73	Dyson	Woodville	1.91	Average	Relatively old units plus some more modern infill developments. All appear in reasonable condition despite some untidy open storage in the area. Roadside site on arterial route south of Woodville Reasonable site which offers no nuisance to adjacent occupiers, including nearby new build housing Occupiers include IG Elements Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
74	Occupation Lane	Woodville	1.20	Average	Mix of older industrial and storage units and large areas of open storage Roadside site on arterial route south of Woodville All land and property appear in use. Over the longer term, open storge sites may allow some modest infill developments Occupiers include Riva Transport and other logistics operators. Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
75	Viking Business Centre	Woodville	0.52	Average	Relatively modern purpose built units Positioned with access from the A511, which connects to the A42 Modern and tidy estate providing useful workshop space for small local businesses. Fully occupied and voids likely to be minimal Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
76	Scomark,	Woodville	0.92	Average	1960s/1970s built second hand building, fit for purpose at present. Occupied by Greenbanks. Yard parking okay Road access is difficult due to its proximity to five-way roundabout. The unit is predominantly surrounded by residential Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
77	South Street	Woodville	0.33	Average	Small, older units in use by solus car garage In a mostly residential area, roads unsuited for large scale HGV traffic Could represent a long term infill redevelopment opportunity Grading unchanged from the 2008 HMA Employment Land Study
78	A K Page, Ashby Road East	Bretby	0.57	Below Average	Yard and small unit for a single local business Small track leads from A511 to site, therefore access is very poor Life of units is very limited, and chances of future re-letting is minimal. Not assessed in the 2008 HMA Employment Land Study
79	Breach Farm, Cadley Lane	Caldwell	0.37	Below Average	Business within a wider farm, accessed via a narrow farm track Most of site is in agricultural use and any E(g)/B-Class business on site is secondary In a rural location, around 1 km west of the A444 Not assessed in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
80	Dolamore (Rentcontainer)	Castle Gresley	0.92	Below Average	All buildings appeared to have been cleared. Site now occupied by a containers and used for personal storage by Rentcontainer Positioned on west side of Swadlincote on A444 road. Good visibility to busy road Adjacent to Toons outlet with good prominence and accessibility via A444 Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
81	Bridge Street	Church Gresley	1.65	Below average	Mix of old vehicle repair, scrap merchants, haulage and engineering occupiers in variety of buildings generally in a poor state of repair. Includes some vacant sites with potential for redevelopment and regeneration, especially on eastern side of the road Does include one higher value facility for Tarmac Immediately south of Woodville, in area of mixed-use. Conveniently positioned south of Woodville towards A444 Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
82	Hilton Industrial Estate	Hilton	4.26	Below Average	Buildings very poor quality, but appear to be in use, meeting local needs for budget quality premises Remote location with minimal access and profile In the long term may represent a regeneration opportunity, but at present is still meeting some local business needs. Existing tenants are unlikely to be willing to pay the increased rents required to fund a major refurbishment and redevelopment would displace a large number of local businesses Grading reduced from ‘Good’ in the 2008 HMA Employment Land Study
83	Dovesite	Melbourne	0.73	Below Average	Very tired and dated buildings, falling into disrepair Rural/agricultural location due west of Melbourne Quite a remote site. Will require investment to improve site roads, etc. Provides cheap storage space, essential to all local economies. Units do seem to be occupied with businesses including local agricultural producers and suppliers Grading reduced from ‘Average’ in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
84	Park Road, Newhall	Swadlincote	0.55	Below Average	Backland site, behind Garden King Garden Centre and in common ownership Used for caravan storage Consent for development which had not been implemented at the time of writing Not assessed in the 2008 HMA Employment Land Study
86	Bretby Stoneware,	Bretby	1.89	Poor	Former stoneware production buildings, Victorian in age, limited on adaptability for commercial uses. Poor state of repair with a lot of open storage on site Small track leads from A511 to site, therefore access is very poor Life of units is very limited and chances of future re-letting is minimal Grading unchanged from the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
87	Bannell's, Bannell's Lane	Burnaston	0.54	Poor	Low quality farm buildings, storage sites and yards in an isolated rural location Accessed via a narrow agricultural track Previously Bannells Farm Ltd road haulage. It is unclear if this business is still trading from here Site may provide some farm conversion and rural development opportunities, but the scale of any development would be constrained by the access Not assessed in the 2008 HMA Employment Land Study
88	Creamery	Hilton	0.62	Poor	Very old workshop buildings in poor state of repair Appears to be vacant and increasingly derelict in places On the A5132 adjacent rail crossing. Rural location away from local settlements May be suitable for redevelopment of smaller units to attract rural occupiers Grading reduced from 'Average' in the 2008 HMA Employment Land Study
89	Park Road	Stanton	0.86	Poor	Site appears to be vacant and derelict. Thus represents a redevelopment opportunity for appropriate uses Grading reduced from 'Good' in the 2008 HMA Employment Land Study

Appendix 8 Plan Ref	Area	Settlement	Size, ha	Quality	Comments
90	Danes Lodge	Willington	0.36	Poor	Caravan storage site, accessed via a narrow private road to the rear of housing and surrounded by an agricultural field Close to the A38/A50 junction but constrained by its more immediate access which would also limit what could be developed on the site Not assessed in the 2008 HMA Employment Land Study

Source: BE Group, 2022

7.45 Analysis of these areas utilised the latest Council monitoring and mapping, adjusting for premises development, clearance, or changes of use since 2008. The variation was more significant for South Derbyshire than was the case for Derby, with some 40 areas added to the supply that were not considered in the 2008 Study. Mostly these were smaller rural locations.

7.46 A number of sites considered in the 2008 Study have been lost to other uses or consolidated into larger areas. These include:

- Wentworth, Swadlincote (1.50 ha) – Now redeveloped for housing
- Wraggs, Swadlincote (3.91 ha) - Now the Pipeworks retail and leisure centre.

7.47 Also, Archway, Findern (0.42 ha) an area identified in 2022 which is being redeveloped for housing.

7.48 These significant changes are accounted for in Table 35 which includes a recalculation of area sizes and an updated numbering system, linked to the Appendix 8 plans and Appendix 9.

7.49 The 89 remaining Existing Employment Areas are mostly well occupied, offering few opportunities for new development, outside of the identified employment sites noted above. Two sites which are fully/partly vacant and could offer redevelopment opportunities include:

- Site 88: Creamery, Hilton (0.62 ha)
- Site 89: Park Road, Stanton (0.86 ha).

7.50 Other local infill development opportunities are generally very small and often on rural sites where large-scale development would not be appropriate.

7.51 Comparing the grading of Employment Areas in this Study to the grading given in the 2008 HMA Employment Land Review, 26 Employment Areas received a different grading in Table 35 above than in 2008. In all cases the grading was lower today than in 2008 and for all but two of these the change was from a ranging of 'Good' to a ranking of 'Above Average' or 'Average'. Generally, this does not reflect a reduction in the physical quality of the areas but a change in how the areas have been reviewed in this Study. The 2008 HMA Employment Land Review was felt to have overestimated the quality of a number of Areas, ranking them as Good when they were in fact small scale, local employment locations, which meet the needs of local businesses only. While they have value in the local economy they are not *"High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place*", the definition of 'Good' areas given in Table 33. Hence the change in grading.

7.52 The two areas which have seen a large reduction in physical quality since 2008, are Sites 88-89 referenced above.

Summary

7.53 Derby City Council's 2022 Employment Land Monitoring identified 28 undeveloped employment sites, comprising 263.28 ha, including Local Plan allocations and sites with relevant consents. Excluding non-relevant sites, particularly those sub 0.25 ha in size, the supply reduces to 16 sites and 201.65 ha.

7.54 An assessment of this supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers suggests a more realistic figure of **138.36 ha** in 12 sites. This includes Site 4: Infinity Park, Site 6: Derwent Triangle (St Modwen Park) and Site 15: Celanese (Smart Parc) which between them comprise three quarters (103.61 ha) of the realistic land supply. All have seen some delivery to date and represent the City's strategic employment sites.

7.55 In the City Centre, Site 10: Becket Well is the only site meeting the thresholds of the assessment to provide new build offices. Smaller sites were discounted due to the size threshold limitations, such as Full Street and Bold Lane permissions.

7.56 South Derbyshire Council's 2022 Employment Land Monitoring identified 28 undeveloped employment sites, comprising 65.61 ha, including Local Plan allocations and sites with relevant consents. Excluding non-relevant sites, particularly those sub 0.25 ha in size, the supply reduces to 16 sites and 61.61 ha.

7.57 An assessment of this supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers suggests a more realistic figure of **46.09 ha** in 14 sites. This includes five sites at Dove Valley Business Park, totalling 23.77 ha or around half the supply, which represent the main strategic development opportunities in the district, at this time. Also, some 3.81 ha of outstanding land in the high quality Tetron Point scheme.

7.58 53 Existing Employment Areas in Derby and 89 in South Derbyshire have been assessed and graded, updating their analysis in the 2008 ELR. Flagship locations, graded 'good' which merit particular protection in the Local Plans of the two local authorities are:

Derby

- Site 7/52: Alstom (SE of Derwent Park)
- Site 11: Rolls Royce Marine Operations and others, between Raynesway and Wyvern Business Park
- Site 12: Wyvern Business Park, Stanier Way/Stephensons Way
- Site 14: Pride Park
- Site 34: Victory Road (south)
- Site 35/36: Derby Aerospace Campus
- Site 37: Wilmore Road (south)
- Site 61: Alfreton Road/Sir Frank Whittle Road
- Site 75 Derby Commercial Park

South Derbyshire

- Site 1: Bretby Business Park

- Site 2: Toyota, Burnaston
- Site 3: FB Atkins (Yusen), Burnaston
- Site 4: Bradgate Park, Chellaston
- Site 5: Hearthcote Road, Church Gresley
- Site 6: Cadley Hill, Church Gresley
- Site 7: Woodyard Lane (ATL), Foston
- Site 8: Tomlinson Business Park, Innovation Way, Foston
- Site 9: Kuehne and Nagel, Dove Valley Business Park, Foston
- Site 10: Truma, Dove Valley Business Park, Foston
- Site 11: Futaba and JCB, Dove Valley Business Park, Foston
- Site 12: TopHat and Nampak Plastics, Dove Valley Business Park, Foston
- Site 13: Nestle, Hatton
- Site 14: Manor Farm, Shardlow
- Site 15: Kiln Way/Pool Street, Swadlincote
- Site 16: Optimum, Swadlincote
- Site 17: Mercia Marina, Findern Lane, Willington
- Site 18: Swadlincote Road, Woodville.

7.59 In general, most of the Existing Employment Areas are well occupied, with no large areas of void premises, even in budget quality schemes. There are only a couple of exceptions including Site 68: Derwent Power Station, in Derby, which is largely vacant and scheduled to be cleared. In the case of South Derbyshire, two Areas appeared fully vacant and increasingly derelict at the time of writing – Site88: Creamery, Hilton and Site 89: Park Road, Stanton. Both represent local regeneration opportunities.

8.0 OBJECTIVELY ASSESSED NEEDS

Introduction

8.1 Planning Practice Guidance states that the assessment of future land needs should be determined by looking at both past trends and future forecasting methods, and highlights that these should include historic land take-up and future employment/population change. The methodology employed in this Update Study uses three models and associated sensitivity testing, to identify OAN for Derby and South Derbyshire local authority areas. None provide a definitive answer, but they provide influences to be understood. Trends and forecasts must also reflect market signals and therefore they are considered in the context of the market overview undertaken as part of this study.

8.2 The models are:

- Historic land take-up forecast

  This reviews the actual take-up of employment land in the two local authority areas over a period of time. The method is not wholly reliable as there will be peaks and troughs and also different time periods taken can also result in different outcomes. For example, a period of sustained growth may show a high average take-up whereas looking over a recessionary period could well reflect low or even nil take-up. Additionally, the monitoring of employment land take up has become more challenging for Councils, since 2020, given changes in Permitted Development Rights and the Use Classes Order, which allow more changes of use within, and from, the E(g)/B-Class uses without the need to seek planning consent. Councils are also under pressure to prioritise the monitoring of housing take up, a factor given more importance in national policy and local authority resourcing, over employment land take up.

- Employment based forecast

  This relies on the econometric forecasts which use a model that projects the likely jobs growth in different industry sectors. The jobs from figures are then translated to land using a formula based on a jobs to floorspace density, which in turn can be translated into the projected land need. This scenario uses as its base the updated economic forecasts (September 2022), produced by Oxford Economics, Cambridge Econometrics and Experian for Derby and South Derbyshire. These forecasts accounted for macro-economic conditions as they were understood at Autumn 2022 and the projected long-term impacts of issues like the Covid-19 Pandemic and inflation on the local economy. Appendix 10, 11 and 12 includes notes provided by Oxford Economics, Cambridge Econometrics and Experian on the assumptions they use for their 2021 forecasts and how these key macro-economic trends are accounted for.

In the case of South Derbyshire, further projections are provided which account for 'Policy On' scenario of the additional jobs projected to be generated locally by the Egginton Common scheme.

- Resident Workforce Forecast

  A variation on Model 2, this uses the same method of forecasting as the Employment based method but takes forecast changes in the working population i.e., labour supply, rather than jobs – labour demand. It uses, as its base, two scenarios of population change, which are described in more detail below.

8.3 These forecasts have several limitations. They are based on national and regional trends with some local adjustments for some industry sectors, which means, at a local level, economic activity is not always accurately represented. Also, merely translating jobs to land needs will not always reflect local property trends. Therefore, sensitivity testing against actual land take-up is undertaken to assess how the two trends in Derby and South Derbyshire are related.

8.4 The econometric forecasts are useful in that they analyse each industry sector and, in conjunction with other market data, the forecasts can identify where sectors may be growing, or shrinking which in turn can inform land and property needs.

8.5 The method adopted in this Study brings together all the forecasts and compares them with historic trends through the sensitivity testing. To do this, actual land take-up and building completions over a period from 1991 to 2022 are compared with land needs that would have been generated from jobs change during the same period. The resultant land figures show that actual take-up is many times the assumed need compared with the jobs calculation for that period.

8.6 The methods, and calculations, are considered in turn.

Model 1: Historic Land Take-up

8.7 Employment land take-up annually is recorded by the two Councils. A detailed breakdown of the completions between 1991/1992 and 2021/2022 is shown in Appendix 13.

8.8 Based on this data Derby has seen 140.60 ha of gross take up or 4.54 ha/year over the 31-year period for which completions data is available. South Derbyshire has seen 139.98 ha of gross take up or 4.52 ha/year.

8.9 For South Derbyshire it should be noted that the employment land completions monitoring from April 1991 excludes the development of the Toyota site at Burnaston as it was considered to be an anomaly and was not included as part of the Structure Plan employment land allocation for the district. The site was opened in 1992/93.

Employment Land Losses

8.10 The two local authorities have considered the quantum of existing employment land developed for other uses, e.g., residential, leisure, retail, etc. within their local authority areas. In the case of Derby, data on losses has not been consistently monitored. Generally, most land losses recorded individually fall below the monitoring threshold in terms of size, but cumulatively become more relevant. For example, conversions of high density city centre office properties to other uses which represent a negligible loss of employment land but collectively represent a substantial loss of E(g)(i) floorspace over time.

8.11 Reviewing average annual losses over the last 5 years, Derby City Council has identified an average annual loss rate of approximately 1 ha/year mostly comprising small scale changes of use. It was decided not to consider more historic loss data as this would begin to incorporate more anomalous losses in the employment land supply such as the redevelopment of the Rolls Royce Main Works Site in Osmaston and Castleward for example, which were significant losses of land, but judged unlikely to be replicated moving forward, given more contemporary patterns of land use change.

8.12 More historic loss data would also be complicated by the fact that while Derby has lost a high proportion of its City Centre office accommodation, a figure of 56,000-

65,000 sqm is suggested by stakeholders, it also gained up to 93,000 sqm of mostly E(g)(i) premises at Pride Park, developed during the 1990s. Again this is something unlikely to be replicated in the future.

8.13 South Derbyshire's monitoring recorded 89.57 ha of losses since 1991 or 2.89 ha/year.

8.14 Such losses are broadly expected to continue into the future. Changes in the Use Classes Order in 2020 make conversions from E(g)/B-Class uses easier, particularly in town and city centre locations. Although, in the case of Derby City Centre, most surplus office stock has now been converted to other uses. Changes of individual industrial units to accommodate uses such as gyms is also a common feature of modern industrial estates and business parks.

8.15 Excluding some 1 ha/year in losses, moving forward, gives Derby a revised average annual take up rate of **3.54 ha/year.** For South Derbyshire the average annual take up rate, net of losses, is **1.63 ha/year**.

Employment Land Take Up Projections

8.16 Using the above net take up rates and applying them to the three forecasting periods – 2022-2039 (17 years), 2022-2040 (18 years) and 2022-2041 (19 years) – gives requirements of 60.18-67.26 ha for Derby and 30.97-34.23 ha for South Derbyshire.

Derby

2021-2039: 3.54 ha/year x 17 (years) = 60.18 ha
2021-2040: 3.54 ha/year x 18 (years) = 63.72 ha
2021-2041: 3.54 ha/year x 19 (years) = 67.26 ha

South Derbyshire

2022-2039: 1.63 ha/year x 17 (years) = 27.71 ha
2022-2040: 1.63 ha/year x 18 (years) = 29.34 ha
2022-2041: 1.63 ha/year x 19 (years) = 30.97 ha

8.17 The two local authority areas should also have a buffer in supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the forecast period. This also makes some allowance for the exceptional loss of further employment land to non B-Class uses, over and above, that already allowed for. There is no set guidance on how long this buffer should be, however, in over 70 employment land studies completed by BE Group over the last 15 years, a buffer of 5 years has usually been applied.

8.18 A 5-year buffer has been identified as an acceptable margin in Local Plan Examination's in Public (EIP's), in which BE Group's employment land reviews have been appraised. For example, in the EIP for Sefton, the 'Report on the Examination into Sefton Local Plan' by Inspector Martin Pike (14th March 2017), relating to BE Group's Sefton Employment Land and Premises Study Update (2015) stated that: "*The buffer has been calculated on a consistent basis and I accept that an additional 5 years' supply is reasonable to provide flexibility and choice in the employment land market*." [Paragraph 113, Page 30]. The Local Plan was found sound with modifications and adopted 20th April 2017.

8.19 Based on the historic take-up trend, this would generate the following further land needs:

Derby 3.54 ha/year x 5 (years) = 17.70 ha
South Derbyshire 1.63 ha/year x 5 (years) = 8.15 ha

8.20 Added to the baseline need figure, this increases the requirement as follows:

Derby

2022-2039: 60.18 ha + 17.70 ha = 77.88 ha
2022-2040: 63.72 ha + 17.70 ha = 81.42 ha
2022-2041: 67.26 ha + 17.70 ha = 84.96 ha

South Derbyshire

2022-2039: 27.71 ha + 8.15 ha = 35.86 ha
2022-2040: 29.34 ha + 8.15 ha = 37.49 ha
2022-2041: 30.97 ha + 8.15 ha = 39.12 ha

8.21 Overall need of additional land can then be assessed through a comparison of current supply set against these figures.

8.22 Section 7.0 identifies the realistic 2022 land supply scenario as 138.36 ha in Derby and 46.09 ha in South Derbyshire. This supply is sufficient to meet the overall quantum of need in both Derby and South Derbyshire, to 2041:

Derby

2022-2039: 77.88 ha (need) – 138.36 ha (supply) = **60.48 ha (surplus)**
2022-2040: 81.42 ha (need) – 138.36 ha (supply) = **56.91 ha (surplus)**
2022-2041: 84.96 ha (need) – 138.36 ha (supply) = **53.40 ha (surplus)**

South Derbyshire

2022-2039: 35.86 ha (need) – 46.09 ha (supply) = **10.23 ha (surplus)**
2022-2040: 37.49 ha (need) – 46.09 ha (supply) = **8.60 ha (surplus)**
2022-2041: 39.12 ha (need) – 46.09 ha (supply) = **6.97 ha (surplus)**

Model 2A: Employment Based Forecast – Baseline Forecast

8.23 Work has been completed using forecasts provided by Oxford Economics, Cambridge Econometrics and Experian. A detailed review of the output of each forecast, in terms of jobs and GVA, over 2021-2041 is provided in Section 3.0.

8.24 In terms of future employment land requirements, only certain sectors will translate jobs into a requirement for employment land. The model assesses what percentage of jobs in each sector translates to floorspace. For example, in transport and storage a percentage of jobs will be warehouse based, whilst the remainder will be drivers not operating on site. Thus, this model is likely to be affected by a number of key factors:

- The future mix of activities in respect of office, manufacturing and warehousing employment within different sectors. It is not possible to predict the impact of evolving technical change over the period to 2041, and we have therefore assumed that this mix will not change over the period
- The percentage of employees in each sector that will translate to floorspace. The proportion of people in each industry sector that occupy B1, B2 or B8 space conforms to those ratios used in other studies and accepted in comparable locations and are sourced from the South East Regional Planning Conference's 'The Use of Business Space'
- The average space each employee occupies – the employment density. We have assumed no variation in the density rates through to 2041 and have

used those densities identified in the HCA 2015 published Employment Densities Guide 3rd Edition. With changing work practices, the densities will vary, but in the absence of more locally sourced or up-to-date data (including post-pandemic workplace practices) this industry accepted data is used

- The average development floorspace per ha for office, manufacturing and warehousing activities. We have applied the uniform amount of 3,900 sqm per hectare for both Derby and South Derbyshire. In practice the ambition of Derby City Council is for the majority of Derby's office needs to be met in the City Centre where they will likely be developed at a much higher density, around 20,000 sqm/hectare based on past research including BE Group's 2020 Economic Development Needs Assessment for Leicester. However, it is not possible to clarify exactly what proportion of Derby's future needs will be delivered in the City Centre and what proportion will be delivered in edge of settlement locations like Infinity Park, at densities closer to the 3,900 sqm/hectare standard.

8.25 These assumptions are summarised in Table 36.

Table 36– Model Assumptions

Industry Sector	Employees		
	Percentage of Staff Occupying B1, B2, B8 Floorspace (percent)	Floorspace Occupied per Person (sqm)	Other Comments
Agriculture	5	12	Managerial, admin, thus B1(a) office space
Manufacturing	100	47	The density reflects largely B1(c) light industrial space. The model ratios do allow for higher levels for B2 uses.
Utilities	26	12	Managerial, admin, thus B1(a) office space
Construction	26	12	Managerial, admin, thus B1(a) office space

Industry Sector	Employees		
	Percentage of Staff Occupying B1, B2, B8 Floorspace (percent)	**Floorspace Occupied per Person (sqm)**	**Other Comments**
Distribution	48	70	Warehouses, offices - primarily 'Final Mile' Distribution Centres
Transport	48	70	Warehouses, offices - primarily 'Final Mile' Distribution Centres
Financial & Business	100	12	B1(a) offices
Government & Other Services	22	12	Local Government, Public Administration B1(a) offices

Source: SERPLAN and Homes England, 2015

8.26 Using the adjustments shown in Table 40, the net job figure for each sector is calculated to reflect the proportion of jobs occupying 'E(g) or B' floorspace. That figure is then multiplied by the floorspace per person to give total floorspace for each sector.

8.27 Once a total floorspace is calculated, the figures are then translated to a land requirement using the ratio of 3,900 sqm per hectare. This applies to all use classes. Table 37 and 38 show these calculations. Sectors showing jobs growth resulting in a positive land requirement are shown separately from jobs reductions. The wider calculations are provided at Appendix 14.

Table 37 – Derby Employment Based Forecast – Policy Off

Growth Sectors	Oxford Economics		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	36,067	37,334	38,184
Divided by Development Floorspace per ha	3,900	3,900	3,900

Equivalent Employment Land Needed, ha	9.2	9.6	9.8

Sectors in Decline	Oxford Economics		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 337,691	- 356,203	- 375,119
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-86.6	-91.3	-96.2
Net Land Need, ha	*-77.3*	*-81.8*	*-86.4*

Growth Sectors	Cambridge Econometrics		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	57,581	59,800	61,934
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	14.8	15.3	15.9

Sectors in Decline	Cambridge Econometrics		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 33,762	- 34,447	- 35,558
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-8.7	-8.8	-9.1
Net Land Need, ha	*6.1*	*6.5*	*6.8*

Growth Sectors	Experian		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	152,382	168,058	179,400
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	39.1	43.1	46.0

Sectors in Decline	Experian		
	2022-2039	**2022-2040**	**2022-2041**

Total Floorspace, sqm	- 1,100	- 1,100	- 1,100
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-0.3	-0.3	-0.3
Net Land Need, ha	*38.8*	*42.8*	*45.7*

Source: BE Group, 2022

Table 38 – South Derbyshire Employment Based Forecast – Policy Off

Growth Sectors	**Oxford Economics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	14,992	15,475	15,830
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	3.8	4.0	4.1

Sectors in Decline	**Oxford Economics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 81,885	- 86,334	- 90,864
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-21.0	-22.1	-23.3
Net Land Need, ha	*-17.2*	*-18.2*	*-19.2*

Growth Sectors	**Cambridge Econometrics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	29,710	30,940	32,159
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	7.6	7.9	8.2

Sectors in Decline	**Cambridge Econometrics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 766	- 910	- 1,124
Divided by Development Floorspace per ha	3,900	3,900	3,900

Equivalent Employment Land Needed, ha	-0.2	-0.2	-0.3
Net Land Need, ha	*7.4*	*7.7*	*8.0*

Growth Sectors	**Experian**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	48,340	52,204	60,714
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	12.4	13.4	15.6

Sectors in Decline	**Experian**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 1,060	- 1,120	- 1,120
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-0.3	-0.3	-0.3
Net Land Need, ha	*12.1*	13.1	*15.3*

Source: BE Group, 2022

8.28 When the land needs from both jobs growth and jobs reduction are brought together the net land requirement based on these changes can be calculated as a land need of:

Derby

- Oxford Economics – -77.3 ha to -86.4 ha depending on forecast end point
- Cambridge Econometrics – 6.1 ha to 6.8 ha depending on forecast end point
- Experian – 38.8 ha to 45.7 ha depending on forecast end point

South Derbyshire

- Oxford Economics – -17.2 ha to -19.2 ha depending on forecast end point
- Cambridge Econometrics – 7.4 ha to 8.0 ha depending on forecast end point
- Experian – 12.1 ha to 15.3 ha depending on forecast end point.

8.29 Thus, Oxford Economics is most negative about future growth prospects in Derby and South Derbyshire and Experian is most positive, with Cambridge Economics representing a mid-point.

8.30 However, the net outputs are severely limited by the large declines in manufacturing employment predicted in the model. Even if this decrease does occur as forecast, there is no reason to assume that a decline in employment will lead to a significant loss of employment land. Experience suggests that even where businesses are contracting, in labour terms, they will continue to hold onto sites in anticipation of future improvement and change. Also, where jobs are being lost to automation, those new automated processes will still require land on which to operate and can lead to higher productivity and growth.

8.31 Thus, there is a case for looking at the land need resulting from sectors predicted to grow only. This gives needs of:

Derby

- Oxford Economics – 9.2 ha to 9.8 ha depending on forecast end point
- Cambridge Econometrics – 14.8 ha to 15.9 ha depending on forecast end point
- Experian – 39.1 ha to 46.0 ha depending on forecast end point

South Derbyshire

- Oxford Economics – 3.8 ha to 4.1 ha depending on forecast end point
- Cambridge Econometrics – 7.6 ha to 8.2 ha depending on forecast end point
- Experian – 12.4 ha to 15.6 ha depending on forecast end point

8.32 However, even on a growth only scenario, the figures fall significantly below the forecasts based on historic take-up.

Model 2B: Employment Based Forecast – Policy-On Scenarios

8.33 Model 2A examined the ‘policy off’ position, i.e., the outcome which, given national trends in the economy might be expected to occur locally anyway without any intervention from public policy and programmes. This section provides a sensitivity test of the baseline forecasts against existing and emerging strategic policy initiatives, specifically, proposals for some 173 ha of land, to the south west of the A50/A38 Junction, south of Toyota and the A50, in South Derbyshire (see Section 5.0 for more details). Referred to as Egginton Common, the land forms part of the

East Midlands Freeport (EMF).

8.34 The ‘policy-on’ analysis here relates to South Derbyshire only. Whist policy-on forecasts are not provided for Derby, the reality is that the actual take up of land in the city will be influenced by policy on ‘approaches and aspirations. For example, there has been, and will continue to be, public sector involvement at Infinity Park, Becket Well and Smart Parc, as well as the recent Great British Railways HQ decision. However, at the time of writing at least, there was insufficient data on the likely additional jobs which could be generated from these policy interventions, over and above the baseline change projected in forecasting, to inform and justify running specific 'policy on' forecasts for Derby.

8.35 In South Derbyshire, development at Egginton Common is expected to include a strategic rail freight interchange, Toyota logistics facilities and other B2/B8 occupiers for the site, potentially including supply chain manufacturing for Toyota, with development taking place over 2025-2029.

8.36 The EMF Full Business Case, which received formal Government approval on 30th March 2023, includes estimates of the number of jobs which could be generated by the scheme, jobs growth which would be additional to baseline employment change in South Derbyshire. The jobs would be in manufacturing, advanced logistics and various ancillary office functions. *The detailed job estimates remain confidential at the time of writing.*

8.37 Policy On employment forecasts are provided here, for South Derbyshire only, adjusting the baseline Oxford, Cambridge and Experian forecasts, for the three forecast periods. To complete these additional forecasts, certain assumptions need to be made:

- *Additionality* – As the estimates of job generation by Egginton Common remain confidential at this time, it is assumed that no allowance for the scheme has been made in baseline forecasts and thus **all** the jobs it would generate are additional to projected baseline growth
- *Displacement* – *Some* of these jobs will not be new to South Derbyshire but rather they will be businesses, or individual employees, that have relocated from elsewhere locally. Furthermore, there will be an element of growth at Egginton Common, which will prevent growth in other businesses within

South Derbyshire. Therefore, a displacement factor is appropriate when considering the growth implications of Egginton Common. There is no standard measure for how much displacement a strategic new development might cause, with estimates ranging from 10-70 percent of jobs generated being displaced, in past research. The displacement level for jobs at Egginton Common would be very low due to the rail-based freight focus of the development, which is new to South Derbyshire. As a comparator example, the Environmental Statement supporting Prologis' Daventry International Rail Freight Terminal (DIRFT III) rail and logistics project in Northamptonshire included a displacement factor of 10 percent. However, a degree of local displacement might still occur with other B2/B8 schemes on the A50 Corridor such as Dove Valley, while Toyota might relocate some existing jobs at Burnaston to new facilities south of the A50. To allow for this a mid-level displacement level of 25 percent is assumed, i.e., a quarter of all jobs projected to be generated at Egginton Common are discounted as assumed local relocations rather than completely new jobs for South Derbyshire. This rate is consistent with previous policy on forecast completed by BE Group in locations such as St Helens.

- *Development Period* – According to the current timetable, all development at Egginton Common will be completed by 2029, an ambitious but achievable deadline, assuming good demand for premises. Thus, it is assumed that 100 percent of all the jobs which can be generated by the scheme will have been generated by the end of the forecast period, i.e., 2039-2041
- *Nature of the Office Employment* – While development on site will primarily be for B2/B8 uses an allowance is made for ancillary office uses such as finance, sales, human resources, site management, catering, etc. These jobs are divided amongst the sectors – ICT, Professional Services and Business Administration.

8.38 Reflecting the above assumptions Table 39 provides a revised policy on calculation of forecast land needs in South Derbyshire, reflecting the growth potential of Egginton Common. Again, sectors showing jobs growth resulting in a positive land requirement are shown separately from jobs reductions. Due to the confidentiality of some jobs figures it is not possible to provide details of the calculations which inform these need projections.

Table 39 – South Derbyshire Employment Based Forecast – Policy On

Growth Sectors	**Oxford Economics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	147,841	143,905	139,764
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	37.9	36.9	35.8

Sectors in Decline	**Oxford Economics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 244	-274	-308
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	-0.1	-0.1	-0.1
Net Land Need, ha	*37.8*	*36.8*	*35.7*

Growth Sectors	**Cambridge Econometrics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	241,612	242,698	243,700
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	62.0	62.2	62.5

Sectors in Decline	**Cambridge Econometrics**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	-46	-46	-44
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	0.0	0.0	0.0
Net Land Need, ha	*62.0*	*62.2*	*62.5*

Growth Sectors	**Experian**		
	2022-2039	**2022-2040**	**2022-2041**

Total Floorspace, sqm	254,084	257,248	266,458
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	65.1	66.0	68.3

Sectors in Decline	**Experian**		
	2022-2039	**2022-2040**	**2022-2041**
Total Floorspace, sqm	- 1,060	- 1,120	- 1,120
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	- 0.3	- 0.3	- 0.3
Net Land Need, ha	*64.9*	*65.7*	*68.0*

Source: BE Group, 2022

8.39 Clearly these policy on forecasts show a big uplift in terms of needs from the policy off forecasts noted previously. This reflects the fact that the additional jobs in manufacturing and transportation and storage are sufficient to convert projected employment change in these sectors from a net loss or negligible improvement to significant growth over 2021 to 2039-2041. Jobs in these sectors require the largest proportions of floorspace per job to accommodate.

8.40 Focusing on growth sectors only, the gross needs are:

- Oxford Economics – 35.8 ha to 37.9 ha depending on forecast end point, an uplift of 31.4-34.1 ha on the policy off needs
- Cambridge Econometrics – 62.0 ha to 62.5 ha depending on forecast end point, an uplift of 53.8-54.6 ha on the policy off needs
- Experian – 65.1 ha to 68.3 ha depending on forecast end point, an uplift of 49.5-55.9 ha on the policy off needs.

Employment Land Take-Up/Employment Change Comparison

8.41 The accuracy of the Base employment forecast of this Study can be questioned given the significant differences in the outputs of the three forecasts. For example, forecasts provide very different estimates of how the local manufacturing sector will change over time, in both Derby and South Derbyshire. Given that, at the time of writing at least (November 2022) the nature of the UK's post Brexit and Covid economy, and the global economy generally, remain uncertain, it is impossible to say if these 2022 long term projections are in any way accurate.

8.42 In addition, employment change does not translate to land provision in the way set out in the above employment-based models. There are several factors that will influence the land requirement and it is necessary to understand the market signals to predict a more accurate employment land requirement. These factors include:

- To what extent the growth in office employment takes place in city/ town centre locations, at higher densities, rather than in low-density business parks. This is particularly relevant in Derby, which, as noted, is likely to see future office development both in the City Centre where densities could be as high as 200 percent, i.e., 20,000 sqm/hectare, and in edge of settlement locations like Infinity Park, where densities would be closer to the 39 percent or 3,900 sqm/hectare average
- Will the decline in jobs lead to the release of land? As noted previously, experience suggests that even where businesses are contracting, they will continue to hold onto sites in anticipation of future improvement and change. Where jobs are being lost to automation, those new automated processes will still require land on which to operate and can lead to higher productivity and growth
- Land take-up/property needs can be for different reasons such as modernisation or geographic relocation, land banking for future needs
- Expansion may also be within existing premises or on expansion land not accounted for in land allocations
- During the Covid-19 Pandemic, the focus was on working from home where possible. Stakeholder discussions suggest that a large number of service sector companies wish to continue forward with a hybrid model of working, with staff working part of the week from home, part from the office. This may mean that some companies will need less space even if they increase their workforces, as many staff will be fully/partly working from home. Conversely, some firms may need more space if they move from 100 percent home based to hybrid working.

8.43 Therefore, to test how closely jobs change translates to land take-up, historic trends have been compared. Using the same methodology, the land needs based on employment change has been calculated for the historic period for which we have monitoring data on real world take up, before the forecast period starts, 1991-2022.

For this analysis, the Oxford Economics baseline (policy-off) forecast is used. This is shown in Tables 40 and 41.

Table 40 – Derby Employment Land Take-Up/Employment Change Comparison 1991-2022 (Oxford Economics)*

Employment Change	Floorspace Change, Sqm	Land, ha
Growth	272,700	69.9
Decline	- 408,231	**-104.7**
Net growth / loss	**- 135,531**	**-34.8**
Historic land take-up	**-**	**140.60** **(109.60 net of losses)**

Source: Oxford Economics, DCC, BE Group, 2022
*Forecast working can be found at Appendix 14

Table 41 –South Derbyshire Employment Land Take-Up/Employment Change Comparison 1991-2022 (Oxford Economics)*

Employment Change	Floorspace Change, Sqm	Land, ha
Growth	195,540	50.1
Decline	- 3,868	-1.0
Net growth / loss	**191,672**	**49.1**
Historic land take-up	**-**	**139.98** **(50.12 net of losses)**

Source: Oxford Economics, DCC, BE Group, 2022
*Forecast working can be found at Appendix 14

8.44 For Cambridge growth forecast over the same period, floorspace growth of 272,942 sqm (-38,187 sqm net of losses) for Derby and 134,088 sqm (94,549 sqm net of losses) for South Derbyshire, would have resulted in a lower forecast land take over the same period. An equivalent comparison cannot be made for Experian as its forecasts only go back to 1997.

8.45 The Oxford forecast shown in Table 44 suggests that Derby should have lost some 35 ha of land overall over 1991-2022, when in fact it gained 140.60 ha gross or 109.60 net of losses.

8.46 For South Derbyshire, as Table 45 shows, the Oxford Forecast was that the district would have gained 49-50 ha over 1991-2022. This is close to the net gain of 50.12 ha which did occur but still well below the gross real world gain of 139.69 ha.

8.47 Thus, the trend shows that net jobs growth is not an accurate method of calculating land. **Even when land is calculated on the sectors that generate a positive jobs figure over the period, there is still a sizable shortfall between the anticipated land take-up from a jobs calculation and the actual market take up, particularly gross of the recorded losses. This calculation reinforces the view that historic take-up is the most appropriate method.**

8.48 **Finally, it should be noted that the employment land OAN generated by the Model 2A: Employment Based Forecast (policy off) would be insufficient to meet the employment land needs generated by the projected population and jobs growth for Derby and South Derbyshire, as set out in Model 3: Resident Workforce Forecast below.**

Model 3: Resident Workforce Forecast

8.49 As part of the Local Plan development process, the Councils have identified two scenarios for projecting population growth in the Derby and South Derbyshire, to 2039, 2040 and 2041. They are derived from the 'standard method' of calculating local housing need, as identified in the National Planning Policy Framework and set out in National Planning Practice Guidance, including a 35 percent 'urban uplift' for Derby City. They inform the Derby and South Derbyshire Local Housing Needs Assessment (LHNA), in preparation at the time of writing. In terms of economic inputs, the gross population scenarios consider the following:

- Estimate changes to the economically active population
- Overlay information about commuting patterns, double jobbing (i.e., the fact that some people have more than one job) and potential changes to unemployment; and
- Use this information will provide an estimate of the potential job growth supported by population projections.

8.50 Economic activity data was drawn from the Office for Budget Responsibility (OBR) – July 2018 (Fiscal Sustainability Report) – this data has then been rebased to information in the 2021 Census. This information is then converted into an estimate of the number of jobs that would be supported by applying factors relating to commuting, double jobbing and unemployment:

- Commuting patterns were established using data from the 2011 Census. In translating the commuting pattern data into growth in the labour-force, a core assumption was that the commuting ratio remains at the same level as shown by the 2011 Census. Commuting for new jobs was assumed to be on a 1:1 ratio (i.e., the increase in the number of people working in the area is equal to the number of people living in the area who are working)
- Double jobbing was calculated as the number of people working in the local authority divided by the number of jobs. Based on data from the Annual Population Survey (available on the NOMIS website) for the past 5-years it was assumed that around 2.7 percent or 4.7 percent of people will have more than one job moving forward. A double jobbing figure 2.7 percent gives rise to a ratio of 0.973 (i.e., the number of jobs supported by the workforce would be around 2.7 percent higher than workforce growth). It was assumed that the level of double jobbing will remain constant over time
- Unemployment was considered in relation to whether there is any latent labour force that could move back into employment to take up new jobs. It made no adjustment for the impacts of the Covid-19 Pandemic and assumes that people who lost employment through the pandemic will now be back in work.

8.51 No further deductions are made for the proportions of workers who will work fully from home and would not generate a requirement for employment floorspace. While it is accepted that homeworking rates, in relation to office-based sectors at least, are high at present it is unclear if these high rates will continue through the Local Plan periods. A distinction must also be made between true homeworkers and hybrid workers who, mix home and office working, but still generate a floorspace requirement, although desk sharing between multiple hybrid staff may reduce the scale of the overall office requirement for businesses. It is unclear how home/hybrid working practices will evolve to 2041.

8.52 Given the uncertainties about homeworking vs hybrid over the Local Plan period, it is prudent to plan for maximum occupancy of office space. This is particularly true in Derby where it is a policy priority to encourage as high proportion of the office workforce into the City Centre as possible.

8.53 Tables 42 to 44 show the Census based and 1.1 Commuting Scenarios for jobs growth for 2022 to 2039, 2040 and 2041 for Derby and South Derbyshire.

Table 42 – Workforce Based Jobs Growth Scenarios 2022-2039

Area	Scenario	Total change in economically active	Allowance for double jobbing	Allowance for net commuting (= jobs supported)
Derby	Census commuting	25,029	25,724	***28,361***
	1:1 commuting	25,029	25,724	***25,724***
South Derbyshire	Census commuting	6,246	6,554	***4,655***
	1:1 commuting	6,246	6,554	***6,554***
TOTAL	Census commuting	31,275	32,278	***33,016***
	1:1 commuting	31,275	32,278	***32,278***

Source: DCC and SDDC, 2023

Table 43 – Workforce Based Jobs Growth Scenarios 2022-2040

Area	Scenario	Total change in economically active	Allowance for double jobbing	Allowance for net commuting (= jobs supported)
Derby	Census commuting	26,388	27,121	***29,901***
	1:1 commuting	26,388	27,121	***27,121***
South Derbyshire	Census commuting	6,511	6,832	***4,852***
	1:1 commuting	6,511	6,832	***6,832***
TOTAL	Census commuting	32,899	33,953	***34,754***
	1:1 commuting	32,899	33,953	***33,953***

Source: DCC and SDDC, 2023

Table 44 – Workforce Based Jobs Growth Scenarios 2022-2041

Area	Scenario	Total change in economically active	Allowance for double jobbing	Allowance for net commuting (= jobs supported)
Derby	Census commuting	27,738	28,508	***31,431***
	1:1 commuting	27,738	28,508	***28,508***
South Derbyshire	Census commuting	6,771	7,105	***5,046***
	1:1 commuting	6,771	7,105	***7,105***
TOTAL	Census commuting	34,509	35,613	***36,477***
	1:1 commuting	34,509	35,613	***35,613***

Source: DCC and SDDC, 2023

8.54 It is possible to apply a similar methodology used for Model 2A to the Resident Workforce jobs growth figures. To do this the jobs growth figures need to be split by business sector. This is done by applying the same proportional split of sectors as the Oxford Economics jobs forecast for the end of the Plan Period, 2039-2042. This reflects one of the three forecast estimates of what the economy of Derby and South Derbyshire might look like in 2042. The Cambridge and Experian sectoral splits could also be applied and would deliver a modest variation in the resulting needs figures. Oxford is chosen here because, as noted in Section 3.0, its forecasts appear to best reflect real world change. The Tables for these calculations can be found in Appendix 14.

8.55 The outputs from the Resident Workforce Models are summarised in Tables 45 and 46.

Table 45 – Derby Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	280,197	292,819	305,110
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	71.8	75.1	78.2

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	254,252	265,594	276,736
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	65.2	68.1	71.0

Source: BE Group, 2023

Table 46 – South Derbyshire Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	44,917	46,376	47,779
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	11.5	11.9	12.3

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	63,240	65,301	67,276
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	16.2	16.7	17.3

Source: BE Group, 2023

8.56 **It is important to note that this represents the employment land requirement specifically from these population and jobs growth scenarios and is not a forecast of OAN for the whole Derby and South Derbyshire economy. However, it does illustrate the maximum economic impacts of the projected**

jobs growth rates to 2039-2041.

8.57 It is not advisable to combine the outputs from the Model 3: Resident Workforce Forecast with the Model 2(A or B) Labour Demand Forecasting to gain a 'whole economy' forecast model as this would combine two differing, incompatible models. Method 2 measures the 'demand' for jobs in Derby and South Derbyshire and Method 2 the maximum 'supply' of new workers which ideally need to be accommodated in the Derby and South Derbyshire economies. Additionally, the forecasting, upon which Method 2 is based, already makes an allowance for population growth so comparing the two gives some duplication of requirements.

Monitoring Arrangements

8.58 Monitoring is an integral part of plan production, a key contributor to the evidence base. Through the analysis of past take up in Model 1 and consideration of the employment land supply in Section 7.0. BE Group has reviewed, at a high level, the monitoring approaches of the two local authorities and can give the following comments on how the Councils might achieve best practice moving forward:

- *Monitoring Office Conversions* – A key gap in Derby's monitoring processes is in terms of understanding how much office space has been converted to other uses in recent years. Given the ongoing importance of the City's office stock to its economy, this is a significant gap in monitoring that the Council should look to address. A lot of office sector conversions are now permitted development, changes of use within the 'E' Use Class, and do not need full planning consent. However, development control planners will still be notified about many such changes of use in their daily work, Building Control will have still more information on physical changes while VOA data is also available to identify the sizes of commercial properties affected where no disclosure of size is made through other sources. A useful activity for monitoring office would therefore be to develop a procedure for researching office stock losses across planning and Building Control databases, alongside secondary sources such as VOA, to create a single register and GIS mapping of losses. This will allow the Council to better understand its office stock, and what types and quality levels of premises are being lost, thus what other office stock might be a risk in the future. Also, what types of stock might be required to be delivered elsewhere to address supply gaps. While South Derbyshire's office stock is smaller, it would still be useful for the district to monitor losses in this way to understand how its supply is changing

- *Measuring Sites/Completions* – It is recommended that the two authorities measure all sites/completions themselves using GIS Systems rather than relying of figures provided in planning applications. BE Group has experienced elsewhere examples of significant calculated errors within the red line boundaries of planning applications, e.g. a farm building conversion to employment use of circa 100 sqm defined as being 1 ha of land take-up because the site boundary was drawn (and calculated) for the whole of the farm complex
- *Job Generation* – BE Group consider it would be appropriate for the authorities to record details of the job numbers associated with each development (although the authorities would have to work to ensure that accurate job data was obtained for each application). It is accepted that for some speculative schemes, without a pre-agreed occupier, the job numbers given will be estimates only or absent from the application forms. Where there is such a data gap it could be filled using Homes England jobs density figures to work out likely employment numbers from the floorspace proposed (see HCA Employment Density Guide 3rd Edition (2015)). This data could be used in future to assess employment densities against differing B Use Classes, and whilst acknowledged as being only indicative, could provide an opportunity for comparison of local level experience against the national figures currently applied to economic forecasts.
- *Record details of Applicants/agents in Monitoring* – Holding this information is recommended, as it is valuable source for confirming ownership and identifying contacts for future site status checking.
- *Measure Details of Car Parking Provision* – This could allow proper calculation of the parking numbers businesses are seeking, allowing more responsive planning policy to be created.

8.59 Table 47 shows a more general good practice methodology for monitoring completions.

Table 47 – Monitoring Process – Good Practice for Local Authorities

Stage	Practice
Identify new relevant planning permissions	Receive weekly report from development control or run query through development control databases. Exclude irrelevant applications.
Match with existing employment sites/create new sites in GIS	Search GIS database, add new site ID if required
Add new planning history to database. Also new site history for new sites	Update database fields to add new planning applications and create new sites. Site area is measured using GIS software, rather than relying on planning application.
Update starts and completions details	Weekly check of commencement list from Building Control. This should include reference to permitted development losses. Supported by regular site visits throughout the year (and prior to year end).
Remaining sites identified	Sort to identify remaining supply
Site visits and further updates to database	Site visits conducted 1-2 times a year. Database continually updated weekly
Produce reports on available sites/completions	Available Employment Sites Schedule, AMR Inputs. Other reports as required

Source: BE Group, 2023

Summary

8.60 Five alternative forecast options have been produced and considered for the periods of 2022-2039, 2022-2040 and 2022-2041 for both Derby and South Derbyshire. The need calculated in each model allows for a 5-year buffer to allow for choice and potential change in needs during the Plan Periods as well as accounting for limited further possible losses in the supply. The realistic land supply, as identified in Section 7.0, is then deducted from gross need.

8.61 Model 1 is the forward projection of historic take up in both local authority areas, net of recorded/assumed losses since 1991/1992. The results can be summarised as:

Derby

2022-2039: 77.88 ha (need) – 138.36 ha (supply) = **60.48 ha (surplus)**

2022-2040: 81.42 ha (need) – 138.36 ha (supply) = **56.91 ha (surplus)**

2022-2041: 84.96 ha (need) – 138.36 ha (supply) = **53.40 ha (surplus)**

South Derbyshire

2022-2039: 35.86 ha (need) – 46.09 ha (supply) = **10.23 ha (surplus)**

2022-2040: 37.49 ha (need) – 46.09 ha (supply) = **8.60 ha (surplus)**

2022-2041: 39.12 ha (need) – 46.09 ha (supply) = **6.97 ha (surplus)**

8.62 Under this model both Derby and South Derbyshire have sufficient land to meet their needs to 2039-2041, albeit with only a modest surplus in the case of South Derbyshire, particularly to 2041.

8.63 Employment based forecasts have been completed for both Derby and South Derbyshire using data sourced from Oxford Economics, Cambridge Econometrics and Experian over 2022-2039, 2022-2040 and 2022-2041 (i.e., 18 forecasts in total – Model 2A). As Tables 48 and 49 show, under all forecasts, both Derby and South Derbyshire have sufficient land to meet their needs, with Derby showing a significant supply surplus. In terms of which forecast might be preferred, as was noted in Section 3.0, while the Oxford Economics forecasts are most negative in terms of their growth projections, they also seem to best reflect the real world jobs change, if not necessary change in employment land, which has occurred in Derby and South Derbyshire, in recent years.

8.64 Model 2A examined the ‘policy off’ position, i.e., the outcome which, given national trends in the economy might be expected to occur locally anyway without any intervention from public policy and programmes. This Study has also completed a sensitivity test of the baseline forecasts against, proposals for some 173 ha of land, to the south west of the A50/A38 Junction, south of Toyota and the A50, in South Derbyshire. Referred to as Egginton Common, the land forms part of the East Midlands Freeport (EMF).

Table 48 – Model 2A: Employment Based Forecasts (Policy Off) – Derby, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	9.2	9.6	9.8	14.8	15.3	15.9	39.1	43.1	46.0
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-77.3	-81.8	-86.4	6.1	6.5	6.8	38.8	42.8	45.7
5) Gross Need, ha 6) Net Need, ha Inclusive of a 5-year buffer (for positive figures only)	1) 11.9 2) -77.3	1) 12.4 2) -81.8	1) 12.7 2) -86.4	1) 19.2 2) 7.9	1) 23.8 2) 8.4	1) 20.6 2) 8.8	1) 50.6 2) 50.2	1) 55.8 2) 55.4	1) 59.5 2) 59.1
Realistic Employment Land Supply at April 2022, ha	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36
5) Gross Need, ha 6) Net Need, ha Less Realistic Employment Land Supply = Surplus of	**1) 126.46 (surplus) 2) 215.66 (surplus)**	**1) 125.96 (surplus) 2) 220.16 (surplus)**	**1) 125.66 (surplus) 2) 224.76 (surplus)**	**1) 119.16 (surplus) 2) 130.46 (surplus)**	**1) 114.56 (surplus) 2) 129.96 (surplus)**	**1) 117.76 (surplus) 2) 129.56 (surplus)**	**1) 87.76 (surplus) 2) 88.16 (surplus)**	**1) 82.56 (surplus) 2) 82.96 (surplus)**	**1) 78.86 (surplus) 2) 79.26 (surplus)**

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
employment land or further need									

Source: BE Group, 2022

Table 49 – Model 2A: Employment Based Forecasts (Policy Off) –South Derbyshire, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	3.8	4.0	4.1	7.6	7.9	8.2	12.4	13.4	15.6
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-17.2	-18.2	-19.2	7.4	7.7	8.0	12.1	13.1	15.3
7) Gross Need, ha **8) Net Need, ha**	1) 4.9 2) -17.2	1) 5.7 2) -182	1) 5.3 2) -19.2	1) 9.8 2) 9.6	1) 10.2 2) 10.0	1) 10.6 2) 10.4	1) 16.0 2) 15.7	1) 17.3 2) 17.0	1) 20.2 2) 19.8

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Inclusive of a 5 year buffer (for positive figures only)									
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
7) Gross Need, ha **8) Net Need, ha** **Less Realistic Employment Land Supply = Surplus of employment land or further need**	**1) 41.19 (surplus)** **2) 63.29 (surplus)**	**1) 40.39 (surplus)** **2) 64.29 (surplus)**	**1) 40.79 (surplus)** **2) 65.29 (surplus)**	**1) 36.29 (surplus)** **2) 36.49 (surplus)**	**1) 35.89 (surplus)** **2) 36.09 (surplus)**	**1) 35.49 (surplus)** **2) 35.69 (surplus)**	**1) 30.09 (surplus)** **2) 30.39 (surplus)**	**1) 28.79 (surplus)** **2) 29.09 (surplus)**	**25.89 (surplus)** **2) 26.29 (surplus)**

Source: BE Group, 2022

8.65 The EMF Full Business Case included estimates of the number of jobs which could be generated by the scheme, jobs growth which would be additional to baseline employment change in South Derbyshire. The jobs would be in manufacturing, advanced logistics and various ancillary office functions. Adding these jobs to the baseline forecast models provided by Oxford, Cambridge and Experian, and allowing for factors such as displacement and additionality, provides nine further Policy On Forecasts, for South Derbyshire only, for the three forecast periods.

8.66 These are set out in Table 50 and show that, when Egginton Common is allowed for, South Derbyshire does have additional land needs of a modest 0-3 ha with Oxford Economics but a more substantial 34-42 ha with Cambridge and Experian.

8.67 However, the market assessment and reviewing the historic trends in employment change and land take up (along with uncertainties in long term forecasting generally) suggests that the labour demand forecasts underestimate employment land needs. When a comparison of past employment change over the period 1991-2021 is made, actual land take-up is generally much more than the estimate put forward by either Oxford or Cambridge, even when only sectors projected to grow are considered.

8.68 In the case of South Derbyshire, the Model 2B: Policy On forecasts are arguably more realistic as they make some allowance for local policy, but ultimately only for one strategic scheme, Egginton Common, likely to be only one of many large developments progressed in South Derbyshire to 2039-2041.

8.69 The ‘policy-on’ analysis here relates to South Derbyshire only. Whist policy-on forecasts are not provided for Derby, the reality is that the actual take up of land in the city will be influenced by policy on ‘approaches and aspirations. For example, there has been, and will continue to be, public sector involvement at Infinity Park, Becket Well and Smart Parc, as well as the recent Great British Railways HQ decision.

8.70 In conclusion, it is considered that the most appropriate forecasts are the Model 1 Take Up based forecasts for both Derby and South Derbyshire.

Table 50 – Model 2B: Employment Based Forecasts (Policy On) –South Derbyshire, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	37.9	36.9	35.8	62.0	62.2	62.5	65.1	66.0	68.3
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	37.9	36.9	35.8	62.0	62.2	62.5	64.9	65.7	68.0
3) Gross Need, ha 4) Net Need, ha Inclusive of a 5-year buffer (for positive figures only)	1) 49.0 2) 49.0	1) 47.8 2) 47.8	1) 46.3 2) 46.3	1) 80.2 2) 80.2	1) 80.5 2) 80.5	1) 80.9 2) 80.9	1) 84.2 2) 84.0	1) 85.4 2) 85.0	1) 88.4 2) 88.0
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
3) Gross Need, ha 4) Net Need, ha Less Realistic Employment Land Supply = Surplus of	**1) -2.91 (Further Need) 2) -2.91**	**1) -1.71 (Further Need)**	**1) 1.79 (surplus) 2) 1.79 (surplus)**	**1) -34.11 (Further Need)**	**1) -34.81 (Further Need) 2) -34.81**	**1) -34.81 (Further Need)**	**1) -38.11 (Further Need)**	**1) -39.31 (Further Need)**	**1) -42.31 (Further Need)**

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
employment land or further need	**(Further Need)**	**2) -1.71 (Further Need)**		**2) -34.11 (Further Need)**	**(Further Need)**	**2) -34.81 (Further Need)**	**2) -37.91 (Further Need)**	**2) -38.91 (Further Need)**	**2) -41.91 (Further Need)**

Source: BE Group, 2022

8.71 A further model, Model 3: Resident Workforce has been produced which indicates the additional employment land need from population and jobs growth scenarios which indicate that Derby and South Derbyshire will see the following jobs change:

Derby

2022-2039

- 2011 Census Based Commuting: 28,361
- 1:1 Commuting: 25,724.

2022-2040

- 2011 Census Based Commuting: 29,901
- 1:1 Commuting: 27,121.

2022-2041

- 2011 Census Based Commuting: 31,431
- 1:1 Commuting: 28,508.

South Derbyshire

2022-2039

- 2011 Census Based Commuting: 4,655
- 1:1 Commuting: 6,554.

2022-2040

- 2011 Census Based Commuting: 4,852
- 1:1 Commuting: 6,832.

2022-2041

- 2011 Census Based Commuting: 5,046
- 1:1 Commuting: 7,105.

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8.72 Method 3 converts these additional jobs, into a land requirement:

Derby

2022-2039

- 2011 Census Based Commuting: 71.8 ha

- 1:1 Commuting: 65.2 ha

2022-2040

- 2011 Census Based Commuting: 75.1 ha
- 1:1 Commuting: 68.1 ha.

2022-2041

- 2011 Census Based Commuting: 78.2 ha
- 1:1 Commuting: 71.1 ha.

South Derbyshire

2022-2039

- 2011 Census Based Commuting: 11.5 ha
- 1:1 Commuting: 16.2 ha

2022-2040

- 2011 Census Based Commuting: 11.9 ha
- 1:1 Commuting: 16.7 ha

2022-2041

- 2011 Census Based Commuting: 12.3
- 1:1 Commuting: 17.3 ha.

8.73 However, this represents the employment land requirement specifically from these extra jobs and is not a forecast of OAN for the whole Derby and South Derbyshire economy. It is not possible to compare Methods 2 (A or B) and 3 to gain a whole economy forecast given the differences in the approaches. Also, the fact that Method 2, through the forecasting, already makes an allowance for projected population change would lead to some duplication of needs.

8.74 It should be noted that the employment land OAN generated by the Model 2A: Employment Based Forecast (policy off) would be insufficient to meet the employment land needs generated by the projected population and jobs growth for Derby and South Derbyshire, as set out in Model 3: Resident Workforce Forecast above. Other forecasts, in Model 1 and 2B would allow sufficient land to accommodate the projected jobs growth.

8.75 In terms of monitoring employment land take up, a key gap historically has been in the monitoring of office stock losses, particularly in Derby.

9.0 FURTHER GROWTH OPPORTUNITIES – POTENTIAL FUTURE EMPLOYMENT LAND SUPPLY

Introduction

9.1 This section considers other employment opportunity sites which could be adopted in the Local Plans of Derby and South Derbyshire, as required and as judged appropriate by other planning factors, to meet the needs identified in Section 8.0. Any such provision would be additional to the realistic supply of existing employment land identified in Section 7.0.

9.2 The Further Growth Opportunities comprise employment candidate sites that Derby City Council and South Derbyshire District Council have received through multiple rounds of the Call for Sites process. These sites were submitted with E(g)/B-Class employment as at least one of the preferred uses listed by the respondent.

Assessment

9.3 The 43 relevant sites were appraised against their high-level constraints (accessibility, stated physical issues, etc.) informed by the Councils own Strategic Housing and Economic Land Availability Assessment (SHELAA) analyses of each site; their 'fit' with identified market demand/ability to fill a defined supply gap and potential ability to deliver premises within the next Local Plan period. Based on how well the site performs against these criteria, it is graded A-E. Grades, and resulting recommendations are set out in Table 51. The results of the site review are outlined in Table 52. Relevant sites are mapped in Appendices 15-16.

Table 51 – Grades A to E Definitions

Grade	Definition	Recommendation
A+	Site has no large-scale constraints It is well placed, and of a size, to meet *strategic* demand and attract inward investment Site is in developer control, or has other strong indications of deliverability early in the Plan Period	Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for E(g)/B2/B8 uses, and attract inward investment

Grade	Definition	Recommendation
A-	Site has some, possibly significant constraints, although these can potentially be overcome with investment It is well placed, and of a size, to meet *strategic* demand and attract inward investment Site is in developer control, or has other strong indications of deliverability in the Plan Period	Constraints raise some questions over deliverability but there remains a way forward to development if certain issues can be addressed. Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for E(g)/B2/B8 uses, and attract inward investment
B+	Site has no large-scale constraints It is well placed, and of a size, to meet *local* demand It meets defined market needs in a relevant geographic area Site is in developer control, or has other indications of deliverability early in the Plan Period	Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet local needs for E(g)/B2/B8 uses
B-	Site has some, possibly significant constraints, although these can be overcome with investment It is well placed, and of a size, to meet *local* demand It meets defined market needs in a relevant geographic area Site is in developer control, or has other indications of deliverability early in the Plan Period	Constraints raise some questions over deliverability but there remains a way forward to development if certain issues can be addressed. Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet local needs for E(g)/B2/B8 uses

Grade	Definition	Recommendation
C	Few/moderate site constraints Site could meet some local demand but: 1. Delivery of employment uses would be dependent on development of additional uses, likely housing, in a mixed-use scheme, or 2. Size and position mean that it is most likely to support the growth/relocation of a single firm	Consider for allocation to meet local needs. However: 1. If tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required 2. If take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system
D	Site constraints What demand exists primarily for lower value uses – waste, open storage, etc. Conversely, higher demand but likely insufficient to overcome site constraints. Moderate evidence that B-Class uses would be deliverable here in Local Plan Period	Low priority for E(g)/B-Class allocation. Subject to further review may suit other uses.
E	Significant site constraints Location and size offer negligible scope for meeting local demand or supply gaps Significant barriers to delivery	Do not allocate for E(g)/B2/B8 uses.

Source: BE Group, 2023

Table 52 – SHELAA (Call for Sites) Site Review Summaries

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
Derby								
DER/0289	Land South of Chequers Road/Land to the rear of the Cattle Market, Chequers Road	Site comprises two parcels of land, including the Chaddesden Quarry site (operated by Lafarge Tarmac) to the east and a further raised platform to the west. The whole site is located within the Lower Derwent Valley Green Wedge.	10.81	Employment and other commercial development	• East of the site appears still in use for aggregate storage and processing • The site as a whole has been identified as Green Wedge in successive Local Plans • The site is located within Flood Zone 3 • Irregular shape • The site is potentially contaminated having previously been used for landfill • Existing access is via a narrow road off Chequers Road. Assess is bounded by other uses/ownerships so could be difficult to widen and enhance • There is a public right of way crossing the site leading from the riverside to Chequers Road. • The site is also identified as an area for open recreation under saved policy L5.	The site has reasonable links, via Chequers Road to the main A52/A61 junction. It falls into a mostly industrial area, albeit with a lot of properties in trade/motor trade use. The site would suit a development of mid-large size B2/B8 units which are in demand. However, the backland nature of the site, limited access and other constraints will limit its attractiveness to occupiers and developers.	The site has significant constraints in terms of access, flood risk, shape in places, likely contamination, designation for open recreation and its position within the Lower Derwent Valley Green Wedge. It is understood this last designation makes the site unsuitable for significant built development. Unless the site promotors can provide a plan for how these constraints can be mitigated this site does not appear developable for E(g)/B-Class uses.	D
DER/279	Former Ram Arena, Raynesway	Former sports ground located to the east of Raynesway, north of the River Derwent, opposite Alvaston and Boulton Cricket Club. A loop of the River Derwent also forms eastern boundary of the site. A number of ancillary sports buildings have been demolished at the southern end of the site. Surrounding uses to the north are generally commercial / industrial in nature.	2.94	Employment and other commercial development	• The site is located within the Lower Derwent Valley Green Wedge, a previous application for B8 open storage here (App. No. (08/15/01081) was refused in 2016 due to concerns about adverse impacts on the Green Wedge and flooding. A revised proposal	The site is prominently located off the A5111 and represents a logical extension to the industrial estate to the north. It would suit a local scale development of industrial or warehouse units, properties which are in strong demand. Alternatively, the site could meet the needs of a single business. The site could be	A prominent site next to established industrial areas, however, site promoters would need to show that access can be viably provided, and flood risk mitigated. If those can be it would then be for the Council to confirm it is able to lift the environmental designations which have previously prevented	D (increasing to C if constraints can be addressed)

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					(04/17/00557) with a smaller development area was refused at appeal for the same reasons • The site is located within Flood Zone 3 • The site abuts the River Derwent which is a nature conservation area. • The site would need to be accessed from A5111 Raynesway dual carriageway, could be a costly investment relative to the amount of land it would open up, although the landowner has suggested that access could be taken through the British Car Auctions site to the north.	attractive to a range of firms seeking growth but occupiers and developers would need confidence that access could be viably provided, and that policy designations could be removed before they would invest here.	development here. Only if those things can be achieved is the land likely to be of interest to developers and businesses and can be seen as deliverable. The scale of the site means that it would likely meet local needs only.	
DER/318	Infinity Park Extension, Land to south of Sinfin Moor Lane	Site comprises flat, open agricultural fields	14.45	Employment and other commercial development	• The site is located in the Sinfin Green Wedge • The majority of the site is identified for its nature conservation value, part of which is a local nature reserve. • Part of the site is identified as proposed public open space • There is a line of trees running north to south acting as a field boundary • Multiple ownerships • The site is located within Flood Zones 2 and 3 • The site cannot currently be accessed and would be reliant on the	The site is an identified expansion site for Infinity Park, a focus for major investment and market interest for all types of employment premises in the city.	It is understood the alignment of the SDITL will not significantly open up this land. The land in question is now likely to be utilised as part of the landscape / green infrastructure strategy for Infinity Park and does not require an employment designation	E

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					implementation of the Southern Derby Integrated Transport Link (SDITL)			
N/A	Land at Breadsall Hilltop (Area B)	Linear area of scrubland, east of the A61, sloping in places. Part of a larger site extending north east to Breadsall in Erewash District.	12.18 (of which approx. 6.5 falls into the City Boundary)	Employment and retail	• The site is located in the Green Wedge • Areas of woodland in site and adjacent • Public footpath to the east • Much of the site slopes to the west • Comparatively narrow linear site. Approx. 100 metres wide across much of its length	Site is prominently located on the A61 a main gateway route into the city from the north and the A38.There are some E(g)/B-Class uses adjacent, across the A61, but the bulk of the commercial premises along this stretch of the A61 are retail, leisure or wholesale in nature. The area has seen limited recent employment development and has not been highlighted by stakeholders as an area of particularly strong demand for E(g)/B-Class uses.	Site could support some smaller industrial or warehouse uses, which would be in demand, but the size and linear shape of the site would limit the size of units which could be delivered here. The need to exclude areas of high environmental value from development may also significantly reduce the net developable area, as might the sloping nature of at least parts of the site.	D
South Derbyshire								
002	Land at John Street, Church Gresley	Vacant site, former clay workings	1.90	E(g)/B2/B8	• Trees onsite • Partly in flood risk area • Some bad neighbour uses adjoin	Site links to the main existing employment areas of Church Gresley, which have seen resent and ongoing market investment. It would suit a local scale development of industrial or warehouse units, properties which are in strong demand. Alternatively, the site could meet the needs of a single business. Main market barrier is likely to be the fact that the site lacks prominence on Main Street and is behind some low value uses.	Plot of relatively unconstrained land on the edge of an established and growing local employment cluster. There appear to be no significant barriers to the delivery of a local scale industrial or warehouse scheme here. There may also be the opportunity to access the site from the newly completed Hepworth Road as part of a wider redevelopment scheme for the area.	C
007	West of Main Street, Egginton	Vacant farm buildings	0.33	E(g) Office or Residential	• Trees onsite • Parts of the site are in Flood Risk Zones 2-3b. Flood defences in area • Close to Egginton Brook Local Wildlife Site	Rural site distant from any established employment cluster and from any other offices. Access to the A38 is reasonable and the site enjoys prominence in the local context but this small plot is unlikely to be of strong	Small, rural plot with some constraints. It might be deliverable to meet a specific local requirement but is unlikely to attract the external investment interest which would otherwise be needed to ensure delivery for	D

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					• Limited local public transport	interest to investors outside of Egginton. South Derbyshire as a whole only has a limited local office market.	offices. If a development was proposed here, it is likely it could be delt with through farm diversification/rural growth policy rather than a specific employment land allocation.	
020	Old Shardlow Nurseries, London Road, Shardlow	Former agricultural nursery, currently vacant	6.64	E(g)/B2/B8 or Residential	• Trees onsite • Parts of the site are in Flood Risk Zones 2-3b • Heritage assets nearby	Shardlow is a small settlement but occupies a very strategic location in the A50 Corridor, close to the M1. It is already home to major local employer Labcorp and the successful office/workshop scheme at Sharlow Wharf. The A50 is a focus for market demand in South Derbyshire for industrial and particularly warehouse uses. This site could meet some needs in the corridor although the limited amount of land likely to be available, net of flood mitigation, and the capacity of London Road will likely mean that any warehousing developed here would be of a local scale only. It is also understood that there is developer interest in this site, but it is not clear if this is from commercial developers or housebuilders. Certainly, a previous Outline planning application was made for homes here, but later withdrawn (App. No. 9/2014/126).	Delivery would be dependant on whether flood risk issues can be successfully mitigated here, and this would need to be confirmed before any allocation is made in the Local Plan. Assuming suitable mitigation can be provided this site could make a useful local allocation for B2/B8 uses. There would need to be confirmation that the landowner was genially interested in providing E(g)/B-Class uses here and not just housing, though.	C
024/067/198	Land south of Uttoxeter Road, Foston	Agricultural land	7.98	E(g)/B2/B8 or Residential	• Trees onsite, some TPOs • Multiple ownerships • Irregular shape	Site sits on the edge of Dove Valley Park, a strategic B2/B8 employment area and focus for major investment into the district. The A50Corridor more generally is a focus for market demand in South Derbyshire for industrial	Assuming development is not blocked by the TPOs, this site represents an unconstrained growth opportunity for Dove Valley Park, with strong A50 access. There would need to be confidence that the promoters	B-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						and particularly warehouse uses. Site could represent a modest but useful expansion opportunity for Dove Valley Park although more substantial opportunities do exist, to the north and east of the existing Park, under developer control. . It is also understood that there is developer interest in this site, but it is not clear if this is from commercial developers or housebuilders. There have been historic applications for housing here, two in 2001, both refused.	genuinely wished to deliver employment uses here though, not just housing. Consideration should also be given to other development opportunities which exist around Dove Valley Park, where land is already under developer control.	
026	High Cross, Linton Heath	Agricultural land	0.73	E(g)/B2/B8 or Residential	• Community Centre adjacent • Trees onsite	Site is well located on the A444, with some solus E(g)/B-Class businesses nearby but otherwise falls outside of the core Swadlincote market area. Site might meet a specific business requirement, especially from a company needing main road prominence but may otherwise struggle to attract more significant developer investment.	Site is deliverable but peripheral position and limited critical mass of nearby companies means that it may struggle to secure market interest.	D
051	Land adjoining Gorsey Lane, Netherseal	Agricultural land	20.99	E(g)/B2/B8	• Trees onsite • Heritage assets nearby	Off the A444, with a small industrial estate nearby but otherwise in a rural area, distant from the A50, A38 or Swadlincote foci of market demand. In principle, could support an industrial or warehouse development but questionable if the market would be interested in a substantial development in this rural location.	Site is deliverable but peripheral position and limited critical mass of nearby companies means that it may struggle to secure market interest.	D
055	East of Swarkestone Road, Chellaston	Agricultural land	2.93	E(g)/B2/B8	-	Site sits in a very strong location off a major junction of the A50 and close to the edge of Derby.	A well located, unconstrained and deliverable site. The main issue is that it falls onto the rural	B+

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						The A50Corridor more generally is a focus for market demand in South Derbyshire for industrial and particularly warehouse uses, while good quality office uses have been delivered to the north of the junction.	side of the A50, so development here would represent an extension into the countryside. Subject to other considerations, this would make a valuable local employment site. The plot is comparatively small however, and could be linked to SHELAA Site 061, to the east or 057 to the west, to deliver a more substantial growth opportunity.	
057	Land north west of Swarkestone Road, Chellaston	Agricultural land	13.53	E(g)/B2/B8	• Trees onsite • Gas pipeline within site • Parts of the site are in Flood Risk Zones 2-3b	Site sits in a very strong location off a major junction of the A50 and close to the edge of Derby. The A50Corridor more generally is a focus for market demand in South Derbyshire for industrial and particularly warehouse uses, while good quality office uses have been delivered to the north of the junction	A well located but constrained site. The main issue is that it falls onto the rural side of the A50, so development here would represent an extension into the countryside. Subject to other considerations, this would make a valuable local employment site. Linkage to other SHLAA sites to the east – 051 and 061 – would deliver a more substantial growth opportunity	B-
061	Land to the East side of Swarkestone Road, Spring Farm, Chellaston	Agricultural land, farm buildings, farm house	38.56	E(g)/B2/B8	• Trees onsite • Substantial farm on site	Site sits in a very strong location off a major junction of the A50 and close to the edge of Derby. The A50Corridor more generally is a focus for market demand in South Derbyshire for industrial and particularly warehouse uses, while good quality office uses have been delivered to the north of the junction	A well located, modestly constrained and deliverable site. The main issue is that it falls onto the rural side of the A50, so development here would represent a large extension into the countryside. Subject to other considerations, this would make a valuable local employment site. Linkage to other SHLAA sites to the west – 051 and 057 – would deliver a more substantial growth opportunity	A-
090 (including 137)	Infinity Garden Village, Land between Sinfin and	Predominantly agricultural land	293.56 (of	Residential and E(g)/B2/B8	• Full site includes Regionally Important Geological Site	Site sits in a very strong location off a major junction of the A50	Outline consent is being sought on the west of the site for *"up to*	A-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
	Chellaston (Including Land East of Deep Dale Lane, Derby)		which consent is being actively sought on 21 for E(g)/B-Class uses and another 30 ha is protected under Local Plan Policy E4, with potentially still more available)		and Derby Canal Local Wildlife site • Trees onsite • Multiple ownerships • Parts in Flood Zones 2-3 • Farm buildings on the site	and close to the edge of Derby. The A50Corridor more generally is a focus for market demand in South Derbyshire for industrial and particularly warehouse uses. In the longer term, and assuming the relevant accesses can be delivered, the site would link to Infinity Park Derby (IPD) where a range of strategic high tech and innovation facilities are being delivered with mixed public and private support giving a critical mass of premises and businesses, which this site can build upon.	*1,850 dwellings, a two-form-entry primary school, a local centre (including community hall, retail & other local services & facilities), public house, drive-through restaurant, petrol filling station, strategic highway infrastructure (including new junction with the A50), along with associated road links…"* (App. No. DMPA/2019/1097). If consented, this development would provide a new access off the A50, opening up the wider site and allowing delivery of the link road through to IPD Separately consent is being sought on Site 137, for 51,100 sqm of employment floorspace along with related road links, by land promoter Hallam Land Management (App. DMPA/2019/1091). Neither application had been approved at the time of writing, but together they give a way forward to open up the employment site for development and provide a link through to Infinity Park Derby. The main junction and link road from the A50 to Infinity Park Derby has already obtained a planning consent and received a £50 million award from the Levelling Up fund. This forms part of Infinity Garden Village and South Derby Growth Zones proposals, opening up 30 ha of land in South Derbyshire for development. The Link Road is	

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
							programmed to deliver in 2024/25. Development would provide a useful linking site between the A50 and IPD, benefiting from both strategic road access and links to the growing critical mass of premises being brought forward to the north.	
096	Access 50 (Previously Axis 50), Willington	Agricultural land	31.50	B2/B8 and Ancillary offices	• Trees onsite • Farm buildings on the site	Site is located immediately south east of the A50/A38 Junction, with good access to that Junction via the B5008. The A38/A50 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here, comparable to those proposed in the planning application. In particular there is a need for sub 10,000 sqm premises to meet local and strategic needs. The A50/A38 Junction is a particular focus for market interest including Egginton Common proposals to the west, building on the nearby presence of Toyota.	Outline consent is being sought for up to 100,000 sqm of B2/B8 (App. No. DMPA/2019/0948). Proposals are for 11 units ranging from 1,490 sqm to 23,744 sqm in size. The space would be three quarters B8 (75,000 sqm) and one quarter B2 (25,000 sqm). Site is largely unconstrained and application is from a developer, Brackley Property Developments, with capacity to deliver the scheme quickly, if consented.	A+
117	Land at Mercia Marina, Findern Lane, Willington	Car park and buildings in an active marina	0.26	Office, Retail, Catering	-	Mercia Marina is identified by stakeholders a key office location and a focus for E(g)(i) demand in South Derbyshire. The site owners have recently submitted a planning application for 14 dwellings and 675 sqm of net new retail space (App. No. DMPA/2022/0270). They	The provision of further office space at Mercia Marina would be desirable given the success of existing facilities but may not be supported in the short term by market conditions and owner aspirations. As the Marina is already identified as an Employment	B-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						indicated, in that application, that demand for further office space here is constrained by changing working practices, i.e., the shift to homeworking, and the extensive supply of offices already in the location.	Area it is not clear if a specific employment land allocation would be necessary here or if individual planning applications could be considered on their individual merits.	
120	Land south west of Micklemeadow B	Agricultural land	5.50 (1.40 for employment uses)	Residential and E(g)/B2/B8	-	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. This site is distant from other existing employment areas however and falls into a mostly residential area of Derby. The small amount of employment land proposed, 1.40 ha, could only support a local scheme of B2 or B8 uses however.	Site is unconstrained and would be deliverable. However, proposals are for a mostly residential scheme so assessments would need to confirm if the housing element is also appropriate and deliverable.	C
130	Land south of the A50 (Strategic Rail Freight Interchange)	Mostly agricultural land although the site also accommodates a wastewater treatment facility and an in-vessel composting facility. Additionally, there are three houses on the site and vacant land which has been used for intensive sludge sewage disposal	255	B8 and Rail Freight	• Regionally Important Geological site within the area • Ash Grove Lane Local Wildlife site with 100 metres • Areas of woodland, some with TPOs • Areas of contamination from previous uses	Site is located immediately south west of the A50/A38 Junction. The A38/A50 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site falls into the East Midlands Freeport, as designated in 2021, with tax and customs benefits. Development proposals are supported by Toyota as development would give Toyota the opportunity of securing a rail access to its plant to the north. Toyota's Burnaston site is one of	Landowner Severn Trent have been working with developer Goodman for some years to deliver a scheme. This site now falls within the Freeport. The East Midlands Freeport (EMF) was announced as a successful Freeport bid by the UK Government in March 2021. Its Outline and Full Business Cases have since been approved. Planning consent will now have to be secured, and this could take some 2 years. It is expected to progress as a Development Consent Order.	A-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						the few Toyota plants without a rail access. While this development may take some potential occupiers from competing logistics schemes in Derby and South Derbyshire, in practice most businesses which locate here will be specialist in nature, seeking a rail linked site and/or direct proximity to Toyota. Accordingly, its development should not significantly impact demand for more general B2/B8 space elsewhere in the sub-region.	Development at Egginton Common is expected to include a strategic rail freight interchange and Toyota logistics facilities. Partners are also seeking to secure other B2/B8 occupiers for the site, potentially including supply chain manufacturing for Toyota. The site has capacity for some 482,200 sqm of premises. Employment development would take place north of the railway, with land to the south of the railway held for environmental mitigation.	
136	Land south of Mickleover	Agricultural land	168 (3.50 ha of B2/B8)	Residential and B2/B8	• Trees onsite • Multiple ownerships	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. This site is distant from other existing employment areas however. The small amount of employment land proposed, 3.50 ha, could only support a local scheme of B2 or B8 uses however. Additionally, at this time, no information is given as to where in this very large site the 3.50 ha would be delivered and what its relationship to the strategic road network would be.	The 3.50 ha of employment land would ultimately form a very small part of a much larger housing-led scheme which would also require substantial infrastructure investment. Deliverability thus needs to be measured across the wider scheme.	C

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
138	Willington Power Station	Former power station and associated works	91.0	E(g)/B2/B8 and Residential	• Sports Ground Marsh Local Wildlife Site within the area • Within 100 metres of Willington Railway Pond No. 2 and Willington Grassland Local Wildlife sites • Woodland on the site • Foundations of buildings on site, cooling towers on site • Operational substation on the site • Potential contamination from previous use	Site is within the core A50/A38 Corridor area, a focus for industrial and warehouse demand. However, land is more distant from those strategic roads than some other options, with the most direct access, west along the A5132 passing through the Willington settlement area.	Historic power station. Most former power station buildings have now been now cleared apart from cooling towers and an operational substation. The site was owned by Calon, however, that company went into administration and the ultimate owner is now a private bank. Its plans for the site are unknown at this time. The land has rail access adjacent, but more limited road access. Considerable highways investment would be required to deliver an employment development here, while the need to clear the remaining power station infrastructure will add further abnormal costs to any scheme. It is therefore not clear if an employment scheme is viable and deliverable here and further evidence would need to be provided, on this matter, before any employment allocation was considered here for the next Local Plan.	D
150	Talbot Farm, 75 Derby Road, Hilton	Low grade employment land in open storage use	0.80	E(g)	• Trees onsite, TPOs in area	Established employment area with multiple unimplemented consents for nine E(g)(iii) light industrial units here. – (App. Nos.9/2019/0299 and DMPA/2020/0156). A small site but very prominently located at the gateway to Hilton from the A50 Junction. It benefits from falling within the A50 Corridor	Site already identified as a low grade local employment area. Its value would increase significantly if one of the consented schemes was implemented. There are no strong barriers to scheme delivery. As the site is already identified as an employment area, at least in Council	B+

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						Area, a focus for industrial and warehouse demand in South Derbyshire and being a prominent local growth site for Hilton which is a focus for the local industrial/warehouse market in the district.	monitoring, no change of Local Plan designation appears necessary.	
152	Bonehill Farm, Etwall Lane, Burnaston	Agricultural land	43.72	E(g)/B2/B8, Residential, Retail, Community facilities, Sports/Leisure	• Multiple ownerships • Trees onsite • Farm buildings on site • Gas pipeline at south of site • Pylons cross the site • Mobile phone mast in south east corner of site	Site enjoys a reasonable position on the A516, on the edge of Derby and close to the A516's junction with the A38. This is a strong although not exceptional position on the prime transport corridors of the district. The site would likely attract interest from industrial and warehouse businesses and developers although less so than sites with more immediate A38/A50 access. This site is also distant from other existing employment areas. The site would be large enough to support a larger local or smaller strategic scale B2/B8 scheme, particularly if combined with neighbouring sites.	Large site in a reasonable position on the strategic road network but likely to be of secondary importance to sites more directly positioned on the A38 and A50 Corridors. Site constraints could be overcome but an access onto the A516 Dual Carriageway would also need to be agreed for the site to be deliverable. It is also assumed that any development here would take in Sites 155-156 to the west.	B-
154	Liberty Farm, Burnaston	Agricultural land	1.62	E(g)/B2/B8 and Residential	• Irregular L-shaped site • Constrained access off Findern Lane • Gas pipeline at south of site	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. However, this site is of a small size (particularly if 50 percent or more is developed for housing), irregular shape and accessed via a narrow rural road. Thus, in its present form this site is unlikely to be attractive to businesses, except	Small, irregularly shaped site with limited access and other constraints. By itself it would not be particularly attractive to businesses and deliverable, other than as expansion land for the neighbouring business. A deliverable opportunity here would likely also need to include site 159 to the east.	D

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						possibly for the expansion of the neighbouring business, Yusen Logistics.		
155	Land at Bannell's Lane and Etwall Road, Mickleover	Agricultural land	10.80	E(g)/B2/B8, Residential, Retail, Community facilities, Sports/Leisure	• Trees onsite • Gas pipeline at south of site • Pylons cross the site • Farm buildings on site	Site enjoys a reasonable position on the A516, on the edge of Derby and close to the A516's junction with the A38. This is a strong although not exceptional position on the prime transport corridors of the district. The site would likely attract interest from industrial and warehouse businesses and developers although less so than sites with more immediate A38/A50 access. This site is also distant from other existing employment areas. Individually the site is only large enough to meet local needs but it is assumed it would be combined with adjoining sites to provide a larger allocation.	Large site in a reasonable position on the strategic road network but likely to be of secondary importance to sites more directly positioned on the A38 and A50 Corridors. Site constraints could be overcome but an access onto the A516 would also need to be agreed for the site to be deliverable. It is also assumed that any development here would take in Sites 152 and 156 to the east and north.	B-
156	Land lying on the north east side of Bannell's Lane, Mickleover	Agricultural land	20.24	E(g)/B2/B8, Residential, Retail, Community facilities, Sports/Leisure	• Existing access is via a narrow farm track – Bannell's Lane • Trees onsite •	Site enjoys a reasonable position on the A516, on the edge of Derby and close to the A516's junction with the A38. This is a strong although not exceptional position on the prime transport corridors of the district. The site would likely attract interest from industrial and warehouse businesses and developers although less so than sites with more immediate A38/A50 access. This site is also distant from other existing employment areas. Any development would need to include Site 155 which provides the A516 frontage.	Large site in a reasonable position on the strategic road network but likely to be of secondary importance to sites more directly positioned on the A38 and A50 Corridors. Site constraints could be overcome but Site 156 is not deliverable unless Site 155 which provides the A516 frontage was also opened up for development, also likely site 156 to the east. Access onto the A516 would also need to be agreed	B-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
158	Land to the north of New Buildings Farm, Burnaston	Agricultural land	42.7	Residential and E(g)/B2/B8	• Trees onsite • Site sits in the middle of agricultural area with limited existing infrastructure links to the strategic road network • Gas pipeline at south of site • Pylons cross the site	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. This site is distant from other existing employment areas however and appears somewhat 'marooned' in the middle of a large area of agricultural land. It would require linked development back to the A38 or A516 to deliver. Additionally, it appears that employment would comprise a small element of the scheme, located in the south and meeting local needs only. Again, there would need to be considerable investment in road infrastructure to link this site to the A38.	The employment land would ultimately form a very small part of a much larger housing-led scheme which would also require substantial infrastructure investment. Deliverability thus needs to be measured across the wider scheme.	C
159	New Range Farm, Burnaston	Agricultural land	15.38	Residential and E(g)/B2/B8	• Trees onsite • Site sits in the middle of agricultural area with limited existing infrastructure links to the strategic road network • Gas pipeline at south of site • Pylons cross the site	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. This site is distant from other existing employment areas however and appears somewhat 'marooned' in the middle of a large area of agricultural land. It would require linked development back to the A38 to deliver, including site 154.It is also not clear what element of the land would ultimately be developed for	The employment land may form part of a larger housing-led scheme, all of which would require substantial infrastructure investment. Deliverability thus needs to be measured across the wider scheme. Alternatively, the employment land would only allow the expansion of the neighbouring business Yusen Logistics.	C

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						employment and what for housing.		
161	Land to the east of the A38 and south of Doles Lane, Findern	Agricultural land plus derelict services off the A38	5.80	Residential or E(g)/B2/B8	• Trees onsite, blanket TPOs across parts of site	Site enjoys a strong position on the A38, on the edge of Derby. The A38, close to the A50 is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. This site is distant from other existing employment areas but would be large enough to support a local scale B2 or B8 development.	If an appropriate access arrangement off the A38 can be agreed, if the TPOs across the site can be addressed and a development in this rural location were judged appropriate through the planning system, development of a local scale industrial or warehouse scheme would likely be achievable here.	C
162	Land north east of the A38 A50 Toyota junction, Findern	Agricultural land and farm buildings	41.00	Residential or E(g)/B2/B8	• Trees onsite • Agricultural buildings onsite • Public footpaths cross the site • Potential areas of high flood risk on site	Site enjoys a strong position at the A38/A50 Junction. The A50/A38 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site is well linked to the adjacent Toyota facilities and the Egginton Common growth area.	Land under option with developer St Modwen. No firm plans to take this forward, but it would be considered for B2/B8 development once the existing St Modwen Park, Derby development was completed.	A-
164	Land at the former Hilton Depot (east), south of The Mease, Hilton	Mostly cleared undeveloped land	6.37	Residential or E(g)/B2/B8	• Electricity pylon on site frontage • Frontage also includes a water treatment facility owned by Severn Trent Water • Woodland to the south • Trees onsite, some with TPOs • More than 30 percent of the site is in Flood Risk Zones 2-3	The north and east of the site is already identified as employment land under employment site 14: Former MoD Depot, Hilton (See Section 7.0). Land links to the main established local employment area of Hilton, a focus for recent investment and development in industrial and warehouse sectors, and now home to a number of high value businesses. The land would represent the most logical site in Hilton to accommodate future	The land is partly under the control of developer St Modwen, Land has Outline consent with all matters except access reserved for future approval for a mixed used development comprising up to 485 dwellings, employment units for use as offices and/or light industry, general industry and/or storage or distribution, primary school, community facilities including doctors, dentist and/or creche, retail and other service uses consisting of financial and professional services,	C

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						growth, investment and the expansion of existing uses.	restaurants and cafes and/or hot food takeaways and assembly and leisure along with associated access, parking, footpath/cycleways, public open space including allotments, landscaping and other infrastructure (App. No. 9/2013/1044). 24,450 sqm of non-residential space proposed. The housing is under development as Hilton Valley No identified development plans on the remaining land. It is likely that the developer will seek a majority housing development on the site, given what has been developed to the west, but the site remains a good opportunity site for E(g)/B-Class development in Hilton, if an appropriate scheme can be agreed.	
167	Kings Newton Lane Part 1, Kings Newton	Greenfield land and farm buildings	1.80	Residential or E(g)/B2/B8	• Trees onsite. TPO cuts across the site, although development may not affect it • Farm butchery on site • Existing access is via a narrow, tarmacked farm track	Site is located off a main road to the immediate north of Melbourne. Generally, a rural site, distant from the existing employment areas. Stakeholders do not identify a strong need for more employment premises in Melbourne.	Site, alongside site 168, represents a modest rural development opportunity. Potential to build on the Farm Butchery already on the site with more workspace and possibly craft units. No detailed 'way forward' for delivery set out however. Narrow access road would be a barrier to the delivery of a E(g)/B-Class scheme of any significance, however.	D
168	Kings Newton Lane Part 2, Kings Newton	Agricultural land	1.52	Residential or E(g)/B2/B8	• Trees onsite. TPO cuts across the site, and TPO tree on southern boundary	Site is located off a main road to the immediate north of Melbourne. Generally, a rural site, distant from the existing employment areas. Stakeholders	Site, alongside site 167, represents a modest rural development opportunity. Potential to build on the Farm Butchery already on Site 167	D

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					• Existing access is via a narrow, tarmacked farm track	do not identify a strong need for more employment premises in Melbourne.	with more workspace and possibly craft units. No detailed 'way forward' for delivery set out however. Narrow access road would be a barrier to the delivery of a E(g)/B-Class scheme of any significance, however.	
169	Trent Lane, Kings Newton	Agricultural land	1.87	Residential or E(g)/B2/B8	• Access is via a very narrow rural road • Site within a historic landfill buffer • Heritage and landscape assets nearby • Site in multiple ownership	Rural site on the edge of the small settlement of Kings Newton, close to Melbourne. Some existing employment areas in the vicinity, most notably Newton Self Storage, but these offer only modest critical mass of nearby businesses. Stakeholders do not identify a strong need for more employment premises in Melbourne.	The very narrow nature of Trent Lane in this area would be a significant barrier to HGV access and an E(g)/B-Class scheme of any significance does not appear to be deliverable here.	E
172	Derby Airfield (SE), Egginton	The site is largely greenfield with some previously developed land.	1.43	E(g): Aviation Research & Development, visitor centre and training school, heritage exhibition centre	• Access is via the unsurfaced/poorly surfaced roads of Derby Airfield	Rural site, completely separate from the existing employment areas of Hilton to the north. Does not link to any area of particular market demand. However, proposals here appear to primarily concern expansion of existing Airfield, mostly for education and leisure uses, and relate to that specific market.	Rural site, some distance from the main road and not linked to any other existing employment areas. Development would likely require considerable improvements to the access roads within Derby Airfield. Proposals relate to the expansion of operations of the existing Airfield, however, and could be delt with on a case by case basis through individual planning applications rather than requiring any allocation in the Local Plan.	D
173	Derby Airfield (SW), Egginton	Agricultural land	4.30	E(g)/B2/B8, Power generation and battery storage	• Adjacent to Egginton Junction Gravel Pit Local Wildlife Site • Trees onsite	Rural site, completely separate from the existing employment areas of Hilton to the north. Does not link to any area of particular market demand.	Rural site, some distance from the main road and not linked to any other existing employment areas. Development would likely require considerable improvements to the access	D

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					• Access is via the unsurfaced/poorly surfaced roads of Derby Airfield		roads within Derby Airfield, some 700 metres in length, a sizable investment which may impact on scheme viability.	
185	Land at Colliery Lane, Linton	Agricultural land	3.96	Residential, retail, community uses, business and industry	• Trees onsite • Multiple ownerships • Constrained access, both to the south via the narrow Colliery Road or to the east where the site sits behind housing	Site has reasonable links to the A444 but is primarily a rural site distant from the main existing employment areas of Swadlincote, a focus for market interest in South Derbyshire. Any E(g)/B-Class uses developed here would primarily serve the economy of Linton.	Primarily a rural site, some distance from Swadlincote its deliverability, for employment uses at least would be dependent on demand in Linton and the surrounding rural area which is unlikely to be extensive. If land is needed, options closer to Swadlincote/A444 Corridor would take priority over this site.	D
190	Land adjacent to Fourways, Little Derby Hill, Burnaston	Agricultural land	1.67	E(g) offices, research and development, light industry	• Trees onsite • House adjacent • Little Derby Hill road narrow and unsurfaced • Public right of way passes through site	Site enjoys a strong position on the A38, close to the A38/A50 Junction. The A50/A38 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site is immediately north of the Toyota facility, but it is not identified as being required by Toyota and would likely be too small to accommodate a significant company within Toyota's supply chain.	Site is well located overall and would suit a smaller business looking for a prominent A38 location. However, the immediate access on Little Derby Hill Road would require significant investment which could impact on viability. The adjacent house would also be a barrier.	D
192	Land North West of A516, north of Hilton	Agricultural land	6.50	B2/B8	• Includes area of woodland in north	Site enjoys a strong position on the A516, close to a junction with the A50 and north of Hilton. The A50/A38 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site is adjacent to the successful Badger Farm scheme of rural offices and workshops. The site could represent an expansion of	Largely unconstrained area of greenfield land on a main A-Road corridor. Subject to agreeing access arrangements a B2/B8 development, likely of a local scale, would be deliverable here.	B-

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
						Badger Farm, but proposals seem to be for larger B2/B8 units.		
195	Land at Cadley Lane, Castle Gresley	Agricultural land	33.39 (4.90 ha proposed for employment land)	Residential and E(g)/B2/B8	• Housing adjacent • Cadley Hill Railway Area Local Wildlife Site adjacent • Woodland on site • Some land in Flood Risk Zones 2-3	Site is located west of the main existing employment areas of Swadlincote, with direct access onto the A444 from the existing roundabout. Swadlincote is identified as a focus for local industrial, warehouse and office demand, with development underway on sites to the east for mostly industrial premises.	Site would be well placed to meet some local level industrial and warehouse needs, particularly if the employment land was delivered close to the A444, to benefit from the critical mass of existing modern premises to the east. If marketed the site would likely attract developer and business interest. The proximity of existing housing would be a barrier to development, however, and the wider mixed-use development would, if delivered, represent a sizable expansion of the Castle Gresley/Swadlincote settlement area west of the A444. The impacts of this would need to be considered further before allocation was made in the Local Plan.	C
199	Land at Aston Lane, Shardlow	Agricultural land	6.16	Residential or E(g)/B2/B8	• More than 30 percent of the site is in Flood Zones 2-3 • Housing adjacent	Site falls into the A50 Corridor. The A50/A38 Corridor is identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site is somewhat distant from an A50 junction however and in the backlands, in terms of Shardlow. It does not link strongly to the other existing employment areas of the town.	Site has some constraints which may limit the developable area. Its development would represent a sizable extension of the Shardlow settlement area, into the countryside. Some portion of the site would be deliverable however, likely meeting local needs.	C
200	Cowlishaw, Shardlow	Agricultural land	1.59	Residential or E(g)/B2/B8	• More than 30 percent of the site is in Flood Zones 2-3	Site falls into the A50 Corridor. The A50/A38 Corridor is	Flood risk may make this site, which is smaller than Site 199,	D

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					• Housing adjacent	identified as the prime employment corridor of South Derbyshire, with strong demand for industrial and warehouse uses here. Site is somewhat distant from an A50 junction however and in the backlands, in terms of Shardlow. It does not link strongly to the other existing employment areas of the town.	undevelopable. The need to provide a buffer against housing, may also limit development. Otherwise, site would represent a modest expansion of the Shardlow settlement area, into the countryside.	
211	Former Drakelow Power Station	Former Power Station, Vital Energi (Energy from Waste plant), solar farm, National Grid, Drakelow Nature Reserve	193 (68 of gross developable land)	B2/B8	• Contamination from historic power station uses • Woodland within the site • Drakelow Nature Reserve to the north-east (within site boundary). • Part in Flood Zone 2, part in Flood Zone 3 from River Trent • Approximately 2.9 ha of Drakelow Wildfowl Reserve Local Wildlife Site is within the site boundary. Two other Local Wildlife Sites within 1 km • Various other sites of potential ecological value • Gate Piers at Drakelow Lodge entrance to former Power Station – Grade II listed. Other Grade II listed buildings nearby • Foundations of various cleared buildings on site • Various access constraints. A barrier to development is the current Bailey Bridge over the River Trent at Walton-On-Trent, the main	At present, the site is somewhat isolated. Improved road access to the A38 and Burton-Upon-Trent would be key to linking it to the A38 Corridor which is a focus for strategic industrial and warehouse demand and allowing the delivery of a B2/B8 scheme of regional significance. Even with this improved access, the scheme may be too distant from the A38 and lack prominence to compete for some major B2/B8 requirements. This would be particularly true if more prominent competing schemes were delivered in Egginton Common and at Dove Valley Park. It would be well placed to compete for larger requirements from Burton and Swadlincote, however.	Development plans are being actively progressed by owner E-On. Cushman and Wakefield are preparing a masterplan on the site, informed by site assessments which are ongoing. Plans would see 68 ha of gross developable land, delivered for 230,000 sqm (2 million sqft) of mostly B2/B8 uses, in units of 1,000-50,000 sqm each likely focused towards the strategic industrial/logistics sectors. This scheme is subject to ongoing viability testing regarding the identified constraints. Assuming no major barriers to viability are identified, E-On hope to deliver a B2/B8 scheme relatively rapidly, through developer partners. A start point would be dependent on when the new bridge across the River Trent at Walton-On-Trent was delivered. It is assumed this will come forward in 2023. After that E-On will look to	B- (potentially increasing to A- with transport investment)

Ref	Site Name/ Address	Site Description	Size, ha	Proposed Use(s)	Constraints	Market 'Fit'/Supply Gap Filled	Deliverability	Grade
					access between Drakelow and the A38. A new bridge is to be provided, funded and delivered by the adjacent Countryside housing developments. This will provide sufficient capacity for the employment scheme as well. • Availability of Power – National Grid infrastructure remains on site/ leased to E-On, plus on-site power generation. Need connection agreements to ensure sufficient power is retained on site		contract for developer partners. Then assuming a 10-year development programme There are existing energy generation facilities on site including a solar farm and an energy from waste facility under construction (due to complete Q1 2023).	
214	Hay Lane, Foston	Agricultural land	3.15	General Industrial and Warehouse (Use Classes B2/B8) Trailer parking and open finished stock storage, container loading and unloading of stored stock	• Multiple ownerships	Site links to Dove Valley and the A50 Corridor, a focus for industrial and warehouse demand in South Derbyshire but is in a peripheral position in relation to that area. However, proposals here appear to be to meet the needs of a specific adjacent company, ATL, rather than meet wider needs.	Site appears to be being promoted to allow the growth of an existing local businesses. Such growth proposals could be addressed through a planning application rather than requiring a Local Plan allocation.	C

Source: BE Group, 2023

9.4 In the case of Derby, only four sites were put forward totalling 34.70 ha. Of these, Site DER/318: Infinity Park Extension, Land to south of Sinfin Moor Lane, is understood will only be used for landscaping and environmental mitigation in the Infinity Park scheme. The other three sites are subject to a number of constraints in terms of access and policy designations which appear to make them poorly suited for large scale employment development, at least without changes in designation and infrastructure investment.

9.5 In South Derbyshire 39 sites, two combining multiple overlapping plots, were identified from within the Call for Sites submissions where E(g)/B-Class uses are put forward as being a preferred use by the respondent. The 33 sites would provide 822.53 ha of potential land (using net figures or the specific B-Class allowances in mixed-use options, where these are given). Within that, Sites graded A+-B- can be said to represent the best options for employment land supply, measured against market and deliverability criteria. Within these sites, the following can be noted:

- Only one site receives an initial A+ grade meaning it has limited constraints and could be made available almost immediately, subject to planning, to meet primarily/exclusively strategic needs. This is the **31.50 ha** Site 96: Access 50 (or Axis 50), Willington, where Outline planning consent for a strategic B2/B8 scheme is being sought on a site adjacent to the key A50/A38 Junction
- **385.56 ha (gross)** of land, in four sites is Graded A-, in that it has the potential to be developed to meet strategic needs along the A50/A38 road corridors but there is more uncertainty in deliverability, more constraints to overcome and sites require greater infrastructure investment. 71.7 percent of this, 255 ha, comprises Site 130: Land south of the A50 (Strategic Rail Freight Interchange) where plans for a strategic rail freight scheme are being progressed as part of the East Midlands Freeport. 51 ha of land, and possibly more, within the Infinity Garden Village, both the subject of active planning applications and protected in the Local Plan, south of Derby, would be opened up by the development of the new Link Road. Another 41 ha is under option to developers at Site 162: Land north east of the A38 A50 Toyota junction, Findern, but not the subject of firm development plans, at this time. 38.56 ha at Site 61: Land to the East side of Swarkestone Road, Spring Farm, Chellaston sits south of the A50 at Chellaston, close to a main Junction. A good location overall, its development would represent a sizable

extension of the Chellaston, Derby urban area south of the A50 however

- **106.76 ha** in nine sites represents good quality, small to mid-sized sites, which would meet local needs. These are graded B+ or B- and are spread across the district
- Site 211: Former Drakelow Power Station, with 68 ha of gross developable land, has the potential to be graded either A- or B- depending on how successfully the site can be linked to the nearby strategic A39 Corridor.

9.6 Ultimately, **591.82 ha** of supply is potentially available in the options graded A+ to B-. However, most sites would represent mostly greenfield developments, often close to features of landscape/ecological value and would be subject to planning and other considerations.

Derby City Centre

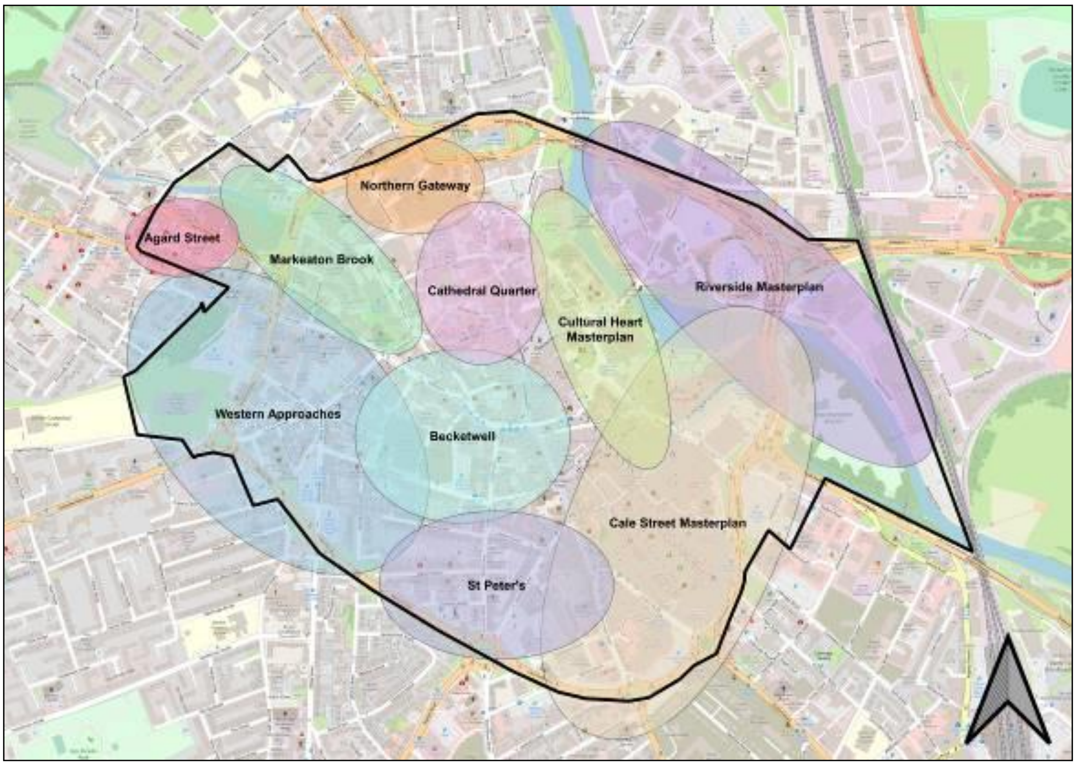
9.7 In terms of Derby City Centre, this Study was asked to consider the main character areas and their suitability for, and demand for, future office uses (see Table 53 and Figure 38). The Study was not asked to comment on the suitability of any specific plot within those character areas, for development for E(g)/B-Class uses, or other uses.

9.8 Based on this analysis, character areas which might best support office development in the future, including accommodating the likely displacement of businesses from Stuart Street in the Derby Riverside Area, include:

- Cultural Heart Masterplan Area – Development of micro business space here would build on the critical mass of businesses already in place in the successful Riverside Chambers scheme
- Western Approaches, Northern Gateway and Cathedral Quarter – Large complex, mixed use areas, home to a diverse range of existing office, retail and leisure/evening economy businesses. Opportunities to build on this critical mass of companies, and deliver further office space should be encouraged, even if most such options are likely to come through refurbishment schemes of upper floors or mixed-use developments rather than major developments of new build space
- Agard Street – Proposed new development by the University of Derby would add a significant quantum of new office space to the city centre stock.

Opportunities to build upon this new critical mass of floorspace and businesses should be supported.

Figure 38 – Derby City Centre Character Areas



Source: Source: Ordnance Survey and Derby City Council, 2023

Table 53 - Character Area Analysis

Character Area	Market Comments
Cale Street Masterplan Area	Focused around the Derbion Shopping Centre and adjacent Bus Station area, Cale Street is an important gateway for the City Centre. The area is heavily focused towards retail and leisure uses at present. In the future Cale Street Investments is proposing some 1,450 homes in the area. Other than some possible investment in a co-working scheme at Victoria Chambers E(g)/B-Class employment is likely to have a fairly modest role here.
Cultural Heart Masterplan Area	Historic core for the city including a range of historic buildings. It is already home to the multi let Derby office scheme, Riverside Chambers. Operators Connect Derby identify Riverside Chambers as one of its most successful business schemes and opportunities to build upon and expand the critical mass of micro businesses which operate

	from here should be encouraged.
Derby Riverside Masterplan Area	The Riverside Area is already home to some of the largest self-contained office premises outside of Pride Park, on Stuart Street. It is understood that these offices will be demolished to make way for a flood conveyance corridor. If businesses are to be encouraged to remain and grow in the City Centre, as opposed to Pride Park alternative accommodation for the businesses who will be displaced, and others who might wish to invest in the City Centre, needs to be found or created. Outside of this, stakeholders do not identify an urgent need for more employment premises in the Riverside area and older B2/B8 stock in the south, on Meadow Road may offer regeneration opportunities for a mix of uses, possibly including offices, to expand and diversify the City Centre offer.
Western Approaches	A complex mixed-use area, the Western Approaches is a focus for city centre financial and legal services businesses. Older office stock, particularly on upper floors, has been lost to housing/student accommodation. However, more modern offices such as Friar Gate Studios have remained successful and opportunities to build on the local businesses base should be encouraged. A key opportunity site in this Area is the Friargate Goods Yard, a largely vacant site of some 4 ha, including three listed buildings – Bonded Warehouse, Engine Sheds, Railway Arches. The site is owned by developer Clowes who have now submitted a planning application for a residential led scheme, but including the option for serviced offices in the Bonded Warehouse. Experience at Becket Well suggests that such offices will only be viable when supported by a sizable amount of other, higher value uses, such as housing and retail, and may possibly also require further public sector support to deliver. The City Council could usefully approach Clowes to discuss the issues and opportunities for office development here and how development could be encouraged.
Markeaton Brook Corridor	A mixed use area, but one focused on leisure/evening economy uses, and some residential, rather than office

	uses. Future growth is expected to focus on university education facilities and student accommodation, building on proposals at adjacent Agard Street.
Northern Gateway and Cathedral Quarter	A dense historic area of the city centre with comparatively few infill sites. Most ground floor space is in use for retail and leisure uses, but their remains a lot of upper floor office space and stakeholders identify that at least some of this is surplus. Market demand is for a range of office types but particularly serviced, flexible office space to meet micro business needs. The Northern Gateway/Cathedral Quarter is identified as a location of interest for such office businesses, building on the diverse range of companies already present here, the local services and the attractions of city living. Given the ongoing difficulties with delivering viable new build office space in Derby, further refurbishment of upper floor space to create serviced business options would be desirable here and should be encouraged. One opportunity site which does exist here is the City Council owned Queens Leisure Centre, Cathedral Road which closed in 2022 and is now being considered for regeneration.
Becket Well	A historic retail area including a former Debenhams store (Condor Building) and other 1960s style retail. Most now cleared. Landowner St James Securities is proposing a mixed-use scheme, with early phases now delivered. Site 3B is proposed for 4,600-5,600 sqm of offices and build to rent flats. St James is in in discussion with several potential occupiers and has generally identified interest from a range of office businesses for this location. It would look to secure several pre-lets here. However, it also argues that viability remains a barrier to development across the city centre and new build office development will require ongoing public support to bring forward.
St Peters	A mixed-use area, mostly comprising older stock, there area is likely to see a range of redevelopment and refurbishment projects. Office schemes are likely to have a modest role in any regeneration projects. This is because of the ongoing viability constraints with E(g)(i) developments, but also because stakeholders have indicated that office demand is

	more focused in northern and eastern areas of the city centre, such as the Northern Gateway and Cathedral Quarter and Cultural Heart which are home to a critical mass of existing office businesses and services. Additionally, northern areas such as Agard Street, are expected to be the focus for city centre investment by the University, delivering further office space as well as higher education uses, which will attract related businesses.
Agard Street	Growth here will be led by the University of Derby which is developing land on Agard Street for a business school of some 9,000 sqm replacing facilities at Friargate Square, student accommodation and crucially a 12-storey office block of some 10,000-15,000 sqm. This last property will be half occupied by university administration half let out in the open market to other firms, providing small offices and conference facilities. The office space would be open to all but with some focus on business start-up and business development from students. Office space will also accommodate the East Midlands Chamber of Commerce and facilities for the Confederation of British Industry. Assuming this development progresses as envisaged, Agard Street will become a significant focus for E(g)(i) business activity in the City Centre and schemes which will build upon and enhance what the University delivers should be encouraged.

Source: BE Group, 2023

Summary

9.9 BE Group has reviewed 43 Call for Sites submissions where B-Class employment uses are proposed, either individually or as one of several possible uses. These have been appraised and graded A-E, as defined in Table 56 above.

9.10 In the case of Derby, only four sites were put forward totalling 34.70 ha. Of these, Site DER/318: Infinity Park Extension, Land to south of Sinfin Moor Lane, is understood will only be used for landscaping and environmental mitigation in the Infinity Park scheme. The other three sites are subject to a number of constraints in terms of access and policy designations which appear to make them poorly suited for large scale employment development, at least without changes in designation and infrastructure investment.

9.11 39 relevant sites were submitted to South Derbyshire District Council, combining some overlapping plots. Table 54 summarises the South Derbyshire opportunity sites by each of the above grades. Sites suitable for further consideration in the Local Plan Process are graded A+ to B-, and Grade C sites where they could help to meet local needs and support sustainable communities.

Table 54 – Site Submissions Appraisal by Category (Based on Current Grading) – South Derbyshire

Category	Number of Sites	Land Supply, ha	Comments
A+ Unconstrained/Limited Constraints – Strategic Development Options	1	31.50	Site 96: Axis 50, Willington scheme, where Outline planning consent for a strategic B2/B8 scheme is being sought on a largely unconstrained site adjacent to the key A50/A38 Junction
A- Constrained – Strategic Development Options	4	385.56	Two thirds of this, 255 ha, comprises Site 130: Land south of the A50 (Strategic Rail Freight Interchange) where plans for a strategic rail freight scheme are being progressed as part of the East Midlands Freeport.
B+/B- Unconstrained/Limited Constraints or Constrained – Local Development Options	9	106.76	Sites which would meet local needs, spread across the district
A-/B- Constrained – Strategic or Local Development Options	1	68.00	Site 211: Former Drakelow Power Station has the potential to be graded either A- or B- depending on how successfully the site can be linked to the nearby strategic A39 Corridor.
C Local Scale Mixed Use Sites/Proposed to Meet Specific Business Needs	11	97.90	Many are proposed for E(g)/B-Class and/or housing and their suitability for residential uses will need to be reviewed separately.

Category	Number of Sites	Land Supply, ha	Comments
D Limited suitability for B-Class Uses	12	130.94	Based on market fit/deliverability, sites are poorly suited for employment development. This does not preclude the possibility that they are suited for other uses.
E Unlikely to be deliverable development site	1	1.87	Assumed undeliverable for most uses.
TOTAL	**39**	**822.53**	

Source: BE Group, 2023

9.12 Of a potential supply of 822.53 ha in South Derbyshire, 72.0 percent or 591.82 ha is potentially available in the options graded A+ to B-. However, most sites would represent mostly greenfield developments, often close to features of landscape/ecological value and would be subject to planning and other considerations.

9.13 In Derby City Centre, character areas which might best support office development in the future include:

- Cultural Heart Masterplan Area – Building on the critical mass of businesses already in place in the successful Riverside Chambers scheme
- Western Approaches, Northern Gateway and Cathedral Quarter –. Opportunities to build on the critical mass of companies here, and deliver further office space should be encouraged, even if most such options are likely to come through refurbishment schemes of upper floors or mixed-use developments
- Agard Street – Proposed new development by the University of Derby would add a significant quantum of new office space to the city centre stock. Opportunities to build upon this new critical mass of floorspace and businesses should be supported.

10.0 CONCLUSIONS

Introduction

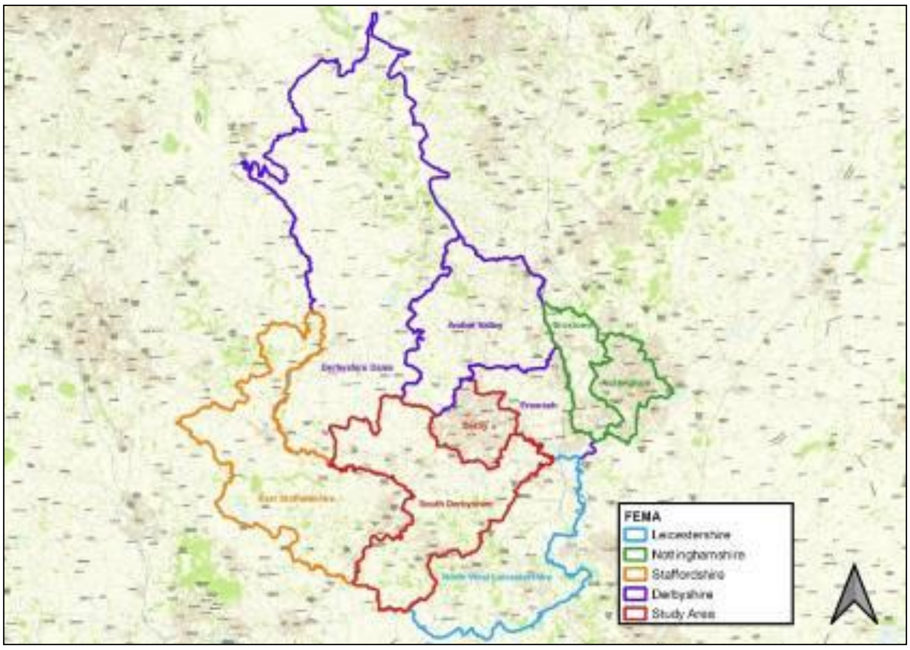
10.1 This study has included a wide-ranging look at the factors affecting Derby and South Derbyshire's economy, with reference to those that are likely to affect the future need for land and property within the areas. This section draws together the main issues that will need to be addressed as a preliminary to the more detailed recommendations set out in Section 9.0.

10.2 The study has been undertaken in line with both the revised National Planning Policy Framework (2021) and relevant Planning Practice Guidance.

The Functional Economic Market Area

10.3 Based on a mix of market evidence and commuting data the FEMA for Derby and South Derbyshire includes Amber Valley, Derbyshire Dales and Erewash in Derbyshire; Broxtowe and Nottingham in Nottinghamshire; North West Leicestershire and East Staffordshire in Leicestershire and Staffordshire respectively (see Figure 39). The other areas of Derbyshire, Nottinghamshire, Staffordshire and Leicestershire have more limited relationships with Derby and South Derbyshire. The main overlapping issues with Derby and South Derbyshire are identified in the Table 55 below.

Figure 39 – Derby and South Derbyshire FEMA



Source: Ordnance Survey and ESRI, 2023

Table 55 – FEMA Issues Summary

Area	Comments
Amber Valley	Amber Valley clearly links to its neighbour Derby and via the A38 to South Derbyshire. However, the biggest supply of developed employment premises in Amber Valley Borough is located at Alfreton/Somercotes which has stronger linkages to the M1 Corridor, extending into Nottinghamshire. In terms of new development, most significant would be the delivery of Cinderhill. While the site owners are looking to progress a scheme here and have indicated they have occupier interest, there remain barriers to delivery.
Derbyshire Dales	Schemes in Derbyshire Dales are distant and local in scope meaning they are unlikely to have significant cross boundary impacts.
Erewash	The more rural west of Erewash links strongly to Derby, but the main settlements of Ilkeston and Long Eaton fall into the Nottingham Market Area. Strategic new development in Erewash is expected to focus on one large site the 80 ha (gross) old iron works at Stanton, Ilkeston. This is consented to deliver a substantial B2/B8 facility, potentially including rail linkages which would compete with equivalent schemes in Derby and South Derbyshire.
Broxtowe	Broxtowe potentially has additional employment land needs. Further large-scale employment land allocations could be difficult given the Green Belt status of relevant locations, most notably the strategic M1 J26/ A610 Junction, a likely popular location larger B8 premises. It's possible Broxtowe may need to look to its neighbours in the Greater Nottingham Area to address unmet needs, although this will not impact into Derbyshire. A key strategic site in Broxtowe is the Boots Site in Beeston which has c. 200,000 sqm of employment space with a high tech and high-quality focus. This site totals 98 ha and forms part of the Enterprise Zone split between Broxtowe and Nottingham City. The site currently contains the Boots' Headquarters, a distribution centre, production facility, the MediCity centre and a Reckitt Benckiser facility and is thus of strategic scope. To date, development has been constrained by flood risk and access issues.

Area	Comments
Nottinghamshire	Nottingham is one of the key employment centres for the East Midlands. Significant further growth is proposed here, both in the city and on cross boundary sites shared with Broxtowe and Gedling. Clearly the scale of provision here will have some impact on Derby and South Derbyshire, although ultimately the focus is on meeting needs within the Nottingham Core HMA. Nottingham's strong office market has, and is expected to continue to, draw service sector investment away from Derby. After a period of slowdown during the Covid-19 Pandemic, the City's office market is beginning to recover, albeit with differences in the scale and nature of individual requirements.
North West Leicestershire	The broad approach of North West Leicestershire is to focus growth in the core settlements of Coalville, Ashby and Castle Donnington, plus local service centres such as Kegworth, Measham and Ibstock. North West Leicestershire also has a strong provision of strategic B2/B8 space. These include the now well established strategic B8 site at SEGRO Logistics Park East Midlands Gateway, at the A50/M1 Junction and a likely further large scale logistics development at East Midlands Airport, both now part of the part of East Midlands Freeport. North West Leicestershire Council do not feel there are a lot of supply chain businesses in North West Leicestershire which support Rolls Royce, Toyota or other large businesses in Derbyshire. Historically industry in North West Leicestershire has supplied the larger employers of Birmingham over Derbyshire, esp. Jaguar Landrover. Recent development has been for National and Regional Distribution Centres which are regional and national in scope and will compete with equivalent strategic B8 schemes in Derby and South Derbyshire, such as Dove Valley Park and any equivalent development progressed at Egginton Common.
East Staffordshire	East Staffordshire has a strong provision of B2/B8 facilities, especially along the A38 corridor. Its Burton SUE (Branston Locks) is under development, 20 ha of employment land with three large B2/B8 units under construction by developer St Modwen as St Modwen Park Burton. The site contains 92,903 sqm of employment floorspace made up of units 3,543-7,357 sqm in size. It also sits close to the boundary with South

Area	Comments
	Derbyshire, at the River Trent and off the A38. Just to the south is the more established Barton Business Park, home to major B2/B8 facilities for Argos, Pirelli Tyres as well as a rail linked facility for Bombardier Transportation. Located some 6 km west/south west from Swadlincote these locations will represent competition for equivalent facilities in the southern parts of South Derbyshire. The A50/A38 is a key cross boundary route accommodating a range of suppliers for both JCB, where some recent expansion has occurred, and Toyota. Burton, in addition to the schemes mentioned previously, is home to several large, well established B2/B8 industrial estates.

Source: BE Group, 2023

Economic Profile

10.4 At the time of the 2021 Census, Derby had a population of 261,400 while South Derbyshire's population was 107,200. Both locations grew over 2011-2021, but South Derbyshire recorded an exceptional gain of 13 percent over that decade. This above average growth rate is projected to continue with South Derbyshire's population increasing to 134,121 by 2041, a gain of 28 percent. Derby is projected to grow much more slowly, expanding by six percent to 272,635 by 2041. However, much of the growth recorded in South Derbyshire will have, and is likely to continue to, take place in the Derby Urban Area i.e., representing the suburban expansion of Derby outside of its local authority area.

10.5 While South Derbyshire has the faster growing population, as of 2021 at least, Derby had a noticeably younger population than South Derbyshire or wider averages. 53 percent of the population were under 40 in 2021, compared to wider averages of 47-49 percent. A quarter were under 20. In part, this will reflect the high student population attending the University of Derby and local colleges. However, the bulk of the population growth since 2011 in both Derby and South Derbyshire has been in the 60 plus group and increases in this age cohort are projected to lead population growth to 2041.

10.6 73.9 percent of Derby's working age population and 79.3 percent of South Derbyshire's working age population were in employment as of summer 2022. Employment in South Derbyshire was above wider averages of around 75.0 percent.

Employment in Derby was below those wider averages but not significantly so. As of June 2022, the unemployment rate in Derby was 3.7 percent and 2.6 percent in South Derbyshire. The latter is noticeably below the East Midlands and the United Kingdom averages.

10.7 As of 2021, Derby had a total of 143,170 individuals in employment while South Derbyshire had 33,580 in employment. Across the Derby HMA there were 225,600 in employment in 2021, including Amber Valley. Since 2015, Derby has consistently increased its employment levels, a 14 percent increase overall, with only a minor reduction in growth in 2020. South Derbyshire saw a proportionate level of employment growth, equating to a 13 percent gain over 2015-2020. In Derby, as of 2022, there were 7,550 VAT and PAYE registered businesses operating while South Derbyshire had 4,270. These were mostly micro in size.

10.8 The Manufacturing sector is a strength of Derby, South Derbyshire and across the HMA more generally. In Derby, manufacturing accounted for 15.0 percent of employment or 21,500 jobs. In South Derbyshire it accounted for an even larger proportion, 19.1 percent (6,500 jobs). Including Amber Valley, the HMA average is 16.6 percent, or 37,500 manufacturing jobs in total. These figures were significantly higher than the regional average, 11.9 percent, and more than twice the English proportion of 7.6 percent.

10.9 Over 2015-2021, Derby lost 1,000 manufacturing jobs. This apart, however, the local Manufacturing sector has been broadly stable in Derby and South Derbyshire, in recent years, with no net change in employment in South Derbyshire and a modest gain in manufacturing businesses, 35 overall, in both local authority areas. Derby and South Derbyshire had 440 and 245 firms respectively in 2021.

10.10 Transportation and storage had a reasonable but not exceptional role in the HMA economy. In 2021 the sector accounted for 5.1 percent of South Derbyshire's workforce and 4.5 percent of Derby's, with a HMA average of 4.8 percent. These totals are somewhat below the regional average of 6.4 percent which will reflect the strong role of logistics in other areas of the East Midlands such as Leicestershire.

10.11 However, the Transportation sector has seen dramatic jobs growth in Derby over 2015-2021, gaining 1,000 jobs, a 20 percent increase to 6,500 in 2021. Between

2015-2021 the Transportation sector saw extensive business growth in Derby, a gain of 260 businesses or 91 percent growth to 550. Growth in south Derbyshire was more modest, a gain of 17 percent or 40 extra businesses, to 225 and no recorded change in Transportation sector jobs, employing 1,750 in 2021.

10.12 By jobs numbers, Construction sector had a modest role in the economy of Derby, accounting for 3.1 percent of employment in 2021, against 5.1 percent in South Derbyshire and wider averages of 4.5-4.8 percent. The Construction sector has lost jobs recently in South Derbyshire, 250 jobs or -13 percent, but gained companies in both Derby and South Derbyshire. By number of companies, however, the sector was strong in both districts, accounting for 985 businesses, or 13.0 percent, in Derby and 585 or 13.7 percent in South Derbyshire. Given that employment levels in the Construction sector were comparatively modest, this suggests that most construction businesses in the two local authority areas are micro or small in size.

10.13 Sectors that are typically found within offices comprise ICT, Financial and insurance, Property, Professional scientific and technical and Business Administration and support services. Derby had 21.8 percent of its workforce in these industries in 2021 (31,750 people) higher than South Derbyshire, 19.8 percent (6,675). This shows the ongoing scale of the office sector in Derby although, as a proportion of total employment, office employment in Derby is largely in line with the regional average of 21.4 percent, and somewhat below the national average of 28.3 percent. It is noted that a significant proportion of that office employment will be outside of Derby City Centre, most notably in Pride Park, with a lack of City Centre activity creating issues for demand and development viability.

10.14 All office-based sectors have seen growth, by business numbers and with the partial exception of Financial services, by numbers of jobs. Crucially, the ICT sector has seen strong recent growth, particularly in Derby although Professional and Business services continue to dominate by number of jobs. Overall, Derby had 2,590 office-based businesses in 2022, equating to over a third of local firms, again illustrating the relative strength of offices in the city’s economy. South Derbyshire had 1,275 office-based business or 29.9 percent of all firms, still a reasonable proportion.

10.15 To consider future change in the two local authority areas, to 2041, employment forecasts have been sourced from Oxford Economics, Cambridge Econometrics and Experian for this Study. In the case of Derby, the forecast jobs change, over 2022-2041 (i.e., the maximum forecast period considered here) range from a net loss of 4,900 jobs under Oxford Economics, to a gain of 7,700 jobs under Cambridge and a substantial gain of 20,600 jobs under Experian.

10.16 Two of the three forecasts suggest that Derby will lose some manufacturing jobs to 2041, with no change forecast by Experian. Oxford Economics project by far the most extensive loss, -9,632, against -2,539 for Cambridge. 9,632 less jobs would represent a reduction of just over a third on the 2022 level of manufacturing employment. No other sector is projected to lose more than 700 jobs in the same time period, under any forecast, emphasising the significant projected loss of jobs in this sector alone. However, it is worth noting that even under the worst case scenario, manufacturing would still employ 17,546 locally.

10.17 All three forecasts agree that future growth will focus on the office-based sectors, plus Accommodation and Food Services. Overall, private office sectors would see a net gain of 14,300 jobs under Experian, 5,701 under Oxford Economics and 4,781 under Cambridge Econometrics, although each differs on what sectors would grow.

10.18 Construction is projected to grow in all for forecasts, with net gains of 341 to 800 jobs forecast to 2041. More surprisingly, the Transportation sector is also projected to see employment declines in the Oxford forecasting of -679. The assumption is that the sector will enjoy modest employment growth, to the end of this decade. Employment growth will then level off and very gradually decline to 2041. By comparison, Experian forecasts consistent sectoral growth over the next two decades equating to a gain of 1,800 jobs by 2041.

10.19 For South Derbyshire, all forecasts project a growth in employment ranging from 600 in Oxford to 3,000 for Experian. Oxford Economics projects the local economy will see some reduction in employment in 2023, in this case a loss of 500 jobs, before employment peaks at 39,000 in the second half of the decade. After 2032 however, some reduction in overall employment from this peak is forecast.

10.20 Again, the defining feature of the Oxford forecast is the big projected loss in manufacturing employment, a reduction of 2,394 jobs between 2022 and 2041.This is a loss of over a third of all manufacturing jobs. With this extensive loss, manufacturing would employ some 3,891 locally in 2041, 10.1 percent of local employment, against 16.6 percent, under this dataset, today.

10.21 Uniquely, Experian forecasts that South Derbyshire will gain 1,100 manufacturing jobs to 2041, a 16.4 percent improvement on 2022. It is not clear why Experian suggests a gain here when all other forecasts, both here and for Derby, suggest losses. Cambridge forecasts a much smaller loss in manufacturing jobs, 890 or a 16.4 percent reduction on the 2022 figure of 5,425 jobs.

10.22 As in Derby, all forecasts, with the partial exception of Cambridge Econometrics, suggest proportionally big gains in office-based sectors, notably Financial and Business Services and Government Services. This equates to an overall gain of 1,137 private office jobs for Oxford, 1,700 for Experian and 4,058 for Cambridge. The three forecasts all suggest that ICT will also increase by up to 272 jobs, equating to an improvement of up to a third on 2022.

10.23 In terms of Transportation, two out of three forecasts suggest jobs growth to 2041, which given the ongoing investment in B8 facilities at locations such as the Dove Valley, seems more likely than the decline projected by Oxford Economics.

10.24 It is not possible to say, with any certainty which, if any, of the three forecasts is likely to prove most accurate. However, the Oxford Economic forecasts do seem to best reflect recent real world jobs change as measured through BRES data, most notably recent reductions in manufacturing jobs, growth in office sectors and mixed change in Construction and Transportation. By comparison, Experian suggests that both local authority areas will see strong growth, above that seen previously. This arguably reflects some of the more positive views of stakeholders, consulted for this study. However, it could also be argued that some of its most optimistic projections are aspirational at this time. Thus, the Cambridge Econometrics forecast can be seen as a compromise position between the grounded but pessimistic views of Oxford and the growth aspirations of Experian and might be viewed as the preferred model. Following this, the Cambridge forecast would suggest a somewhat stronger manufacturing base moving forward but more limited opportunities for office sector growth, including in Derby City Centre.

Property Market Assessment

Industrial/Warehouse Market

10.25 Nationally and regionally, 2022 saw ongoing high demand for high grade, big box industrial and warehouse premises and significant shortages of stock. With developers facing rising building costs and supply chain challenges, a significant increase in construction levels is unlikely to meet such shortfalls. As of July 2022, there were just eight logistics units over 100,000 sqft (9,290 sqm) in size, available in the East Midlands.

10.26 The strong industrial demand is led by the manufacturing sector, which boomed as demand for goods increased during the period of the Covid-19 Pandemic and continued to be strong in 2022, despite other economic uncertainties. Growing production requirements, combined with changing operational regulations and environmental standards, is encouraging businesses to invest in new industrial and warehouse premises. This is generating land and property requirements, although a lot of major manufacturing companies do have expansion land adjacent with the barriers to growth being more over planning, design and development finance than land availability. Growth sectors, in terms of property, include automotive, rail and logistics.

Derby

10.27 In terms of the local market, in Derby there is high demand for premises of almost all sizes, types and tenures but significant shortages of stock against need. The strongest demand is for smaller industrial units of 0-300 sqm, from local and regional businesses. Again, demand exceeds supply which is pushing up rents. Sub 300 sqm units of good quality can achieve £10/sqft (£108/sqm). Units of 300-1,000 sqm can achieve £7.00-8.50/sqft (£75-91/sqm). There is also good demand for freehold options, particularly from owner occupiers.

10.28 As of September 2022, 55 industrial units were being marketed in Derby comprising 110,606 sqm. This included three 10,000 sqm plus units on the market in Derby, focused in Sinfin Central Business Park and St Modwen Park. Based on recorded past transactions, Derby has an average industrial property take up rate of 107,302 sqm/year or 69 units/year. Against this take up rate, Derby had just over a year's supply by floorspace and only 10 months' supply by units as of September 2022.

South Derbyshire

10.29 On average, businesses were seeking larger quanta of logistics and industrial space in South Derbyshire than in Derby. This was most evident in the case of Logistics and Warehousing, where the average maximum requirement size was 13,400 sqm, against only 3,500 sqm in Derby. Businesses clearly identify South Derbyshire as an area of search for strategic scale distribution facilities, something not necessarily the case in Derby. This would make sense given South Derbyshire's position on the A50 and A38 strategic routes.

10.30 South Derbyshire has similar supply shortages to Derby, with a particular shortage of grow on industrial units of 500-1,000 sqm. Again, there is both freehold and leasehold demand. Rents in South Derbyshire are slightly lower than in Derby, but good quality industrial stock can still achieve £7-7.50/sqft (£75-81/sqm). While there is demand for more industrial and warehouse development, particularly on strategic road corridors like the A50, development is inhibited by rising construction costs and a shortage of readily available employment land.

10.31 Only eight industrial premises were being marketed in South Derbyshire, at least through formal channels, comprising 35,650 sqm. 94 percent of this floorspace total comprised just two units – DVP 196, Dove Valley Park at 18,184 sqm and a 15,187 sqm property on Sun Street, Swadlincote. Generally, the supply of industrial units in South Derbyshire was either small, sub-1000 sqm, or very large, 10,000 sqm plus, with an absence of premises of 1,001-10,000 sqm in size. The available units will only meet the district's needs for six months based on past transaction rates. A comparison by floorspace is not relevant here as so much of that floorspace is just in two properties.

Swadlincote and South Derbyshire Rural Area

10.32 Rural South Derbyshire and Swadlincote are well served by a diverse range of light industrial and farm diversification schemes, along with larger premises in the north of Swadlincote and Woodville. Stakeholders did not identify any geographically specific gaps in supply, rather more general, district-wide demand.

10.33 In rural areas existing farm diversification/rural industrial schemes have performed well and opportunities for similar farm diversification could be encouraged (subject to transport impacts on local areas).

Office Market

10.34 By late 2022 the office sector in the East Midlands was showing signs of recovery from the effective market freeze of the Covid-19 Pandemic years 2020-2021. Long leases for good quality stock were beginning to return with more and more, ten-year terms being secured for lets. Whilst there hasn't been a material change in the availability of new Grade A stock within the East Midlands, good quality second-hand stock remained popular, with growing confidence by landlords that refurbishments will be repaid by swift lettings. There remains a significant amount of poor quality and dated stock however, particularly within city centres. More and more, though, these buildings are being converted to other uses, particularly into student accommodation, leading to supply shortages.

10.35 New build offices remain rare however, requiring rents of in the region of £18-20/sqft (£194-215/sqm) to support the financial viability combined with a long-term lease commitment. By far the most important driver from occupiers considering office moves has been a focus on the quality of office environments. Many occupiers are looking to improve their space to make the office more of a collaborative "lifestyle choice" to boost collaboration, mental health and wellbeing, team building and to support the upskilling of more junior members of the workforce. These factors make the quality of any office specification a key factor.

10.36 After two years of constrained office market activity, during the Covid-19 Pandemic, it is a 'buyers market' and occupiers have more ability to negotiate shorter term and more favourable leases, and demand higher quality accommodation, something local office schemes are having to adapt to.

10.37 Developers would like to deliver new build office buildings in Derby City Centre, frequently within larger mixed-use schemes, to attract new businesses to the Centre and increase trade and footfall. However, viability is still a significant barrier to development and developers are seeking partnerships with the public sector to overcome this.

Derby City Centre Office Market

10.38 In the City Centre, around two thirds of the historic stock has been converted to other uses since 2000. A lot of the office space which remains is lower quality stock above retail, which is likely to be less attractive to occupiers who, as noted above, are more concerned about the quality of their accommodation post Covid. At present, Derby City Centre has little scope to compete with Nottingham or, indeed with Pride Park, to meet the largest property requirements of inward investors.

10.39 The average leasehold deal which occurred in the City Centre during the last decade was for 294 sqm. Properties of up to 200 sqm were the most popular accounting for two thirds, 86. The individual size band with the most transactions was 101-200 sqm. As of 2022, average rents in the City Centre were £13.13/sqft, £0.56/sqft less than the Derby average.

10.40 Where modern, high-grade space is made available it is letting quickly to businesses and other firms highlight that they would move to the City Centre, to take advantage of the services, facilities and public transport offered here. There is no strong preference as to exactly where in the City Centre companies wish to locate.

10.41 Reflecting this demand, developers would like to deliver new build office buildings in the City Centre, frequently within larger mixed-use schemes, to attract new businesses to the Centre and increase trade and footfall. As noted in Section 9.0 the parts of the City Centre which might best support office development are the Character Areas of the Cultural Heart Masterplan Area, Western Approaches, Northern Gateway, Cathedral Quarter and Agard Street (building on University development plans). However, viability is still a significant barrier to development and developers are seeking partnerships with the public sector to overcome this, particularly Head Leases which can significantly improve viability. Refurbishments of upper floor space, for offices, may be more achievable and should be encouraged by public sector partners.

10.42 In terms of Derby City Centre, it is also worth noting the plans of the University of Derby which wishes to bring more of its facilities into Derby City Centre, to support regeneration. Key for this will be the development of land on Agard Street for a business school, student accommodation and crucially a 12-storey office block of some 10,000-15,000 sqm. This last property will be let out in the open market to other firms, representing a significant provision of new business space in the Centre.

Pride Park

10.43 In Derby, the focus of demand remains in Pride Park, and particularly at the western end of Pride Park, close to the Rail Station. Rents in this part of Pride Park peak at £16.50/sqft (£179/sqm) for refurbished and regenerated stock. Offices in Pride Park remain well occupied, and this area particularly offers the higher grade stock which is required in the post Covid-19 market.

10.44 While some Pride Park companies aspire to move more into the City Centre, the amount of new high-grade stock delivered in Derby City Centre to meet this need is always likely to be modest, making the mass movement of businesses unlikely, unless the offer and experience of the City Centre can be significantly transformed. Thus, a major change in the character of Pride Park, away from being a predominantly E(g)(i) office location is unlikely.

10.45 As of September 2022, there were 98 office premises being marketed in Derby, totalling 37,025 sqm, with just over a third of the premises, 36, in the 0-100 sqm size band. The largest available premises was the 6,727 sqm Jubilee House at Pride Park. Just over a quarter of the office supply of floorspace being marketed, 32 units comprising 10,110 sqm of space, was in the City Centre. Against average annual take up rates of 22,923 sqm/year or 73 premises/year, Derby had 1.6 years supply by floorspace and 1.3 years supply by number of units. In the City Centre specifically there was over four years supply based on the past take up of leasehold floorspace.

South Derbyshire

10.46 South Derbyshire is primarily a local office market with modest demand most commonly from micro firms or sole traders, start-ups or those moving up from homeworking, focused towards Swadlincote. Such businesses generally require flexible, often serviced space, for hybrid working of sub-100 sqm each.

10.47 Historically, where larger offices have been built (e.g., at Mercia Marina) they were successfully let and have attracted high quality businesses/jobs in sectors such as financial services, pharmaceuticals and ICT, although larger offices have not been built recently and larger offices are unlikely to be delivered in the present market.

10.48 There is a shortage of such accommodation in South Derbyshire meaning a lot of businesses have to look to Derby to meet their needs. There could be opportunities to develop offices at key A50 and A38 junctions, subject to sequential testing, while Mercia Marina is identified as a popular established scheme.

10.49 In Swadlincote agents report modest market interest for micro business space in terms of courtyard/multi-occupancy schemes, both serviced and unserviced. Viability remains a barrier to development however, with all present development sites in the town, and likely future ones, focusing on light industrial/general industrial options. New office provision is therefore likely to come via conversions and refurbishments which could be usefully encouraged and supported by public sector regeneration policy, even if the opportunities to deliver this appear modest at present.

10.50 There were 14 office premises being marketed in South Derbyshire at the same time, totalling 1,995 sqm, all were sub 500 sqm in size and most were sub-100 sqm in size. Against average annual take up rates of 1,006 sqm/year or seven premises/year, South Derbyshire had two years supply by floorspace and two years supply by number of units.

10.51 It is also worth highlighting that no consultees highlighted any market interest for live/work premises in Derby or South Derbyshire. This is unsurprising as such highly specialist facilities are rare and normally only delivered in very rural locations, such as National Parks, where there is limited access to other forms of employment premises.

Business Engagement

10.52 Most companies consulted, in Derby and South Derbyshire, are seeking to grow their operations over the next five years, reflecting growing or modernising production processes. The largest companies have the capacity to expand on their existing sites, either building on vacant land or through premises refurbishment. Smaller companies do have property needs, with supply shortages noted in Derby for good quality industrial units of up to 1,500 sqm, particularly units which could be affordably fitted out to meet nonstandard property requirements (e.g., above average power needs). In South Derbyshire, extending to include Burton-Upon-Trent as an area of search, requirements are for 2,000-10,000 sqm industrial units.

10.53 The office sector businesses contacted are all based in Derby City Centre. In all cases they have struggled to find modern, good quality premises in the centre, without considerable investment. Some still report issues with the quality of their offices.

10.54 Subject to meeting their property requirements, these businesses are broadly satisfied with their locations, the available facilities and critical mass of companies. Industrial businesses do report various shortages of skilled staff in Derby, in a range of specialist sectors. In some cases, the shortages are national in scope, but in others they highlight a lack of available local graduates in high value industrial sectors.

Employment Land Supply

Derby

10.55 An assessment of supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers, suggests a realistic figure of 138.96 ha in 12 sites.

10.56 However, this supply is focused on three strategic scale sites – Site 4: Infinity Park, Site 6: Derwent Triangle (St Modwen Park) and Site 15: Celanese (Smart Parc) – which between them comprise three quarters (103.61 ha) of the realistic land supply. All are large strategic sites, which are likely to attract national and multi-national operators, particularly in industrial and logistics sectors, as opposed to meeting more local needs. The amount of land which is specifically suited to meet the needs of local businesses is thus a more modest 35.35 ha, a factor that needs to be understood in any consideration of the oversupply of land Derby may have, against its projected needs and the loss of employment land and premises to alternative uses.

10.57 Additionally, in the City Centre, Site 10: Becket Well is the only site with the identified capacity to provide new build offices on a large scale (other opportunities for office development fall below the 0.25 ha sites threshold for this Study).

South Derbyshire

10.58 An assessment of supply, excluding land unlikely to be brought forward, proposed for alternative uses or held for specific occupiers suggests a realistic figure of 46.09 ha in 14 sites. This includes five sites at Dove Valley Business Park, totalling 23.77 ha or around half the supply, which represent the main strategic development opportunities in the district, at this time. Also, some 3.81 ha of outstanding land in the high quality Tetron Point scheme.

Existing Employment Areas

10.59 53 Existing Employment Areas in Derby and 89 in South Derbyshire have been appraised and graded good-poor, as defined in Table 56 updating the 2008 Derby HMA ELR. Collectively they provide some 850.61 ha of brownfield land in Derby and 522.76 ha in South Derbyshire.

Table 56 – Grades Definitions

Grade	Definition	Action
Good	High quality, prestigious, flagship business areas due to their scale, location and setting. Capable of competing for investment in the regional market place. These are prime sites for marketing to a cross section of users including new inward investors. They can also meet the needs of image-conscious, aspirational companies already in the local authority area.	Protect strongly Support and expand
Above average	Good employment sites due to their scale, location and setting. Capable of competing for investment in the sub-regional market place. These are prime sites for marketing to a cross section of users, E(g), B2 and B8, including some new inward investors.	Protect strongly Support and expand
Average	Key employment sites with an influence over the whole local authority area, but primarily geared towards local businesses and B1 light industrial, B2 and B8 uses.	Protect Support

Below average	Lower quality locations often in residential areas suffering from poor accessibility and massing.	Assess whether to protect/review through the Local Plan
Poor	Very poor quality areas. Widespread vacancy and dereliction in poor environments.	Promote alternative uses if possible

Source: BE Group, 2022

10.60 Table 57 summarises the Existing Employment Areas by each of the above grades.

Table 57 – Existing Employment Areas Appraisal by Category

Category	Derby No. of Sites	South Derbyshire No. of Sites
Good	11	18
Above Average	9	9
Average	25	50
Below Average	6	7
Poor	2	5
Total	**53**	**89**

Source: BE Group, 2023

10.61 The Existing Employment Areas are mostly well developed, offering only a few possible opportunities for redevelopment and infill, particularly in South Derbyshire. There are only a couple of exceptions including Site 68: Derwent Power Station, in Derby which is largely vacant and scheduled to be cleared. Thus, a core conclusion of the 2008 ELR remains valid, namely that *"Derby does not have an issue with poor quality employment land or areas. Obviously, some of the land will be expensive to remediate and bring forward; but even the low quality sites are likely to be developed and contribute to the economy."* (Para 9.9, Page 132, 2008 ELR).

10.62 In the case of South Derbyshire, two Areas appeared fully vacant and increasingly derelict at the time of writing – Site 88: Creamery, Hilton and Site 89: Park Road, Stanton. Both represent local regeneration opportunities. A number of the Areas lost to other uses since 2008 were graded as average or poor in the 2008 ELR indicating that the findings of that study were accurate and have been followed by the two Councils in their planning decisions since then.

10.63 Flagship locations, graded 'good' which merit particular protection in the Local Plans of the two local authorities are:

Derby

- Site 7/52: Alstom
- Site 11: Rolls Royce Marine Operations and others, between Raynesway and Wyvern Business Park
- Site 12: Wyvern Business Park, Stanier Way/Stephensons Way
- Site 14: Pride Park
- Site 34: Victory Road (south)
- Site 35/36: Derby Aerospace Campus
- Site 37: Wilmore Road (south)
- Site 61: Alfreton Road/Sir Frank Whittle Road
- Site 75 Derby Commercial Park

South Derbyshire

- Site 1: Bretby Business Park
- Site 2: Toyota, Burnaston
- Site 3: FB Atkins (Yusen), Burnaston
- Site 4: Bradgate Park, Chellaston
- Site 5: Hearthcote Road, Church Gresley
- Site 6: Cadley Hill, Church Gresley
- Site 7: Woodyard Lane (ATL), Foston
- Site 8: Tomlinson Business Park, Innovation Way, Foston
- Site 9: Kuehne and Nagel, Dove Valley Business Park, Foston
- Site 10: Truma, Dove Valley Business Park, Foston
- Site 11: Futaba and JCB, Dove Valley Business Park, Foston
- Site 12: TopHat and Nampak Plastics, Dove Valley Business Park, Foston
- Site 13: Nestle, Hatton
- Site 14: Manor Farm, Shardlow
- Site 15: Kiln Way/Pool Street, Swadlincote
- Site 16: Optimum, Swadlincote
- Site 17: Mercia Marina, Findern Lane, Willington
- Site 18: Swadlincote Road, Woodville.

Objectively Assessed Needs

10.64 There is no definitive model for forecasting future employment land need. Here future employment land provision has been assessed using a projection forward of historic land take-up as well as ‘Policy On’ and ‘Policy Off’ forecasts based on employment sector change.

10.65 Five alternative forecast options have been produced and considered for the periods of 2022-2039, 2022-2040 and 2022-2041 for both Derby and South Derbyshire. The need calculated in each model allows for a 5-year buffer to allow for choice and potential change in needs during the Plan Periods as well as accounting for limited further possible losses in the supply.

10.66 Model 1 is the forward projection of historic take up in both local authority areas, net of recorded losses since 1991/1992 and the realistic supply noted above. The results can be summarised as:

Derby

2022-2039: 77.88 ha (need) – 138.36 ha (supply) = **60.48 ha (surplus)**
2022-2040: 81.42 ha (need) – 138.36 ha (supply) = **56.91 ha (surplus)**
2022-2041: 84.96 ha (need) – 138.36 ha (supply) = **53.40 ha (surplus)**

South Derbyshire

2022-2039: 35.86 ha (need) – 46.09 ha (supply) = **10.23 ha (surplus)**
2022-2040: 37.49 ha (need) – 46.09 ha (supply) = **8.60 ha (surplus)**
2022-2041: 39.12 ha (need) – 46.09 ha (supply) = 6**.97 ha (surplus)**

10.67 Under this model both Derby and South Derbyshire have sufficient land to meet their needs to 2039-2041, albeit with only a modest surplus in the case of South Derbyshire, particularly to 2041.

10.68 Employment based forecasts have been completed for both Derby and South Derbyshire using data sourced from Oxford Economics, Cambridge Econometrics and Experian over 2022-2039, 2022-2040 and 2022-2041 (i.e., 18 forecasts in total – Model 2A). As Tables 58 and 59 show, under all forecasts, both Derby and South Derbyshire have sufficient land to meet their needs, with Derby showing a significant supply surplus.

Table 58 – Model 2A: Employment Based Forecasts (Policy Off) – Derby, Hectares

Forecast Model Used	Oxford Economics			Cambridge Econometrics			Experian		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	9.2	9.6	9.8	14.8	15.3	15.9	39.1	43.1	46.0
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-77.3	-81.8	-86.4	6.1	6.5	6.8	38.8	42.8	45.7
9) Gross Need, ha 10) Net Need, ha Inclusive of a 5-year buffer (for positive figures only)	1) 11.9 2) -77.3	1) 12.4 2) -81.8	1) 12.7 2) -86.4	1) 19.2 2) 7.9	1) 23.8 2) 8.4	1) 20.6 2) 8.8	1) 50.6 2) 50.2	1) 55.8 2) 55.4	1) 59.5 2) 59.1
Realistic Employment Land Supply at April 2022, ha	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36	138.36
9) Gross Need, ha 10) Net Need, ha Less Realistic Employment Land Supply = Surplus of	**1) 126.46 (surplus) 2) 215.66 (surplus)**	**1) 125.96 (surplus) 2) 220.16 (surplus)**	**1) 125.66 (surplus) 2) 224.76 (surplus)**	**1) 119.16 (surplus) 2) 130.46 (surplus)**	**1) 114.56 (surplus) 2) 129.96 (surplus)**	**1) 117.76 (surplus) 2) 129.56 (surplus)**	**1) 87.76 (surplus) 2) 88.16 (surplus)**	**1) 82.56 (surplus) 2) 82.96 (surplus)**	**1) 78.86 (surplus) 2) 79.26 (surplus)**

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
employment land or further need									

Source: BE Group, 2022

Table 59 – Model 2A: Employment Based Forecasts (Policy Off) –South Derbyshire, Hectares

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	3.8	4.0	4.1	7.6	7.9	8.2	12.4	13.4	15.6
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	-17.2	-18.2	-19.2	7.4	7.7	8.0	12.1	13.1	15.3
11) Gross Need, ha **12) Net Need, ha**	1) 4.9 2) -17.2	1) 5.7 2) -182	1) 5.3 2) -19.2	1) 9.8 2) 9.6	1) 10.2 2) 10.0	1) 10.6 2) 10.4	1) 16.0 2) 15.7	1) 17.3 2) 17.0	1) 20.2 2) 19.8

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Inclusive of a 5 year buffer (for positive figures only)									
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
11) Gross Need, ha **12) Net Need, ha** **Less Realistic Employment Land Supply = Surplus of employment land or further need**	**1) 41.19 (surplus)** **2) 63.29 (surplus)**	**1) 40.39 (surplus)** **2) 64.29 (surplus)**	**1) 40.79 (surplus)** **2) 65.29 (surplus)**	**1) 36.29 (surplus)** **2) 36.49 (surplus)**	**1) 35.89 (surplus)** **2) 36.09 (surplus)**	**1) 35.49 (surplus)** **2) 35.69 (surplus)**	**1) 30.09 (surplus)** **2) 30.39 (surplus)**	**1) 28.79 (surplus)** **2) 29.09 (surplus)**	**25.89 (surplus)** **2) 26.29 (surplus)**

Source: BE Group, 2022

10.69 In terms of which forecast might be preferred, as was noted in Section 3.0, the Oxford Economics forecasts are most negative in terms of their growth projections, but best reflect past change in terms of jobs change of not necessarily land take up, while Experian is most positive about growth, but has the strongest deviation from past trends. The Cambridge Econometrics forecasts seem to represent a reasonable balance between the two, showing positive, but not exceptional growth.

10.70 Model 2A examined the ‘policy off’ position, i.e., the outcome which, given national trends in the economy might be expected to occur locally anyway without any intervention from public policy and programmes. This Study has also completed a sensitivity test of the baseline forecasts against proposals for some 173 ha of land, to the south west of the A50/A38 Junction, south of Toyota and the A50, in South Derbyshire. Referred to as Egginton Common, the land forms part of the East Midlands Freeport (EMF).

10.71 The EMF Full Business Case included estimates of the number of jobs which could be generated by the scheme, jobs growth which would be additional to baseline employment change in South Derbyshire. The jobs would be in manufacturing, advanced logistics and various ancillary office functions. Adding these jobs to the baseline forecast models provided by Oxford, Cambridge and Experian, and allowing for factors such as displacement and additionality, provides nine further Policy On Forecasts, for South Derbyshire only, for the three forecast periods.

10.72 These are set out in Table 60 and show that, when Egginton Common is allowed for, South Derbyshire does have additional land needs of a modest 0-3 ha with Oxford Economics but a more substantial 34-42 ha with Cambridge and Experian.

Table 60 – Model 2B: Employment Based Forecasts (Policy On) –South Derbyshire, Hectares

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Need from Sectors Projected to Grow Only (Gross Need), ha	37.9	36.9	35.8	62.0	62.2	62.5	65.1	66.0	68.3
Net Land Need, i.e., Gross Need Less Sectors Projected to Decline, ha	37.9	36.9	35.8	62.0	62.2	62.5	64.9	65.7	68.0
5) Gross Need, ha **6) Net Need, ha** **Inclusive of a 5-year buffer (for positive figures only)**	1) 49.0 2) 49.0	1) 47.8 2) 47.8	1) 46.3 2) 46.3	1) 80.2 2) 80.2	1) 80.5 2) 80.5	1) 80.9 2) 80.9	1) 84.2 2) 84.0	1) 85.4 2) 85.0	1) 88.4 2) 88.0
Realistic Employment Land Supply at April 2022, ha	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09	46.09
5) Gross Need, ha **6) Net Need, ha** **Less Realistic Employment Land**	**1) -2.91 (Further Need)** **2) -2.91**	**1) -1.71 (Further Need)**	**1) 1.79 (surplus)**	**1) -34.11 (Further Need)**	**1) -34.81 (Further Need)**	**1) -34.81 (Further Need)**	**1) -38.11 (Further Need)**	**1) -39.31 (Further Need)**	**1) -42.31 (Further Need)**

Forecast Model Used	**Oxford Economics**			**Cambridge Econometrics**			**Experian**		
Forecast Period	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**	**2022-2039**	**2022-2040**	**2022-2041**
Supply = Surplus of employment land or further need	**(Further Need)**	**2) -1.71 (Further Need)**	**2) 1.79 (surplus)**	**2) -34.11 (Further Need)**	**2) -34.81 (Further Need)**	**2) -34.81 (Further Need)**	**2) -37.91 (Further Need)**	**2) -38.91 (Further Need)**	**2) -41.91 (Further Need)**

Source: BE Group, 2022

10.73 However, the market assessment and reviewing the historic trends in employment change and land take up (along with uncertainties in long term forecasting generally) suggests that the labour demand forecasts underestimate employment land needs. When a comparison of past employment change over the period 1991-2021 is made, actual land take-up is generally much more than the estimate put forward by Oxford, Cambridge or Experian, even when only sectors projected to grow are considered.

10.74 In the case of South Derbyshire, the Model 2B: Policy On forecasts are arguably more realistic as they make some allowance for local policy, but ultimately only for one strategic scheme, Egginton Common, likely to be only one of many large developments progressed in South Derbyshire to 2039-2041.

10.75 In conclusion, for the reasons set out above, it is considered that the most appropriate forecasts, for projecting Objectively Assessed for both Derby and South Derbyshire to 2039-2041 are the Model 1 Take Up based forecasts. All the Model 1 forecasts show that both local authority areas have sufficient employment land to meet quantitative needs to 2039-2041. Model one does not specifically allow for growth at Egginton Common, in South Derbyshire which should be considered a strategic development site, meeting larger than local needs, and distinct from the local needs identified in Model 1.

Model 3: Resident Workforce Forecast

10.76 Additionally, as part of the Local Plan development process, the Councils have identified two scenarios for projecting population and jobs growth in the Derby and South Derbyshire, to 2039, 2040 and 2041. They are derived from the 'standard method' of calculating local housing need, as identified in the National Planning Policy Framework and set out in National Planning Practice Guidance, including a 35 percent 'urban uplift' for Derby City. They inform the Derby and South Derbyshire LHNA, in preparation at the time of writing. These can be converted into a forecast of land needs, using a methodology comparable to that for Model 2. The results are shown in Tables 61-62, for each time period.

Table 61 – Derby Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	280,197	292,819	305,110
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	71.8	75.1	78.2

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	254,252	265,594	276,736
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	65.2	68.1	71.0

Source: BE Group, 2023

Table 62 – South Derbyshire Resident Workforce Forecast

Growth Sectors	Based on Census Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	44,917	46,376	47,779
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	11.5	11.9	12.3

Sectors in Decline	Based on 1:1 Commuting		
	2022-2039	2022-2040	2022-2041
Total Floorspace, sqm	63,240	65,301	67,276
Divided by Development Floorspace per ha	3,900	3,900	3,900
Equivalent Employment Land Needed, ha	16.2	16.7	17.3

Source: BE Group, 2023

10.77 The assumptions on economic activity, double jobbing, unemployment, commuting and homeworking which inform these job to land projections are set out in Section 8.0 and reflect the best data available on all these points, at the time of writing. It is accepted that all these factors will be subject to change over the period to 2039-

2041 but it is also assumed that Derby and South Derbyshire Councils will wish to retain the realistic maximum portion of their workforce in local employment and will therefore need to provide sufficient land and property to support that maximum.

10.78 It is important to note that these represent the employment land requirement specifically from these population and jobs growth scenarios and, unlike Models 1-2, are not a forecast of OAN for the whole Derby and South Derbyshire economies. They make no allowance for the growth aspirations of local businesses, which may be unrelated to how many they employ, for labour derived from in commuting of non-residents, or for the movement of existing labour within the two local authority areas.

10.79 However, what Model 3 does illustrate is that, to accommodate projected population and jobs growth, and ensure the maximum number of those workers possible are able to live and work in the two local authority areas, Derby needs to allow for some 65-78 ha while South Derbyshire needs to provide 11-17 ha. The Model 2A Policy Off Forecasts would, with only the partial exception of Experian forecasts for South Derbyshire, not provide sufficient land to meet these minimum needs, much less allow any additional land for growth in the existing economy.

10.80 By comparison, the Model 1 forecasts of growth – 77.88-84.96 ha (gross) for Derby and 35.86-39.12 ha (gross) for South Derbyshire – do provide sufficient land to accommodate all projected growth from the population/job projections while also allowing some further buffer – 7-13 ha in the case of Derby and 22-25 ha in the case of South Derbyshire. As noted, this buffer allows for other change in the local economy which generate land needs, but may be unrelated to local jobs growth, such as the desire of companies to modernise their facilities. It is further evidence that Model 1 allows for change across the whole economy of Derby and South Derbyshire, thus why it is the preferred forecast model.

10.81 It is noted that, in the case of South Derbyshire, the Model 2B: Policy On forecasts also allows sufficient land to support the Model 3 the population/job projections and other growth. Other weaknesses in this job based forecasts are noted above, however.

Protecting Supplies and Meeting the Needs

10.82 Both Derby and South Derbyshire have sufficient land, based on current allocations and commitments in the supply, to meet their OAN under Model One. For Derby at least, this was also a conclusion of the 2008 ELR and many of the core issues raised in that study remain valid. In particular comments about the large oversupply of employment land in Derby. At paragraph 9.21, page 135 of the 2008 Study it was noted that *"In Derby there is, it seems, an extreme oversupply of employment land. However, it is the economic driver for the sub-region and it would seem contradictory to deallocate land, unless absolutely necessary. Its employment land base also provides solutions for retail, leisure and sui generis uses, given the complex nature of its property/employment market, being a city…."*

10.83 Derby and South Derbyshire should therefore protect their existing employment land supplies, even with the identified oversupplies against needs. In both cases the respective supplies are, with the identified exceptions, fully deliverable and in the case of most of the larger sites, subject to active plans for development which are being progressed. The employment land supplies generally comprise good quality land in prominent locations on the strategic road network and/or with good links to key population centres which has been, and is expected to continue to be, popular with businesses. The existing supplies of both Derby and South Derbyshire provide a mix of options to meet both local needs and, particularly in Derby, provide strategic scale options which allow the two authorities to compete for the sub-regional, regional and national scale inward investment requirements.

10.84 The supplies give flexibility and choice to businesses and do provide sufficient land support a mix of uses, including non E(g)/B-Class uses which may also generate employment and support the wider economy, without limiting the choices of the core industrial, warehouse and office companies. An excessive reduction in the supply of either Derby or South Derbyshire would limit all these benefits.

10.85 Additionally, an oversupply of employment land, against identified needs, also does not mean that the Local Plans should automatically not allow any other E(g), B2, B8 growth anywhere else in the two local authority areas. Justifications for allocating other employment sites, above the identified OAN include:

- To meet strategic policy requirements or strategic needs which extend beyond the local – Allowing the development of the Freeport site at Egginton Common, which will meet larger than local needs is a strong example of this
- Providing employment opportunities within major housing developments
- Reflecting planning consents given for E(g)/B-Class uses on land not previously identified as being in employment uses
- Allowing major employers to meet their specific growth needs
- Allowing local growth, particularly the recycling of existing E(g)/B-Class land and premises, to meet the needs of local businesses whose requirements cannot be accommodated on the larger strategic sites.
- Supporting office sector growth to accommodate the forecast jobs increases
- Allowing rural diversification
- Accounting for exceptional losses in the supply to 2041 (average annual losses are allowed for in the Model 1 calculations), although some provision for such major losses is provided for in the 5-year buffer included in OAN calculations
- To help meet the employment needs of Swadlincote and other settlements.

10.86 As part of the Local Plan landowners, developers and their agents made Call for Sites submissions and updated proposals which, as of June 2023, would provide 34.70 ha of potential land in Derby and 822.53 ha in South Derbyshire. This Study has analysed these sites and graded them A+ to E. Sites graded A+-B- can be said to represent realistic options for employment land supply, measured against market and deliverability criteria. Generally, sites which fall into these gradings have the following features which make them more deliverable than other options:

- Land which is largely/fully under the control of a developer
- An identifiable ‘way forward’ to development
- Constraints, which while sometimes large, appear surmountable with investment
- A link to identified market demand.

10.87 None of the four sites put forward for Derby achieved a grade of B- or higher and can be said to represent deliverable employment sites. In South Derbyshire, 72.0 percent or 591.82 ha of the supply, 15 out of 39 sites is potentially available in the options graded A+ to B-. These options include:

- Site 024/067/198: Land south of Uttoxeter Road, Foston (7.98 ha) – Site affected by TPOs, assuming these do not full inhibit development, this site represents an unconstrained growth opportunity for Dove Valley Park, with strong A50 access. Consideration should also be given to other development opportunities which exist around Dove Valley Park, where land is already under developer control – Grade B-
- Site 055: East of Swarkestone Road, Chellaston (2.93 ha) – A well located, unconstrained and deliverable site, off the A50 and on the edge of Derby. The main issue is that it falls onto the rural side of the A50, so development here would represent an extension into the countryside. Subject to other considerations, this would make a valuable local employment site. The plot is comparatively small however, and could be linked to SHELAA Site 061, to the east or 057 to the west, to deliver a more substantial growth opportunity – Grade B+
- Site 057: Land north west of Swarkestone Road, Chellaston (13.53 ha) -– A well located but constrained site, off the A50 and on the edge of Derby. The main issue is that it falls onto the rural side of the A50, so development here would represent an extension into the countryside. Subject to other considerations, this would make a valuable local employment site. Linkage to other SHLAA sites to the east – 051 and 061 – would deliver a more substantial growth opportunity – Grade B-
- Site 061: Land to the East side of Swarkestone Road, Spring Farm, Chellaston (38.56 ha) - A well located, unconstrained and deliverable site, off the A50 and on the edge of Derby. The main issue is that it falls onto the rural side of the A50, so development here would represent an extension into the countryside. Subject to other considerations, this would make a valuable local employment site. Linkage to other SHLAA sites to the west – 051 and 057 – would deliver a more substantial growth opportunity – Grade A-
- Site 090 (including 137): Infinity Garden Village, Land between Sinfin and Chellaston (Including Land East of Deep Dale Lane, Derby) (293.56 (of which consent is being actively sought on 21 for E(g)/B-Class uses and 30 ha is protected in the Local Plan, with potentially still more available in the long term)) – Within a major housing proposal, which would, if consented, deliver major infrastructure from the A50 to open up land for employment uses. That infrastructure already has some funding in place. Separately, consent is being sought on Site 137, for 51,100 sqm of employment floorspace along with

related road links, by land promoter Hallam Land Management. Development of this would provide a useful linking site between the A50 and IPD, benefiting from both strategic road access and links to the growing critical mass of premises being brought forward to the north – Grade A-

- Site 96: Access 50 (Axis 50), Willington (31.50 ha) – Outline planning consent for a strategic B2/B8 scheme is being sought on a site adjacent to the key A50/A38 Junction, capable of serving both the Derby and South Derbyshire markets. Land appears largely unconstrained and gives the opportunity for rapid delivery of the scheme, if consented – Grade A+
- Site 117: Land at Mercia Marina, Findern Lane, Willington (0.26 ha) – The provision of further office space at Mercia Marina would be desirable and deliverable, given the success of existing facilities. As the Marina is already identified as an Employment Area it is not clear if a specific employment land allocation would be necessary here or if individual planning applications could be considered on their individual merits – Grade B+
- Site 130: Land south of the A50 (Strategic Rail Freight Interchange) (255 ha) - Landowner Severn Trent have been working with developer Goodman for some years to deliver a scheme. This site now falls within the Freeport, and a Business Plan for the East Midlands Freeport has been progressed. Planning consent would then have to be sought and this is expected to take some two years. Development at Egginton Common is expected to include a strategic rail freight interchange and Toyota logistics facilities. Partners are also seeking to secure other B2/B8 occupiers for the site, potentially including supply chain manufacturing for Toyota – Grade A-
- Site 150: Talbot Farm, 75 Derby Road, Hilton (0.80 ha) – Site already identified as a low grade local employment area on a key gateway route into Hilton. Its value would increase significantly if one of the consented industrial schemes was implemented. There are no strong barriers to scheme delivery. As the site is already identified as an employment area, at least in Council monitoring, no change of Local Plan designation appears necessary – Grade B-
- Sites 152, 155, 156 Land at Bannell's Lane and Etwall Road, Mickleover (74.76 ha combined) – Three adjacent sites on a reasonable position in the strategic road network, close to the A38. Investment would be needed into highways infrastructure but otherwise constraints are modest – Grade B-

- Site 162: Land north east of the A38 A50 Toyota junction, Findern (41.00 ha) – Site enjoys a strong position at the A38/A50 Junction and has only modest constraints. Land under option with developer St Modwen. No firm plans to take this forward, but it would be considered for B2/B8 development once the existing St Modwen Park, Derby development was completed – Grade A-
- Site 192: Land North West of A516, north of Hilton (6.50 ha) – Largely unconstrained area of greenfield land on a main A-Road corridor. Subject to agreeing access arrangements a B2/B8 development, likely of a local scale, would be deliverable here – Grade B-
- Former Drakelow Power Station (68 ha) – Development plans are being actively progressed by owner to deliver 230,000 sqm (2 million sqft) of mostly B2/B8 uses likely focused towards the strategic industrial/logistics sectors. This scheme is subject to ongoing viability testing regarding the identified constraints. Assuming no major barriers to viability are identified, owners E-On hope to deliver a B2/B8 scheme relatively rapidly, through developer partners. A start point would be dependent on when the new bridge across the River Trent at Walton-On-Trent was delivered, this would be key to linking the presently somewhat isolated site to the A50/A38 strategic corridor. It is assumed this will come forward in 2023. After that E-On will look to contract for developer partners. Then assuming a 10 year development programme - B- (potentially increasing to A- with transport investment).

10.88 In regard to these sites, it is important to note that Site 130: Land south of the A50 (Strategic Rail Freight Interchange) is already being progressed for B2/B8 development as part of the national Freeport programme. Local Plan policy will need to recognise this. The site will be of a strategic scope, meeting the property requirements of national and international businesses so its development will not contribute to the local OAN identified in this Study.

10.89 At Site 090 (including 137): Infinity Garden Village, Land between Sinfin and Chellaston (Including Land East of Deep Dale Lane, Derby) a strategic mixed-use scheme is proposed of which E(g)/B-Class uses are just one element. The appropriateness of the wider scheme, its links to existing/emerging policy and its links to the established IPD scheme will need to be reviewed in their entirety before any allocation of employment land is made. E(g)/B-Class development here would be cross boundary in nature, supporting both Derby and the A50 Corridor, as well as meeting the specific employment needs of the Garden Village community, if consented for development.

10.90 Two sites – Site 117: Land at Mercia Marina, Findern Lane, Willington and Site 150: Talbot Farm, 75 Derby Road, Hilton – are already identified as Existing Employment Areas and Talbot Farm benefits from existing planning consents. A change in Local Plan designation does not seem to be required here.

10.91 Plans are being progressed at the Former Drakelow Power Station and again proposals are expected to focus on strategic developments serving a larger than local market, beyond the Local OAN considered here. Options for the reuse of this strategic brownfield site will need to be reflected in the Local Plan.

10.92 However, many sites identified in the SHELAA are greenfield in nature, often close to features of landscape/ecological value and these and other factors would need to be considered before any allocations for E(g)/B-Class uses were made.

10.93 In Derby City Centre, character areas which might best support office development in the future include:

- Cultural Heart Masterplan Area – Building on the critical mass of businesses already in place in the successful Riverside Chambers scheme
- Western Approaches, Northern Gateway and Cathedral Quarter –. Opportunities to build on the critical mass of companies here, and deliver further office space should be encouraged, even if most such options are likely to come through refurbishment schemes of upper floors or mixed-use developments
- Agard Street – Proposed new development by the University of Derby would add a significant quantum of new office space to the city centre stock. Opportunities to build upon this new critical mass of floorspace and businesses should be supported.

Meeting Office Jobs Growth Forecasts

10.94 The three forecasts utilised in this Study project extensive gains in private office sector jobs over the Local Plan period, net increases of 4,781-14,300 to 2041 IN Derby and 137-4,058 jobs to 2041 in South Derbyshire. Against this growth it is noted that the largest existing and proposed allocations are aimed at B2/B8 uses rather than offices, reflecting market demand and the land needs of these sectors.

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10.95 In terms of accommodating the office jobs forecast, it is likely that quite a high proportion of the E(g)(i) jobs will be accommodated in larger B2/B8 operations which increasingly combine administrative functions with production and logistics functions, on single sites for greater efficiency. Even where such functions are not specifically included, the 2023 research paper 'Critical Infrastructure: Driving Employment Growth Within the UK's Logistics Sector' by Prologis indicates that an average 46,450 sqm B8 unit will still employ 67 office staff and 45 managerial staff.

10.96 However, even allowing for this there will still be scope for E(g)(i) growth elsewhere, and office development will need to be supported in appropriate locations in city and town centres. This is considered in more detail in Section 11.0.

Approach to Monitoring

10.97 It is important that all Planning Officers and support staff in each local authority understand the importance of monitoring and the systems used to achieve this. Monitoring needs to take into account variables such as windfall sites and sites or premises lost to alternative uses, particularly office losses given the greater permitted development rights in the 'E' Use Class. Some additional factors which could usefully be monitored by the two Councils are set out in Section 8.0.

10.98 More generally, it is important to stress the need to have accurate data at the time planning applications are received for logging into the Council's databases. Frontline personnel who log received planning applications need to be aware of the importance of the information collated for monitoring purposes.

11.0 RECOMMENDATIONS

Introduction

11.1 This section sets out the consultants' recommendations arising from the Derby and South Derbyshire Employment Land Review (ELR). The recommendations in this report have had full regard to the requirements of the new NPPF and PPGs to encourage and deliver growth through the planning system. It updates and supersedes the Derby HMA ELR of 2008 and the Derby HMA ER Forecasts Update of 2013.

Employment Land Supply and Need

Recommendation 1 – Defining and Protecting the Current Realistic Land Supply

11.2 For this study, the current realistically available land supply in Derby was 138.36 ha in 12 sites, based on current allocations and commitments, as identified in Table 29, Section 7.0. For South Derbyshire the supply was 46.09 ha in 14 sites, as identified in Table 31, Section 7.0.

11.3 Sites outside of this realistic employment land supply, were judged not to be readily available to meet employment land needs. In Derby, this includes Site 11: Manor Kingsway where the overwhelming majority of the site has been/is being developed for housing. The remaining development land is now isolated from other E(g), B2, B8 uses and nearby medical facilities, by the housing, reducing its appeal to the market for employment development and appears to by physically constrained in places.

10.99 The remaining supply is, with the identified exceptions below, fully deliverable and in the case of most of the larger sites, subject to active plans for development which are being progressed. The employment land supplies generally comprise good quality land in prominent locations which provide a mix of options to meet both local needs and, particularly in Derby, provide strategic scale options which allow the two authorities to compete for the sub-regional, regional and national scale inward investment requirements.

11.4 Additionally, in the case of Derby, it is noted that the city's supply of employment land is focused on three strategic scale sites – Site 4: Infinity Park, Site 6: Derwent Triangle (St Modwen Park) and Site 15: Celanese (Smart Parc) – which between them comprise three quarters (103.61 ha) of the realistic land supply. All are large strategic sites, which are likely to attract national and multi-national operators, particularly in industrial and logistics sectors, as opposed to meeting more local needs. The amount of land which is specifically suited to meet the needs of local businesses is a more modest 35.35 ha. Thus, there is a need for Derby City Council in particular to protect land suited to meet local needs, particularly the requirements of local industrial and warehouse businesses identified in this Study.

11.5 **Thus, subject to the points raised in Table 63-64 below, it is recommended that Derby City Council and South Derbyshire District Council seek to protect their employment land supplies, and particularly the local supply, from loss to alternative, non-E(g)/B2/B8, uses.**

11.6 Tables 63-64 provide recommendations on the realistically available employment sites in the Derby and South Derbyshire, including providing evidence of the deliverability of those sites, where relevant.

Table 63 – Employment Land Recommendations – Derby

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
Allocated Sites Without Planning Permission			
1	Rykneld Road	2.40	2.40 ha of unconstrained land to the rear of a foodstore. While in a somewhat isolated position the land is under developer control, with access in place and has been marketed. Plans were in place for an office and industrial development here. It is understood those plans are on hold at present, pending improving economic conditions. However, the land remains available to meet needs over the long term. It should continue to be protected for E(g)/B-Class uses in the next Local Plan.
2	Alfreton Road	0.60	Identified expansion land for occupier Pektron, with full planning consent for the development of a manufacturing and warehousing unit of 6,246 sqm. Assuming the land is not developed out quickly it should continue to be protected for E(g)/B-Class uses in the next Local Plan.
3	Chaddesden Sidings	5.70	Site is in the backlands but remains a key source of available employment land in the urban area. Assuming an appropriate access can be secured the development of the site for mid-sized to larger B2/B8 units, which are in demand, remains likely, in a fully private sector scheme. Located by the railway line, at the back of an Employment Area, the site would also not suit other uses such as housing. It should continue to be protected for E(g)/B-Class uses in the next Local Plan.
4	South of Sinfin Lane (Christchurch)	20.95	Part of Site 4: Infinity Park not covered by planning consents (see below). Given the diverse range of projects underway and planned at Site 4: Infinity Park, it is likely this land will be taken up over the next Local Plan period, ether for premises or related infrastructure. It should continue to be protected for E(g)/B-Class uses in the next Local Plan.
Sub Total		*29.65*	
Allocated Land with Permission			
4	Infinity Park	43.56	Established strategic growth location with multiple developments and infrastructure projects now completed/under construction. The vision is for a high technology park which is being actively progressed by a collaboration between Derby City Council, the Harpur Crewe Estate, Rolls-Royce and developers IPD LLP, Wilson Bowden and Peveril Securities. It should continue to be protected for E(g)/B-Class uses in the next Local Plan.
6	Derwent Triangle	14.05	A large portion of the site has been developed by private developer St Modwen. St Modwen plan to build out another 22,000 sqm in 2023 and 12,000 sqm in 2024 to finalise the scheme, subject to market conditions. Assuming the land is not developed out quickly it should continue to be protected for E(g)/B-Class uses in the next Local Plan.
10	Becket Well	0.28	Part of a larger mixed-use scheme being progressed by private developer St James Securities. Site 3B is proposed for 4,600-5,600 sqm of offices and build to rent flats. St James is in in discussion with several potential

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
			occupiers. If it can secure 2-4 pre-lets, St James would then approach the Council to see if the City Council would consider investing in an Income Strip on the building(s) to secure viability and get funding. It is recommended the Council, and related agencies consider this way forward as, alongside the University's expansion plans, this appears to be the prime opportunity to deliver new build offices into the City Centre to meet business needs, growth the City Centre economy and attract inward investment. The wider scheme should be protected in the Local Plan as a key mixed-use development.
Sub-Total		*57.89*	
Other Contributing Land with Permission but not Allocated for Employment			
13	Dunstall Park Close (RR Car Park)	2.10	Site completed post April 2022 so now forms part of the developed supply of the city and should be recognised accordingly in the Local Plan.
Sub-Total		*2.10*	
Redevelopment Sites			
15	Celanese (Smart Parc)	46.0	Marketed as 'SmartParc', a high-tech food manufacturing and distribution campus, with scheme led by SEGRO and partners. Property developed by TSL and Seagrove with Council funding. One unit completed on the wider SmartParc site, occupied by Hello Fresh. Other premises consented. Site thus has an active delivery partnership in place which has delivered one premises and is progressing others, whilst actively marketing the scheme. Further progress on this site is thus very likely over the next Local Plan period, although stakeholders suggest that the focus of development will likely be more towards B8 food logistics rather than E(g)/B2 food production. the site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
16	The Point - Pride Park	0.95	Two remaining plots of the original 'Point' outline application remain and have not progressed since 2007. While there are no clear plans for delivery at present, these sites represent the main development opportunities in the Pride Park area. Public partners could usefully explore ways forward with the site owners and continue to market the plots as opportunity sites with developers. Given viability issues with office developments it must be accepted that industrial or small warehouse developments are more likely here, without public sector support. Such development would meet local demand. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
20	City Road	0.27	Small but valuable City Centre development plot which could meet a range of needs. Again, a new build office development is unlikely without external support and the Council could usefully approach the owners to determine what level of support might be required to drive forward development here, with options ranging from support with marketing up to more direct financial

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
			input. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
26	Victory Road	1.50	Site completed post April 2022 so now forms part of the developed supply of the city and should be recognised accordingly in the Local Plan.
Sub Total		*48.72*	
Total		***138.36***	

Source: BE Group, 2023

Table 64 – Employment Land Recommendations – South Derbyshire

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
Allocated Sites Without Planning Permission			
1	E1G Cadley Hill	3.00	No development plans at present. Site isolated from the A444 by Site 11: Land at Swadlincote Lane, Castle Gresley, Swadlincote where a development is under conduction which prevents any link through the A444. There remains an access east via the mostly residential area of the Swadlincote Lane/Brunel Way Junction. The site still links reasonably closely to the main employment areas of Swadlincote, however. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
2	E1C Woodville Regeneration Area	4.60	Harworth Group is promoting the site through a Planning Promotion Agreement. In April 2022, the site received Outline consent for the creation of up to 300 homes east of Kiln Way, in addition to a c.2,800 sqm local centre with convenience retail and leisure amenities and employment land consisting of 2,000 sqm Class E(g)(ii) research and development and/or E(g)(iii) light industrial uses, 4,000 sqm Class B2 general industrial uses and 8,000 sqm Class B8 storage and distribution uses. The latter would occupy 4.6 ha in the west of the site, with access from the developed Kiln Way junctions. Harworth Group is continuing to market the site to developers and housebuilders. In August 2022 it completed the sale of a 3.23 ha site in the east to Barwood Homes for the delivery of 73 homes. Development is thus expected to be through private sector delivery. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
Sub Total		*7.60*	
Land with Unimplemented Consents			

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
4	9/2000/0415/O Tetron Point, William Nadin Way, Swadlincote	3.81	Undeveloped land in an active and growing local existing employment area which has seen recent and ongoing new development. 3.81 ha remains undeveloped to the west and south of Swadlincote Gateway which would likely accommodate further industrial developments given the range of developments which have now occurred in this area and the critical mass of companies now located in this part of Swadlincote. Development is thus expected to be through private sector delivery. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan
6	9/2010/0868 Unit 2100A Dove Valley Business Park	2.66	A plot on the market, with planning consent, in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor, for larger B2/B8 uses. The land is under developer control and delivery is likely, via private development, in the next Local Plan period. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
7	9/2010/0869 Unit 2100B Dove Valley Business Park	2.40	A plot on the market, with planning consent, in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor, for larger B2/B8 uses. The land is under developer control and delivery is likely, via private development, in the next Local Plan period. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
8	9/2010/0870 Unit 2050 Dove Valley Business Park	0.74	A plot on the market, with planning consent, in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor, for larger B2/B8 uses. The land is under developer control and delivery is likely, via private development, in the next Local Plan period. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
9	9/2001/0770 Plot 2500 Dove Valley Business Park	3.33	A plot on the market, with planning consent, in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor, for larger B2/B8 uses. The land is under developer control and delivery is likely, via private development, in the next Local Plan period. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
10	9/2017/0816 Land North of Dove Valley Business Park	14.64	A plot in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor, for larger B2/B8 uses. than 15,000 sqm of floorspace each. Consent shows four main units of 15,044-26,126 sqm. The land east of Heath Top Business Park is identified for car parking. Identified by developer Clowes as being reserved for an occupier, further details confidential at this time (Dove Valley Park Phase 2). The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
11	9/2012/0743 Land at Swadlincote Lane, Castle Gresley, Swadlincote	1.91	Well located site off the A444 at Swadlincote. Land under developer ownership. Developer, St Modwen is seeking Reserved Matters consent for 939 sqm of industrial floorspace on 0.46 ha, with other land remaining available for future development. Post April 2022, planning permission has been granted for the expansion of Keystone Lintels onto part of Site. This was Under construction at the time of writing and prevents any links through to the A444 for the remanning land. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.

Policy ID.	Name	Realistic Land Supply, ha	Evidence of Deliverability/ Recommendations
12	9/2017/0921 Land off Woodyard Lane, Foston (Unit 4)	0.26	A plot in the active and successful Dove Valley Park a focus for market demand in the A50 Corridor. No clear plans to deliver the site at present. The land remains available for future development however, forming part of the well-established and accessible Dove Valley Business Park cluster. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
14	9/2013/1044 Former MoD Depot, Hilton	3.02	Land under developer ownership. No identified development plans on the remaining land, however it remains available for development in what is now Hilton's largest employment area, home to a range of high value occupiers. Further discussions are needed to confirm the owners plans for the site but there are no reasons why it could not provide at least some further E(g)/B2/B8 options. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
15	DMPA/2020/1460 Drakelow Power Station, Walton Road, Drakelow	2.50	Part of the wider Drakelow area which is being opened up for development with the provision of on and off site infrastructure. Plot is not part of the main Drakelow employment development, which is actively being progressed by E-On A possible way forward would be to link this site to the adjacent, larger E.On B2/B8 development in the pipeline. The land remains available for employment development however, in an area likely to see large scale industrial and warehouse development over the next decade and also providing an opportunity to accommodate some of the businesses to be displaced by housing development, further east. Discussions are therefore required with the owner Countryside Properties and E-On to identify what role this land might take in wider plans. Subject to this the site should be protected for E(g)/B-Class uses in the next Local Plan.
17	9/2019/1431Sinfin Lane, Barrow on Trent (Substitute 2021)	2.22	Site has full planning consent for an industrial and warehousing development comprising various small units totalling up to 13,857 sqm. Site appears to have been cleared for development, but no construction was underway at the time of writing. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
23	DMPA/2020/0939 Badger Farm, Willowpit Lane, Hilton	1.00	The site has full planning consent for the erection of a research and development facility including offices, warehouse, grow rooms and associated infrastructure totalling 1,951 sqm. No signs of development at the time of writing, however, the land remains a logical and unconstrained expansion option for a high quality and well located local employment area. The site should continue to be protected for E(g)/B-Class uses in the next Local Plan.
Sub Total		*38.49*	
Total		**46.09**	

Source: BE Group, 2023

Recommendation 2 – Defining the Objectively Assessed Need

11.7 The current realistic land supply is sufficient to meet needs over 2022-2039, 2022-2040 and 2022-2041 even with a five-year buffer. For Model 1, based on the forward projection of past take up, the results are:

Derby

2022-2039: 77.88 ha (need) – 138.36 ha (supply) = **60.48 ha (surplus)**
2022-2040: 81.42 ha (need) – 138.36 ha (supply) = **56.91 ha (surplus)**
2022-2041: 84.96 ha (need) – 138.36 ha (supply) = **53.40 ha (surplus)**

South Derbyshire

2022-2039: 35.86 ha (need) – 46.09 ha (supply) = **10.23 ha (surplus)**
2022-2040: 37.49 ha (need) – 46.09 ha (supply) = **8.60 ha (surplus)**
2022-2041: 39.12 ha (need) – 46.09 ha (supply) = **6.97 ha (surplus)**

11.8 The forecasts of industry sector activity (jobs), suggest much more modest land needs. In the case of South Derbyshire, when Egginton Common is allowed for, South Derbyshire does have additional land needs of a modest 0-3 ha with Oxford Economics but a more substantial 34-42 ha with Cambridge and Experian (Modal 2B).

11.9 However, BE Group does not recommend that the policy off economic forecasts be the basis for defining employment land provision up to 2039-2041. This is because the forecasts represent the absolute minimum amount of land required to accommodate the activities of different industry sectors. Other issues include:

- That within sectors expected to decline (particularly manufacturing) there will still be businesses that will grow and expand
- Uncertainties about employment densities as company working practices change, following on from the Covid-19 Pandemic
- That there will be local market churn
- That there will be a need to maintain a choice of supply by size, type, location and quality of sites and premises for businesses at differing levels of their maturity
- That there should be a continuing forward supply to accommodate site development beyond 2039-2041

- That the forecasts are policy off and therefore unrealistic as there is always likely to be a degree of 'policy on' public sector intervention in the economic growth of any local authority area.

11.10 In the case of South Derbyshire, the Model 2B: Policy On forecasts are arguably more realistic as the make some allowance for local policy, but ultimately only for one strategic scheme, Egginton Common, likely to be only one of many large developments progressed in South Derbyshire to 2039-2041.

11.11 A further model, Model 3: Resident Workforce has been produced which indicates the additional employment land need from population and jobs growth scenarios. It is important to note that these represent the employment land requirement specifically from these population and jobs growth scenarios and, unlike Models 1-2, are not a forecast of OAN for the whole Derby and South Derbyshire economies.

11.12 However, what Model 3 does illustrate is that, to accommodate projected population and jobs growth, and ensure the maximum number of those workers possible are able to live and work in the two local authority areas, Derby needs to allow for some 65-78 ha while South Derbyshire needs to provide 11-17 ha. The Model 2A Policy Off Forecasts would, with only a couple of exceptions, not allow sufficient land to accommodate this projected local jobs growth. By comparison the Model 1 forecasts would provide sufficient land for this factor, while allowing a buffer of land for growth elsewhere in the economy.

11.13 **It is therefore recommended that both Derby City Council and South Derbyshire District Council use the roll forward of historic take-up (Model 1) as the main measure of their future land need for the period up to 2039-2041. This indicates needs of 77.88-84.96 ha for Derby and 35.86-39.12 ha for South Derbyshire, including a five-year buffer. These figures represent the employment land targets which it is recommended be adopted in the new Derby and South Derbyshire Local Plans, to meet local needs.**

11.14 **Measured against the realistic supply, both Local Authority Areas have sufficient land to meet their needs, albeit with only a modest surplus in the case of South Derbyshire.**

Recommendation 3 – Potential New Strategic Allocations

11.15 As is noted above, both Derby and South Derbyshire do have sufficient land to meet their local needs to 2039-2041. However, there are larger than local or strategic economic and policy matters which will also need to be considered. **Accordingly, it is also recommended that Local Plans, particularly in South Derbyshire, consider E(g), B2, B8 allocations relating to:**

- **Site 130: Land south of the A50 (Strategic Rail Freight Interchange) (255 ha) – Reflecting the national Freeport designation here, the desires of major employer Toyota to expand its operations and the growing regional market for B2/B8 facilities**
- **Former Drakelow Power Station (68 ha) – Reflecting the need to find a re-use for this major infrastructure site and the advanced state of investment plans by owner E-On and the fact that proposals will again meet larger than local needs for B2/B8 premises**
- **Site 090 (including 137): Infinity Garden Village, Land between Sinfin and Chellaston (Including Land East of Deep Dale Lane, Derby) (293.56 (of which consent is being actively sought on 21 for E(g)/B-Class uses and 30 ha is protected in the Local Plan, with potentially still more available in the long term)) – A strategic mixed-use scheme is proposed of which E(g)/B-Class uses are a modest element. The appropriateness of the wider scheme, its links to existing/emerging policy and its links to the established IPD scheme will need to be reviewed in their entirety before any allocation of employment land is made. E(g)/B-Class development here would be cross boundary in nature, supporting both Derby and the A50 Corridor, as well as meeting the specific employment needs of the Garden Village community, if consented for development.**

11.16 The Councils will need to take these options into account as part of its wider planning assessments along with other relevant planning considerations. For example, in reviewing these options, and any other growth sites which come forward, there needs to be consideration of the public transport access from population centres. If sites are proposed for larger B2/B8 uses, public transport issues would include how shift workers can access sites out of hours. this applies to the A50/A38 corridors in particular, which are poorly served by public transport, particularly from locations like Swadlincote.

Meeting Local Business Needs

11.17 It is noted that much of the existing employment land supply, plus the emerging sites noted in Recommendation 3, comprise a small number larger strategic options, primarily aimed at a larger than local B2/B8 market. The offer for smaller industrial, warehouse businesses is presently limited. This is against the strong local industrial demand reported in both Derby and South Derbyshire for units up to 1,000 sqm in the case of Derby, with a particular shortage of 0-300 sqm units in the case of Derby and 500-1,000 sqm units in the case of South Derbyshire.

11.18 Local office markets remain modest post the Covid-19 Pandemic, but signs of growth are there with businesses looking to improve the quality in not always the quantum of space they occupy. In Derby, there is renewed interest from businesses and developers in City Centre offices even if viability remains a barrier to new build developments. In South Derbyshire, stakeholders report modest but still consistent interest for flexible, often serviced suites, for hybrid working of sub-100 sqm each in locations including Swadlincote and the A38/A50 Junctions. Market demand in South Derbyshire is evidenced by the success of schemes like Mercia Marina.

11.19 Given that the existing employment land supply may prove to have only a modest role in meeting these local needs and shortages, other options are considered in the following recommendations.

Recommendation 4 – Meeting Business Needs A – Land Recycling, Small Site and Infill Developments

11.20 Both Derby and South Derbyshire have seen smaller business accommodation delivered through the re-use of small sites be it through the refurbishment and sub-division of buildings, redevelopment or infill development. Examples of this include the Sawley Park, Eagle Park and Westside Park schemes in Derby and equivalent schemes in Swadlincote and Woodville in South Derbyshire. As there is no quantitative need for large new local site allocations, but in many cases only a modest supply of employment land suited to meet specifically local requirements, such small scale development is likely to have an increasingly important role in meeting needs.

11.21 Accordingly, **it is recommended that Local Plan Policy, in Derby and South Derbyshire, is supportive of small E(g)/B2/B8 developments, re-uses, etc., typically on smaller sites, which will provide properties of less than 1,000 sqm each, aimed at local markets. Such sites will need to be appropriate to their location in terms of:**

- **Access and traffic generation**
- **Scale and intensity of use**
- **Links to existing Employment Locations**
- **Impacts on neighbouring uses**
- **Sustainable development principles**.

11.22 **This relates to Recommendation 9 below which highlights the importance of protecting Existing Employment Areas graded Good-Average, which will be the focus of local business growth, particularly in Derby where the larger employment sites are expected to provide primarily strategic scale growth options.**

11.23 **Small site schemes which link to areas of high housing growth, such as Swadlincote and the Derby Urban Fringe, should be particularly encouraged to link homes and employment opportunities, minimising the need to travel and retaining labour within the local authority areas.**

11.24 **While it may be possible to identify some opportunity sites it is broadly recommended that a flexible approach be taken allowing the market to determine where and when opportunities are brought forward, subject to the points above and other planning considerations. This recommendation builds on existing Local Plan Policy including Policy 'CP10 - Employment Locations' of the Adopted Derby Local Plan and Policies E2 and E3 of the South Derbyshire Local Plan.**

Recommendation 5 – Meeting Business Needs B – Supporting Office Sector Growth in Derby City Centre – Office Strategy

11.25 Derby City Centre has seen net losses in office floorspace since at least 2000. A lot of the office space which remains is lower quality stock above retail, which is likely to be less attractive to occupiers who, as noted, are more concerned about the quality of their accommodation post Covid.

11.26 However, stakeholders report continuing demand for offices. Where modern, high-grade space is made available it is letting quickly to businesses and other firms highlight that they would move to the City Centre, to take advantage of the services, facilities and public transport offered here. Alongside qualitative market demand it should be noted that the three forecasts utilised in this Study project extensive gains in private office sector jobs over the Local Plan period, net increases of 4,781-14,300 to 2041. This includes projected gains of up to 697 jobs in high value ICT sectors.

11.27 Growth potential, in the office sector, clearly exists and is reflected in City policy documents such as the emerging City Centre Ambition document, but at present the City Centre lacks the good quality stock to benefit from these trends. Given ongoing viability issues it is unlikely private sector developers will be able to deliver extensive new office supply on their own initiative, and without public sector input, at least in the present market.

11.28 Public partners need to have a clear plan in place for how they would support office sector growth in Derby City Centre if policy priorities and business aspirations are to be met. Accordingly, **it is recommended that Derby City Council, and partners, undertake an Office Strategy to set out what public sector partners will do to attract more office occupiers into the City Centre. Work within this should include:**

- **Consideration of the strategic investment opportunities emerging including the plans of Derby University and the Great British Railways HQ proposals**
- **Consider how parking provision, including City Council owned assets, can be better managed to provide sufficient affordable parking, and EV charging, for day workers. This would be alongside a strategy for access via public transport**
- **Look at opportunities to build a critical mass of office workers in key parts of the City Centre. As noted the parts of the City Centre which might best support office development are the Character Areas of the Cultural Heart Masterplan Area, Western Approaches, Northern Gateway, Cathedral Quarter and Agard Street (building on University development plans). The strategy should consider how the current**

Central Business District designation can be redefined to provide such a focussed approach

- **Review the associated City Centre retail, hot food, leisure and evening economy offer to see how it can best offer the high quality lifestyle and quality of environment businesses are seeking, in exchange for the premiums on rents which a city centre location requires.**

Recommendation 6 – Meeting Business Needs C – Supporting Office Growth in South Derbyshire

11.29 As noted, there is a modest but consistent demand for smaller offices in South Derbyshire, with some successful schemes spread across the district. Historically, where larger offices have been built (e.g., at Mercia Marina) they were successfully let and have attracted high quality businesses/jobs in sectors such as financial services, pharmaceuticals and ICT. As with Derby, forecast jobs growth is concentrated in private office sectors, a gain of 1,137-4,058 jobs to 2041. The three forecasts all suggest that ICT will also increase by up to 272 jobs, equating to an improvement of up to a third on 2022.

11.30 As noted in Section 10.0 it is likely that quite a high proportion of the office jobs will be accommodated in larger B2/B8 operations which increasingly combine administrative functions with production and logistics functions, on single sites. However, even allowing for this there will still be scope for E(g)(i) growth elsewhere.

11.31 While offices could be beneficially developed in the main town centres, market demand is focused in a range of locations, including rural business growth, on the A38/A50 Junctions and linked to B2/B8 development making it hard to predict exactly were the office jobs will be delivered. Accordingly, **subject to the requirements for the location of main town centre uses, as set out in the NPPF**, **it is recommended that South Derbyshire District Council pursue a flexible approach to encourage office development in locations supported by market demand, particularly locations with existing critical masses of E(g)(i) businesses. Also, to encourage the co-location of E(g)(i) and B2/B8 facilities to maximise the scale and range of jobs provided on the district's employment sites.**

Recommendation 7 – Meeting Business Needs D – Allowing Businesses to Expand on their Own Sites

11.32 Evidence is that a high proportion of Derby and South Derbyshire's larger B2/B8 businesses have been able to facilitate their own growth on their own or adjacent land. Existing Local Plan policy therefore appears sufficient to allow this type of expansion. It is therefore **recommended that, subject to other planning considerations, Derby City Council and South Derbyshire District Council policy continues to flexibly allow business growth and expansion on sites identified for their needs.** In addition to helping key local employers to grow within the local authority areas it also helps ensure strategic employment sites are primarily available to attract new inward investment.

Recommendation 8 – Meeting Business Needs E – Encouraging Rural Diversification

11.33 South Derbyshire has a diverse range of well occupied rural E(g)/B2/B8 employment schemes, which meet a high proportion of the district's business needs. Planning policy should continue to encourage this provision.

11.34 Agricultural diversification will be a key source of such premises, but it is about more than the reuse of farm buildings. Solus rural industrial/warehouse properties and, in the long term, older, low grade, Existing Employment Areas such as Site 88: The Creamery, Hilton and Site 89: Park Road, Stanton will provide opportunities for reuse or redevelopment to meet rural needs for B-Class premises or other uses appropriate to this location and subject to Local Plan Policy.

11.35 **A broader rural diversification policy is therefore recommended in the Local Plan which indicates support for E(g)/B2/B8 developments which are appropriate to their location in terms of:**

- **Access and traffic generation**
- **Scale and intensity of use**
- **Local landscape quality and environmental/ecological issues**
- **Impacts on neighbouring uses**
- **Signage requirements (both directional signage on surrounding roads and onsite signage)**
- **Sustainable development principles**.

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11.36 Reuse of existing premises is always desirable but new development may also be needed to address all requirements and, subject to the above, should not be discouraged.

11.37 Policy should also encourage development for a mix of E(g)/B-Class uses, i.e., not purely for office or industrial uses and, where possible, for a mix of tenures and price ranges. Rural businesses will need a diverse mix of premises, but experience suggests that rural schemes can concentrate too much on either high-end accommodation or very low-grade industrial space. While policy cannot enforce how much developers charge for space it can encourage a greater diversity of provision.

Other Recommendations

Recommendation 9 – Existing Employment Areas to be Retained

11.38 57 Existing Employment Areas in Derby and 89 in South Derbyshire have been assessed and graded, updating their analysis in the 2008 ELR. In the case of Derby, nine Existing Employment Areas have been, or are in the process of being, lost to housing and/or other uses, and were not reviewed in detail in this Study.

11.39 These losses reflect the conclusions of the 2008 ELR. These changes should be recognised in the Local Plan. With these exceptions, the Existing Employment Areas remain, with only a couple of exceptions, active, well occupied and viable employment locations. They are particularly key in meeting the needs of local businesses, given that Derby's undeveloped employment land supply is more focused on meeting strategic needs, as are a number of larger sites in South Derbyshire. **It is recommended that these continue to receive protection under the new Local Plan. Local Plan policies will need to reflect the new 'E' Use Class and the changes now permissible within it. However, it is still possible to protect against the loss of larger B2/B8 premises, which are a key part of the local economies, and to regulate physical redevelopment proposals.**

11.40 **More detailed policies could identify the following distinctions within those Existing Employment Areas:**

Good, Above Average and Average Existing Employment Areas

11.41 The Existing Employment Areas Assessment (Section 7.0) ranks 11 Existing Employment Areas of Derby as ‘Good’ and ten as ‘Above Average’ in terms of their physical quality and economic performance. In South Derbyshire, 18 are ranked as Good and nine as Above Average. 29 Existing Employment Areas were graded as ‘Average’ in Derby, 50 in South Derbyshire. **It is recommended that these Good-Average graded areas receive strong protection against further losses to non E(g)/B-Class uses.**

11.42 These locations contain the majority of Derby and South Derbyshire’s major employers and most modern accommodation. They have a particular role in meeting strategic needs and attracting inward investment. Losses should only be allowed if an applicant can demonstrate exceptional circumstances and that the proposals will not have a significant adverse impact on surrounding local uses. Such development should however not prejudice the efficient and effective uses of the remainder of the employment site. Proposals to upgrade facilities and improve the quality of the stock should be supported to ensure the need for B2/B8 use space is met.

11.43 Changes of use from the E(g) Use Classes to other the E Use Classes, are now permissible without a Change of Use Consent, on these existing employment areas and elsewhere. Thus, such change cannot be regulated in the planning system. However, changes of use within the E Use Classes will not necessarily prevent such existing employment areas from continuing to meet local business needs. Trade, relevant retail, and service uses can have a strong role in occupying older industrial/mill premises which are no longer attractive to higher value manufacturing or logistics businesses. Modern industrial estates increasingly accommodate uses such as gyms, nurseries, places of worship and arts facilities, which provide services both to local workers and adjoining communities.

Below Average and Poor Existing Employment Areas

11.44 Six Existing Employment Areas were ranked ‘Below Average’ in Derby, seven in South Derbyshire, raising some concerns over their physical quality, etc. The Councils should monitor these locations for further evidence of decline and signs of dereliction. However, all continue to be active and well used industrial estates/business parks and particularly have a role in providing affordable premises to new and micro businesses. They will prove particularly important if future development schemes focus on meeting the needs of larger firms. **It is recommended that they be protected in the Local Plan, as above.**

11.45 Only one location in Derby and five in South Derbyshire are classed as ‘Poor’, suggesting that neither location has a particular problem with large amounts of low grade space. In Derby the Poor graded site is Site 68, the disused Derwent Power Station (8.01 ha), which has consent for demolition. In South Derbyshire, two of the five low ranked sites are fully/partly vacant – Site 88: Creamery, Hilton (0.62 ha) and Site 89: Park Road, Stanton (0.86 ha). **In all cases it is recommended that the Council’s monitor and review these six locations to identify what regeneration opportunities they offer to meet a range of needs. It is noted that a number of the lower graded locations in Derby are being considered for redevelopment and regeneration.**

Other Employment Locations

11.46 It is suggested that in terms of protecting employment properties that do not sit within existing employment areas, e.g., in the town centres and Derby City Centre, the redevelopment of employment land and premises for non B-Class employment uses be allowed in the following circumstances:

- The present (or previous, if vacant or derelict) use causes significant harm to the character or amenities of the surrounding area, and it is demonstrated that no other appropriate viable alternative E(g)/B2/B8 employment uses could be attracted to the site, or
- Mixed-use redevelopment would provide important community and/or regeneration benefits with no significant loss of jobs, potential jobs, and the proposed mix of uses accords with other planning policies.

11.47 This advice is offered without consideration of other planning, traffic/highways issues, etc. which might render some uses or mixed-use developments inappropriate on particular existing employment areas. It is clearly for the Councils to judge proposals on their merits taking account of these factors.

Recommendation 10 – Skills Development

11.48 In discussions, industrial businesses do report various shortages of skilled staff in a range of specialist sectors. In some cases, the shortages are national in scope, but in others they highlight a lack of available local graduates in high value industrial sectors. To help address this issue it is **recommended that Derby City Council and South Derbyshire District Council continue to work through relevant public skills bodies, to support improvement in sub-regional skills provision, particularly in engineering and technical sectors. Specific activities in this area could include:**

- **A local scale study on skills gaps in Derby and South Derbyshire, building on the D2N2 Local Skills Report (2022), identifying in more detail the key skills gaps for businesses and suggesting locally specific policies and programmes to address those gaps**
- **Support of local and LEP level programmes for skills development**
- **Support to businesses in their efforts to up-skill their staff, through providing information on pathways, funding and support for staff development**
- **Promote further in-depth collaboration with the suite of Further and Higher Education institutions in the sub-region**
- **Promote understanding among businesses and students of apprenticeship and ongoing learning programmes available**
- **Promote to current high school students the breadth of engineering and technical opportunities as a career in Derby and South Derbyshire, including a programme of events to highlight the opportunities.**

Recommendation 11 - Monitoring Arrangements

11.49 There are minor changes that would improve the quality of monitoring data and aid future updating of employment land provision. To achieve this BE Group recommends:

- **All frontline personnel involved in logging received planning applications be made aware of the importance of the information entered, in terms of the contribution to the evidence base**
- **The need to take account of variables such as windfall sites and particularly sites or premises lost to alternative uses**
- **The use of GIS monitoring to calculate land take-up related to planning applications, rather than reliance on application content**
- **Recording details of applicants/agents to assist in future monitoring of site status**

- **Recording numbers of proposed jobs, which would provide an alternative, local level job densities yardstick to the national statistics**
- **Monitor car parking rates in planning consents, to better inform future policy.**

Recommendation 12 – Future Reviews

11.50 This report has shown how market conditions in Derby and South Derbyshire have changed in the 15 years since the completion of the last Employment Land Review of 2008, particularly over the last few years due to the effects of the Covid-19 Pandemic. In 2022/2023 their remains economic uncertainty over the long-term impacts of inflation, supply shortages and the risks of national recession, all factors which may impact on the demand for employment land and premises.

11.51 In view of these factors, **it is recommended that Derby City Council and South Derbyshire District Council review its employment land portfolio at intervals of around five years.** This is also in accordance with the NPPF which recommends Local Plan, and evidence base, reviews at least once every five years.

Recommendation 13 – Maintain Awareness of External Influences

11.52 As a first point, Derby City Council and South Derbyshire District Council must recognise their role, together with its neighbours, in developing the economy of its FEMA. In this respect, they are interconnected, to varying degrees, on a number of levels.

11.53 In terms of labour movements, Derby and South Derbyshire clearly have interrelated issues with its neighbours in Derbyshire and Nottinghamshire. Derby competes with Nottingham for strategic office requirements, while South Derbyshire is economically interrelated with East Staffordshire and North West Leicestershire, particularly in terms of the strategic B2/B8 market along the A38 and A50 Corridors. Accordingly, a high level of joint working between these authorities, Derby City Council and South Derbyshire District Council is advisable.

Appendix 1

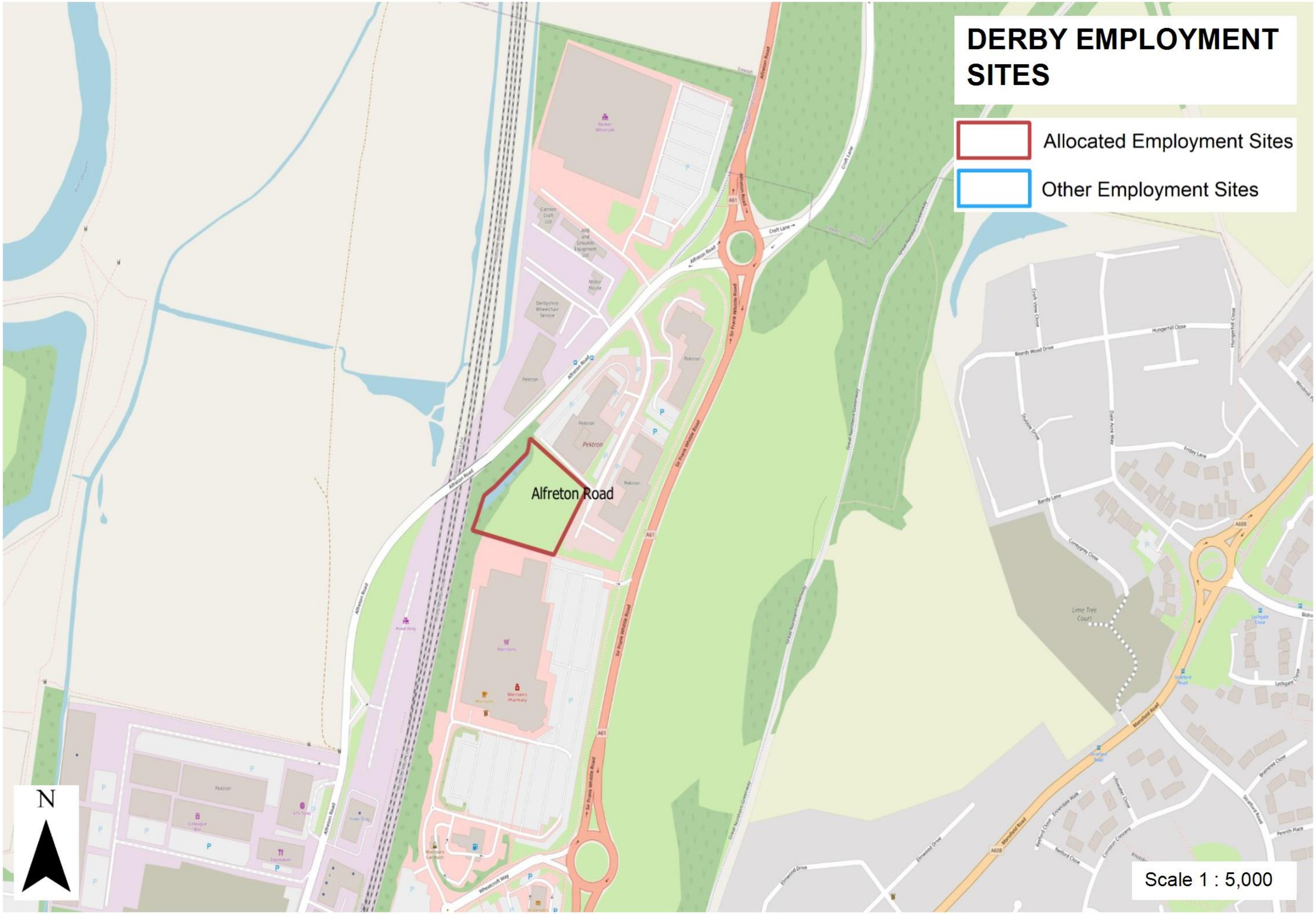
List of Consultees

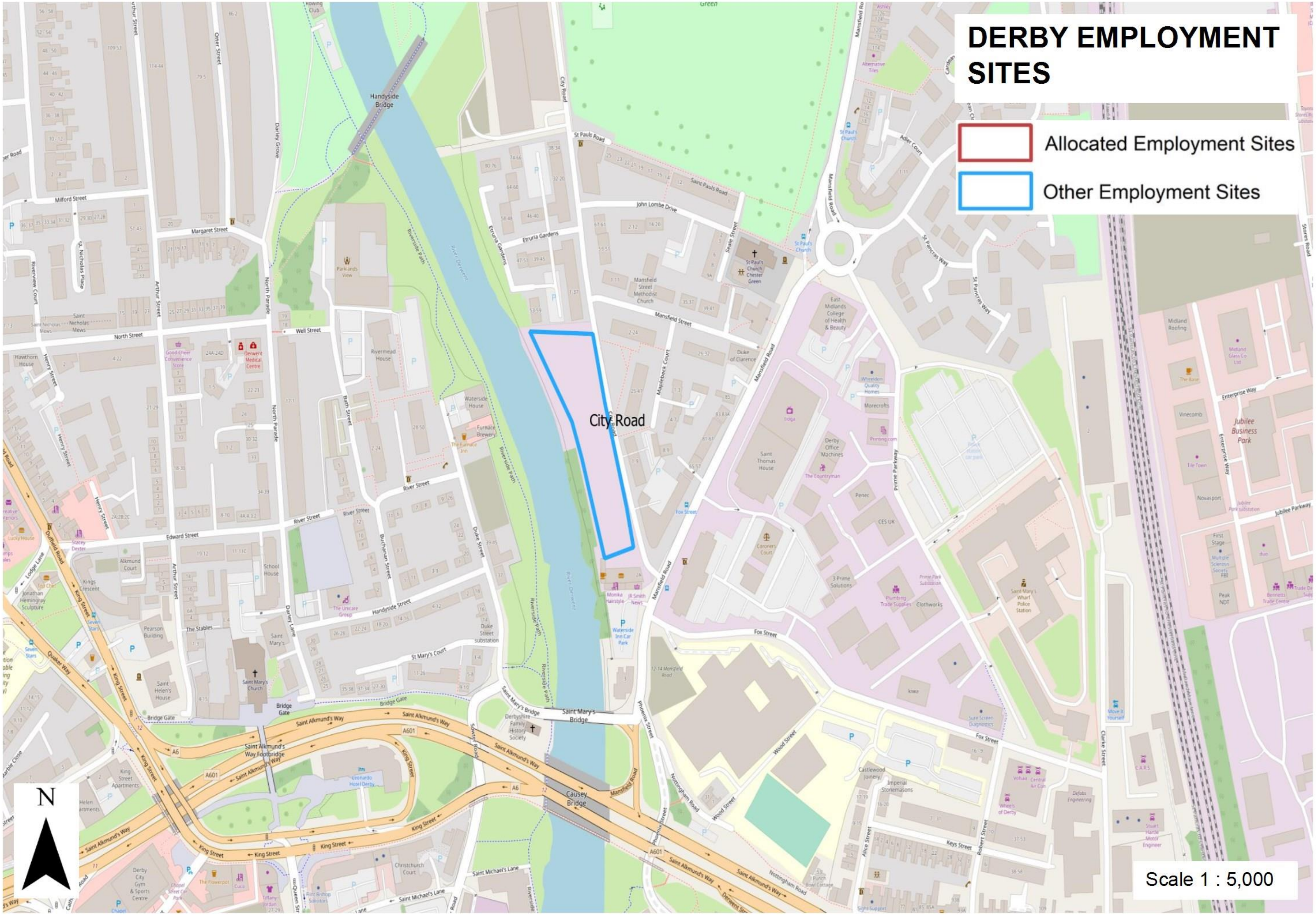
Appendix 1 – List of Consultees

Amber Valley Borough Council
ATL
Bam Boom Cloud
Burton and South Derbyshire College
Cale Street Investments
Central Joinery
Composite Braiding
Connect Derby
Cushman and Wakefield
D2N2
Derby City Council
Derby College
Derbyshire Economic Partnership
East Midlands Chamber
East Staffordshire Borough Council
Erewash Borough Council
E-On
FHP
Harworth Estates
JB Kind
Marketing Derby
National Forest
North West Leicestershire District Council
Partnerships for Better Business (PFBB UK)
Pennine Healthcare
Pentaxia
PKC Group (Motherson Group)
Rigby and Co.
Rolls Royce
Salloway
Scitek
South Derbyshire District Council
Toyota
St James Securities
St Modwen
University of Derby
Yusen Logistics

Appendix 2

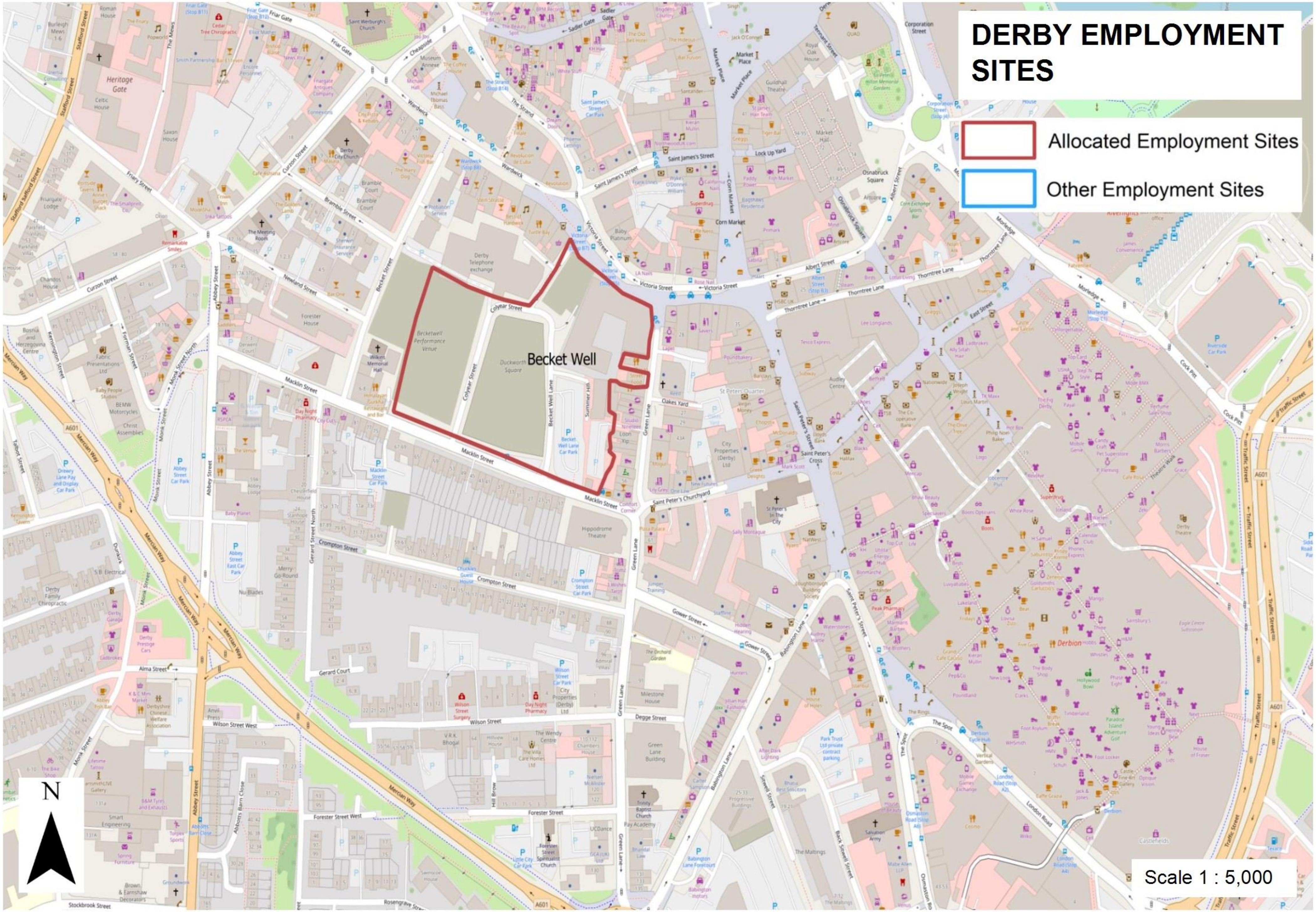
Derby Realistic Employment Land Supply Maps

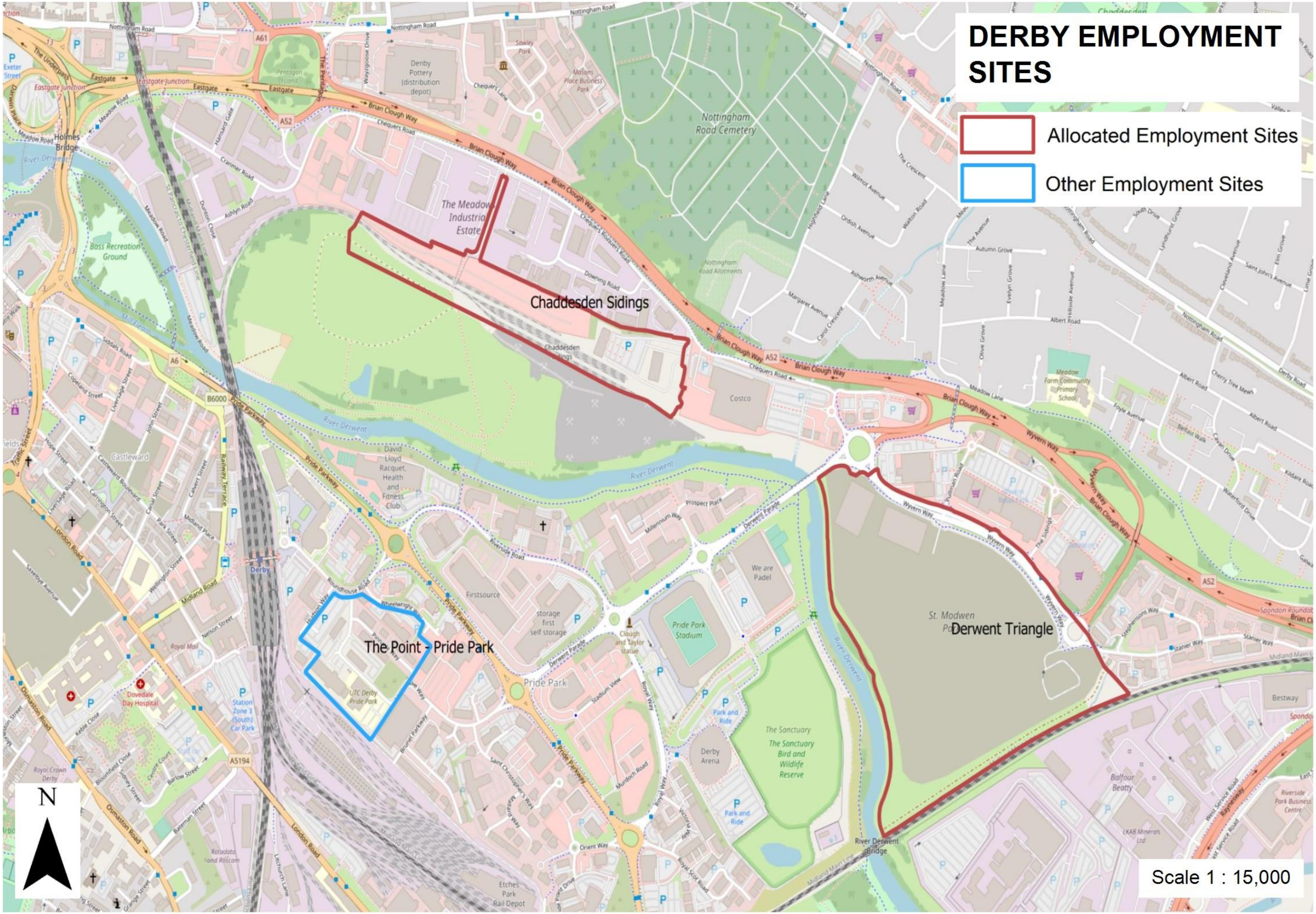

DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Alfreton Road
N
Scale 1 : 5,000

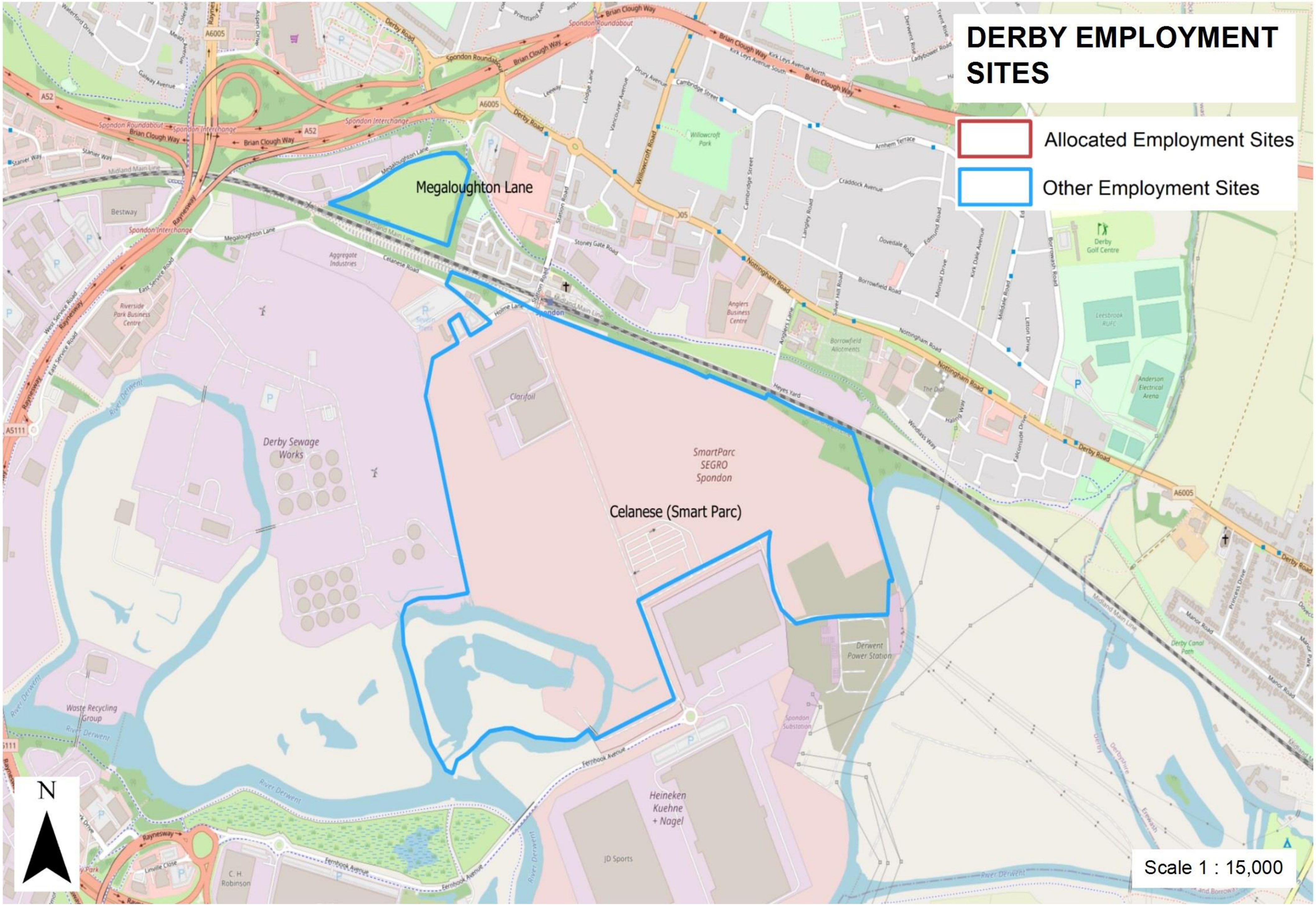


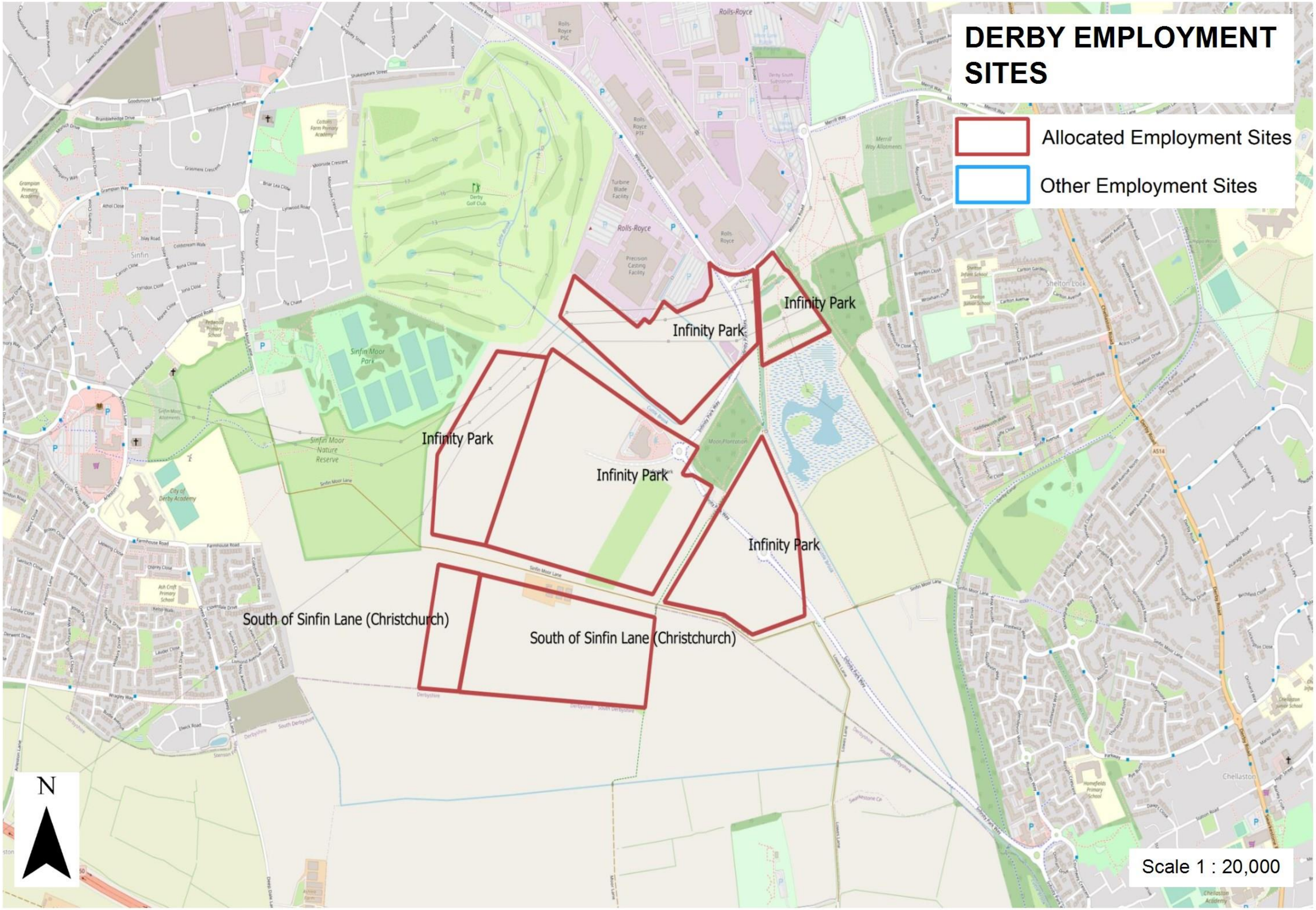
DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
City Road
N
Scale 1 : 5,000

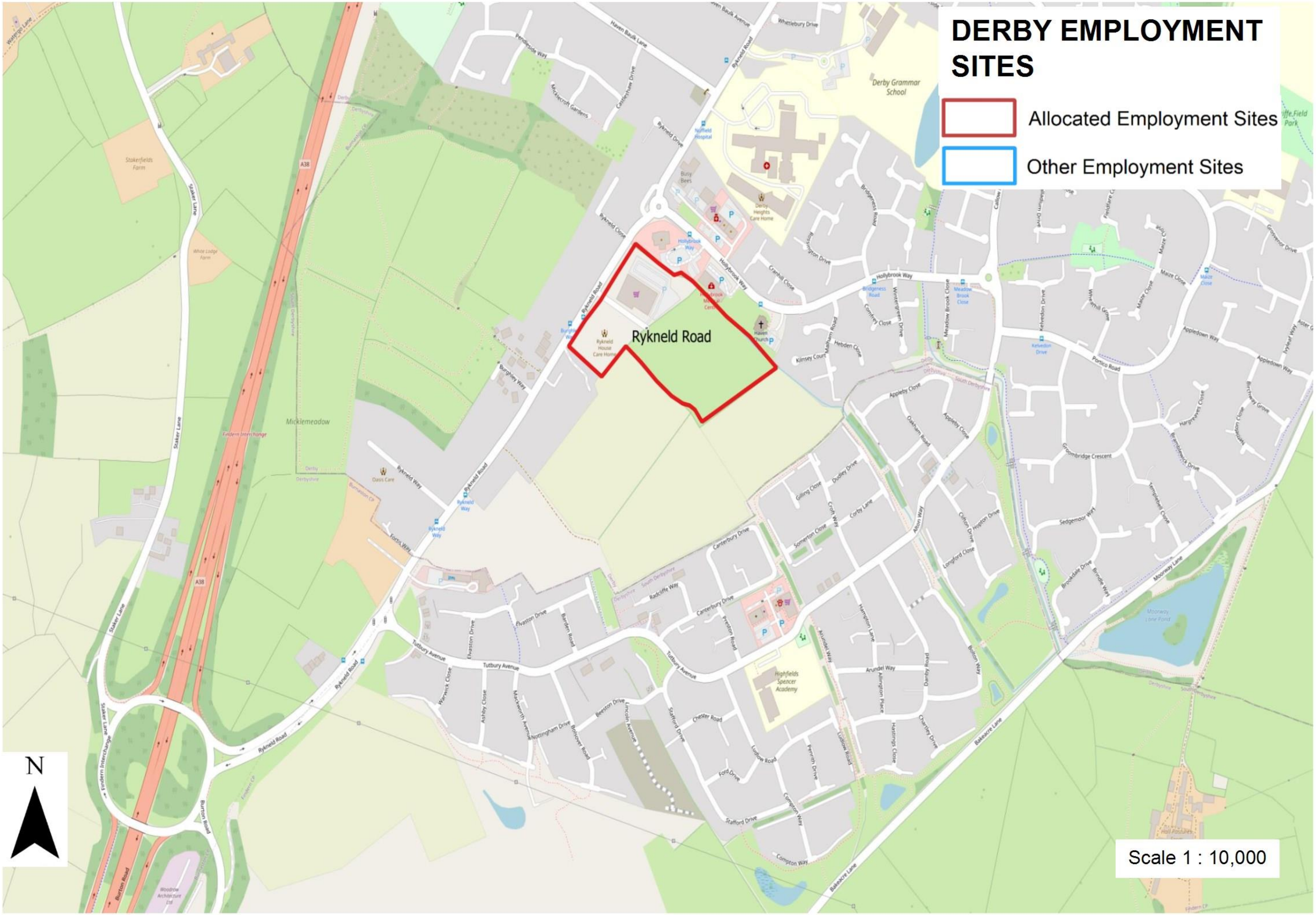
DERBY EMPLOYMENT SITES

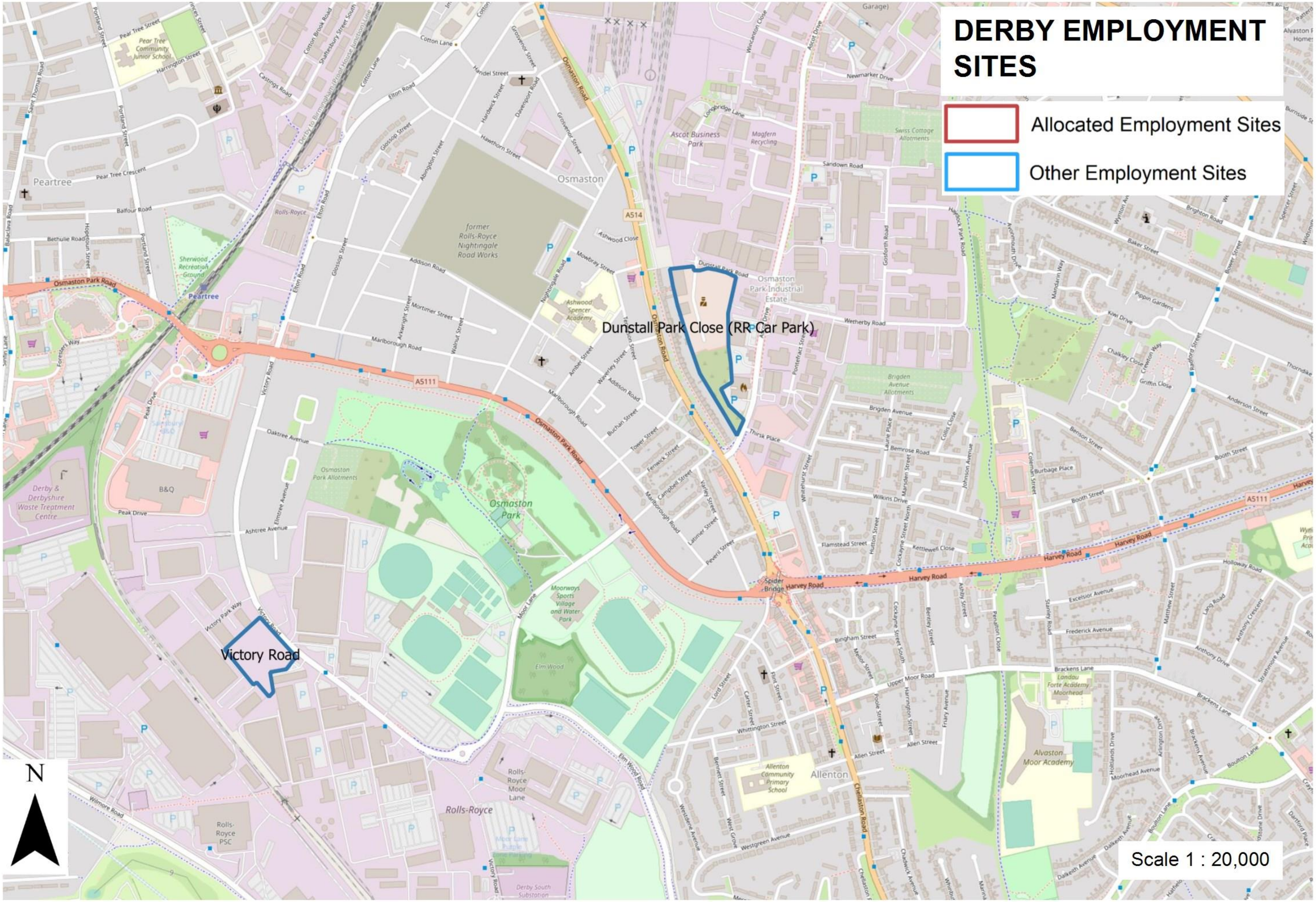



DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Chaddesden Sidings
The Point - Pride Park
Derwent Triangle
Scale 1 : 15,000
N


DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Megaloughton Lane
Celanese (Smart Parc)
N
Scale 1 : 15,000


DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Infinity Park
Infinity Park
Infinity Park
Infinity Park
Infinity Park
South of Sinfin Lane (Christchurch)
South of Sinfin Lane (Christchurch)
N
Scale 1 : 20,000


DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Rykneld Road
N
Scale 1 : 10,000


DERBY EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Dunstall Park Close (RR Car Park)
Victory Road
N
Scale 1 : 20,000
Osmaston
Peartree
Allenton
Osmaston Park
Rolls-Royce
former Rolls-Royce Nightingale Road Works
Osmaston Park Industrial Estate

Appendix 3

Sites Scoring

Appendix 3 – Site Scoring System

Sustainability and Accessibility	Location	Proximity to strategic highway network (A6, A38, A50, A52, A511, A444): • Site/Area 0 km from a strategic road – score 10 • Site/Area 0.5 km from a strategic road – score 9 • Site/Area 1.0 km from a strategic road – score 8 • For each further half km distance from a strategic road, reduce score by one point, i.e. any site 5.0 km or further from a strategic road scores zero.
	Prominence	• Site/Area adjacent to, and visible from A6, A38, A50, A52, A511, A444 – score 10/9 • Site/Area adjacent to, and visible from other A road – score 8/7 • Site/Area adjacent to, and visible from B road – score 6/5 • Site/Area has local prominence, e.g. within its industrial location – score 4/3 • Site/Area located in 'backlands' or rural area – score 2/1/0
	Public Transport	• Site/Area close to bus route (within 0.5 km) and near to rail station (within 2 km) – score 10 • Site/Area within 0.5 km of a bus route – score 5 • Limited public transport – score 0
	Sequential Test	• Within urban area (City Centre/edge of centre for Derby) – score 10 • Urban fringe (outer urban area for Derby) (close to settlement development boundary) – score 7 • Rural location (away from settlement development boundary) – score 3
Growth Prospects		• If site has development partners associated with it, identified development plans (consented/unconsented) and/or businesses looking to locate there – score 10 • If site has development partners associated with it, identified development plans, but no confirmed occupiers – score 8 • If site is promoted for employment but without linked development partners or clear development plans – score 6

		• If site is available for development, subject to planning, but not being promoted – score 4 • If site is held for sole use of adjoining specific business – score 2 • If site is being promoted, formally or informally, for non-employment uses – score 0.
Site Conditions	Services Availability	• If all services are provided and in place – score 10 • If priority services are available with no abnormal costs – score 7 • If all priority services are available, but with abnormal costs – score 3 • Some services are unavailable – score 0
	Constraints	May be physical (including access). planning, or legal Reduce score by 2 for each constraint If there are none – score 10
	Environmental Setting	Subjective, score 0 to 10, examples: • Good quality business park/greenfield location – score 10 • Moderate quality industrial estate – score 5 • Poor quality industrial estate/in-fill location – score 2
	Flexibility	Subjective, score 0 to 10: Score site in terms of site shape and ability to sub-divide to suit smaller occupiers. Score Areas in terms of scale and capacity to accommodate business properties of deferent sizes and uses – large warehouse, industrial, office, etc. Consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.
Site Availability		• Site available to develop within 0-1 year – score 10 • Site available to develop within 1-5 years – score 8 • Site available to develop 5-10 years – score 6 • Site available to develop 10+ years – score 2

Source: BE Group, 2022

Appendix 4

Sites Grading

Appendix 4 - Derby Sites Grading

Site No.	Site Name	Revised Size, ha	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
6	Derwent Triangle	14.05	9	4	10	7	10	10	10	10	10	8	88
10	Becket Well	0.28	9	4	10	10	8	10	10	10	2	8	81
13	Dunstall Park Close (RR Car Park)	2.1	6	2	10	7	10	10	10	8	3	10	76
26	Victory Road	1.5	4	4	10	7	10	10	10	7	3	10	75
15	Celanese (Smart Parc)	46	9	4	10	7	10	7	6	4	10	6	73
16	The Point - Pride Park	0.95	9	4	10	7	6	10	10	10	4	2	72
4	South of Sinfin Lane (Christchurch)	20.95	8	4	5	7	10	7	2	10	10	6	69
4	Infinity Park	43.56	8	4	5	7	10	7	2	10	10	6	69
20	City Road	0.27	9	4	10	10	4	10	10	8	2	2	69
2	Alfreton Road	0.6	8	2	5	7	2	10	10	8	3	10	65
1	Rykneld Road	2.4	8	2	5	7	8	10	8	6	3	8	65
3	Chaddesden Sidings	5.7	9	0	10	7	4	7	8	2	5	2	54

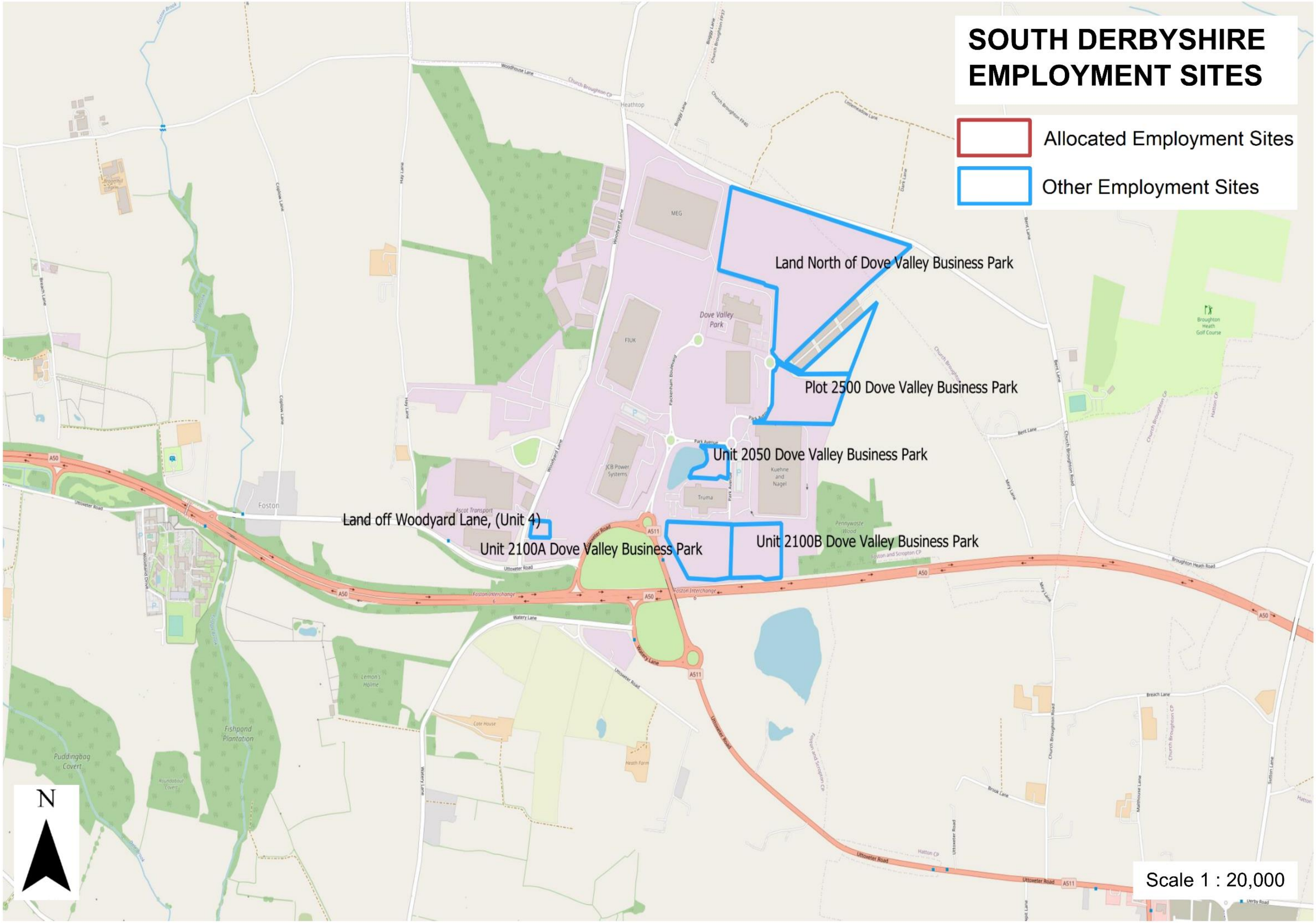
Appendix 4 - South Derbyshire Sites Grading

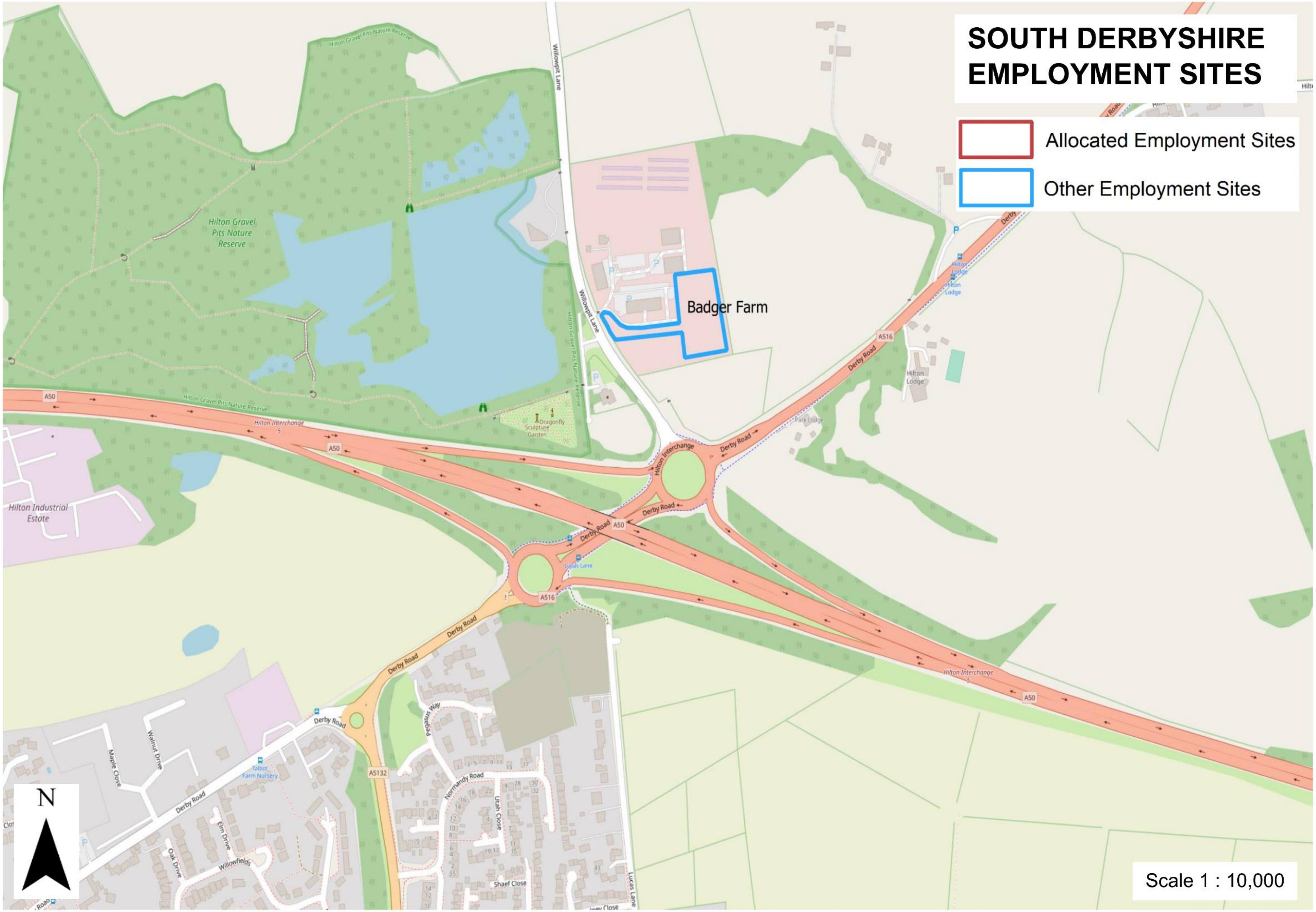
Site No.	Site Name	Revised Size, ha	Location	Prominence	Public Transport	Sequential Test	Growth Prospects	Services Availability	Constraints	Environmental Setting	Flexibility	Site Availability	Total
4	9/2000/0415/O Tetron Point, William Nadin Way, Swadlincote	3.81	8	8	5	7	10	10	10	10	4	8	80
11	9/2012/0743 Land at Swadlincote Lane, Castle Gresley, Swadlincote	1.91	10	9	5	10	8	7	6	8	2	8	73
9	9/2001/0770 Plot 2500 Dove Valley Business Park	3.33	9	4	5	3	8	10	10	10	4	8	71
10	9/2017/0816 Land North of Dove Valley Business Park	14.64	8	2	5	3	10	7	10	8	10	8	71
2	E1C Woodville Regeneration Area	4.6	8	4	5	7	8	7	6	9	5	8	67
23	DMPA/2020/0939 Badger Farm, Willowpit Lane, Hilton	1	9	4	5	3	8	10	10	10	2	6	67
6	9/2010/0868 Unit 2100A Dove Valley Business Park	2.66	9	2	5	3	8	10	8	10	3	8	66
7	9/2010/0869 Unit 2100B Dove Valley Business Park	2.4	9	2	5	3	8	10	8	10	3	8	66
8	9/2010/0870 Unit 2050 Dove Valley Business Park	0.74	9	4	5	3	8	10	4	10	1	8	62
14	9/2013/1044 Former MoD Depot, Hilton	3.02	7	4	5	7	8	10	0	8	4	8	61
17	9/2019/1431Sinfin Lane, Barrow on Trent (Substitute 2021)	2.22	6	1	5	3	8	10	8	5	3	8	57
1	E1G Cadley Hill	3	9	4	0	10	4	7	8	8	3	2	55
12	9/2017/0921 Land off Woodyard Lane, Foston (Unit 4)	0.26	9	4	5	3	2	10	10	8	1	2	54
15	DMPA/2020/1460 Drakelow Power Station, Walton Road, Drakelow	2.5	5	4	5	3	8	3	2	7	3	8	48

Source: BE Group, 2023

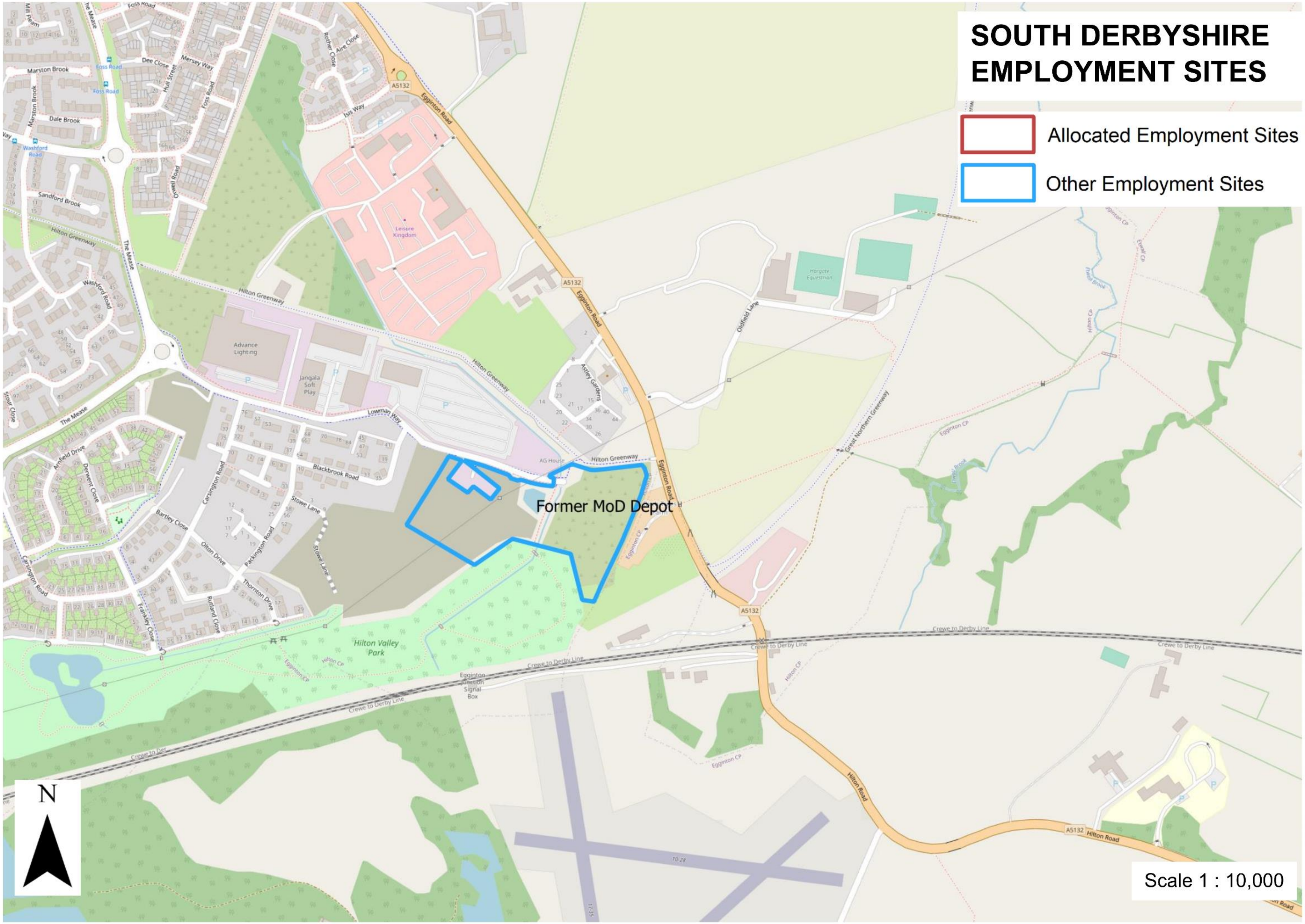
Appendix 5

South Derbyshire Realistic Employment Land Supply Maps

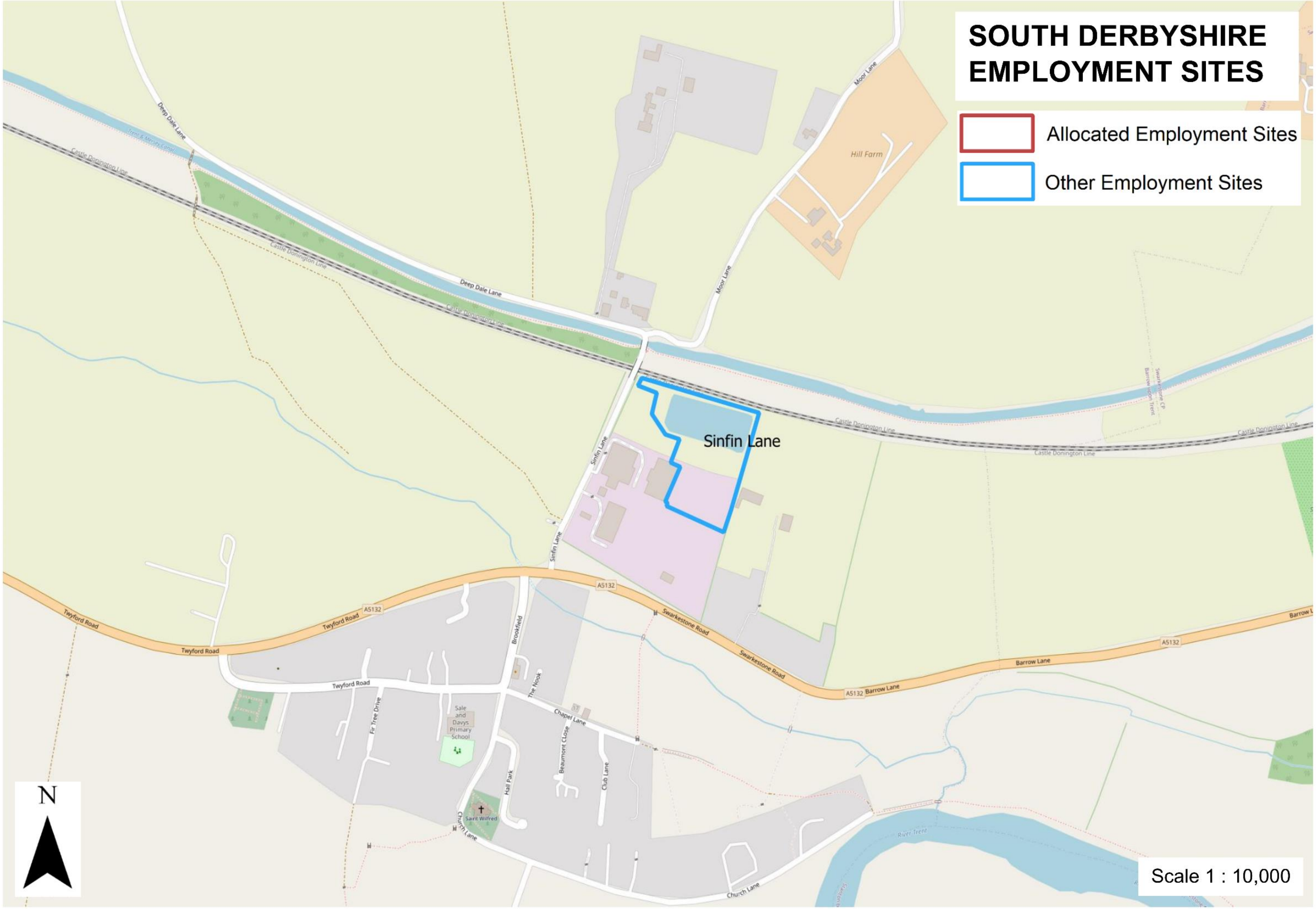

SOUTH DERBYSHIRE
EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Land North of Dove Valley Business Park
Plot 2500 Dove Valley Business Park
Unit 2050 Dove Valley Business Park
Land off Woodyard Lane, (Unit 4)
Unit 2100A Dove Valley Business Park
Unit 2100B Dove Valley Business Park
Dove Valley Park
Foston
N
Scale 1 : 20,000

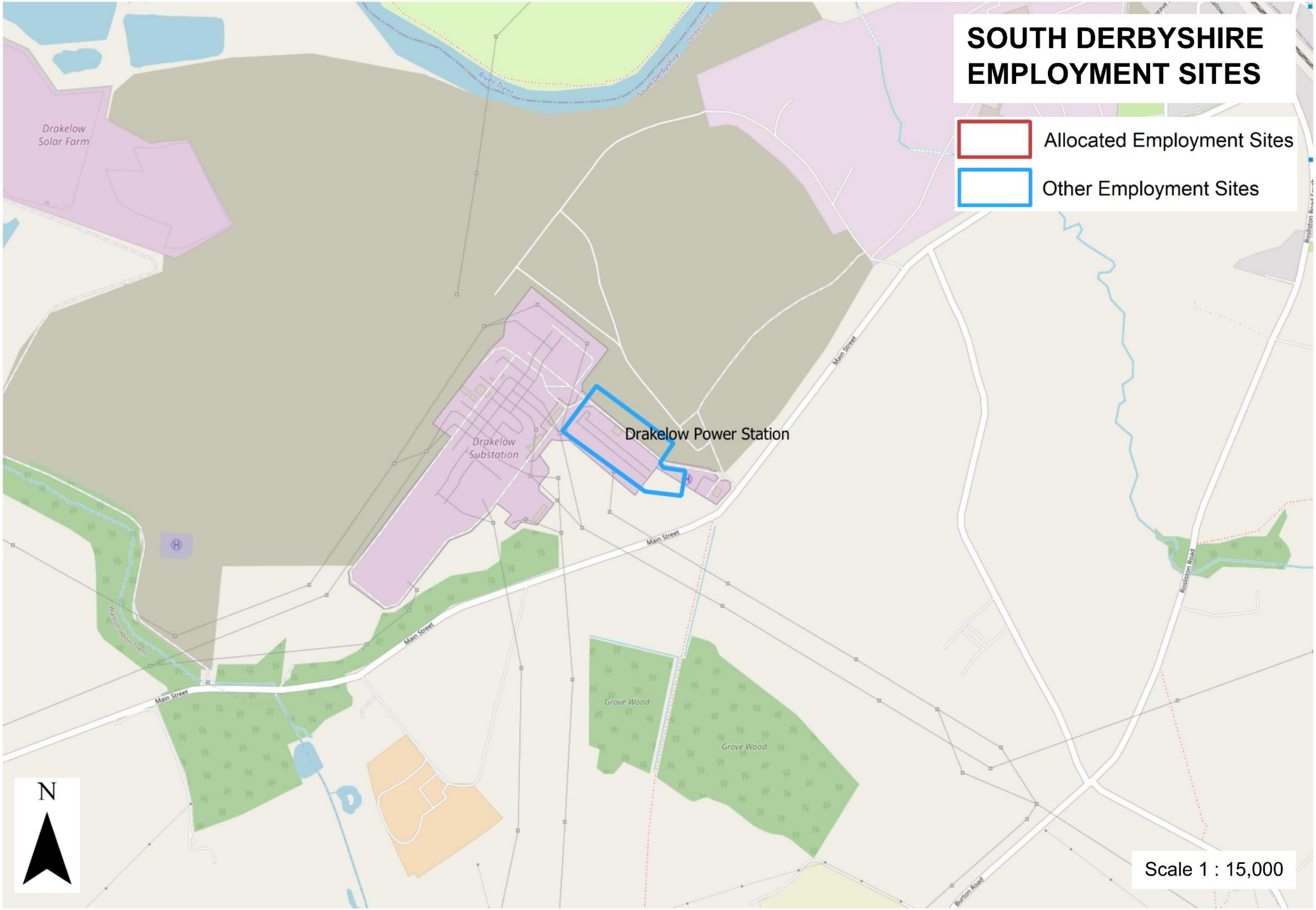


SOUTH DERBYSHIRE
EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Badger Farm
Hilton Gravel Pits Nature Reserve
Willowpit Lane
Hilton Interchange
Derby Road
A50
A516
A5132
Hilton Industrial Estate
Hilton Lodge
Dragonfly Sculpture Garden
Lucas Lane
Normandy Road
Utah Close
Shaef Close
Pegasus Way
Walnut Drive
Maple Close
Elm Drive
Oak Drive
Willowfields
Talbot Farm Nursery
Park Lodge
N
Scale 1 : 10,000

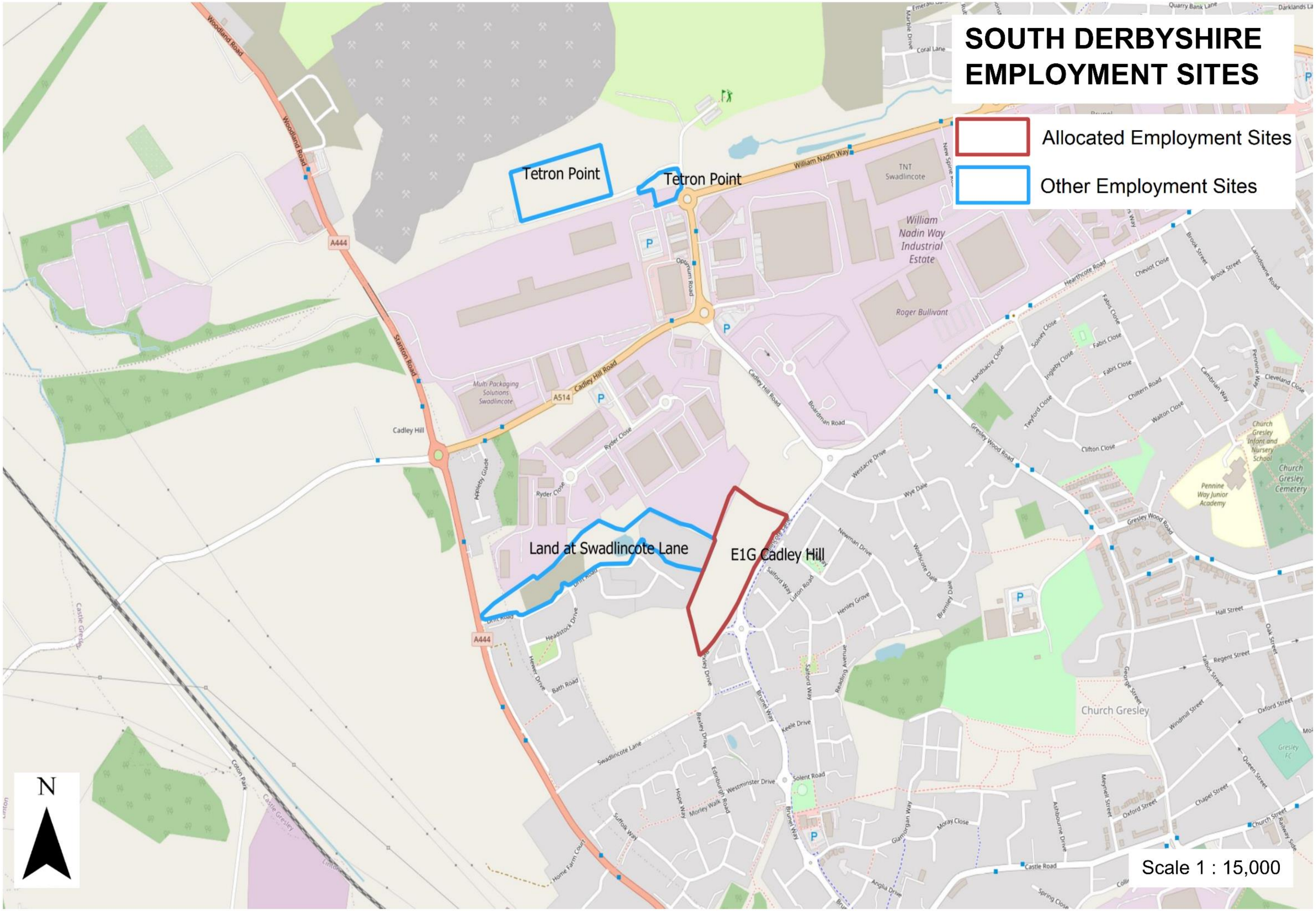


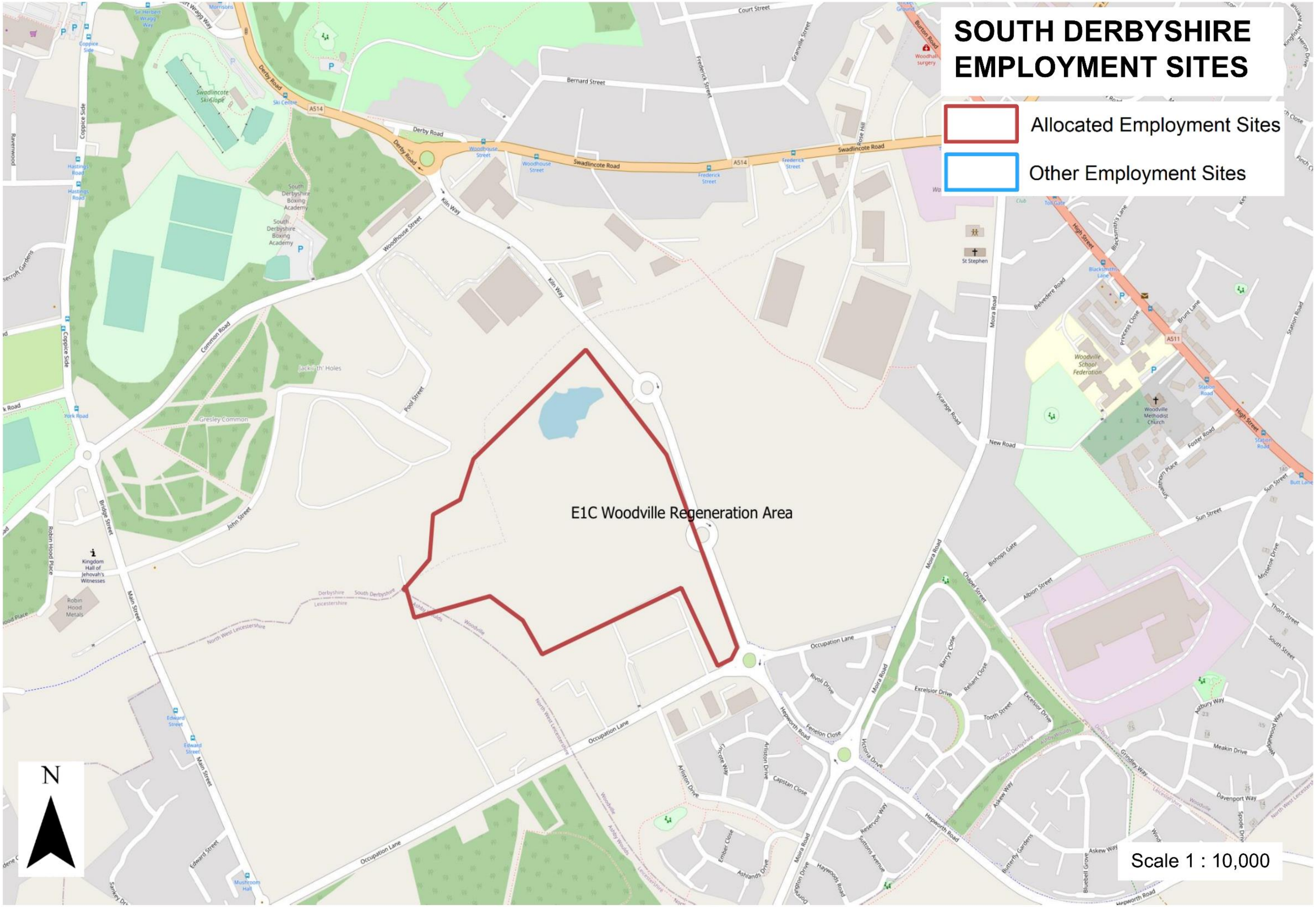
SOUTH DERBYSHIRE
EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Former MoD Depot
Hilton Valley Park
Scale 1 : 10,000
N


SOUTH DERBYSHIRE EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Sinfin Lane
N
Scale 1 : 10,000
Deep Dale Lane
Moor Lane
Hill Farm
Castle Donington Line
Sinfin Lane
Twyford Road
A5132
Swarkestone Road
Barrow Lane
Brookfield
The Nook
Chapel Lane
Fir Tree Drive
Sale and Davys Primary School
Beaumont Close
Club Lane
Hall Park
Saint Wilfred
Church Lane
River Trent



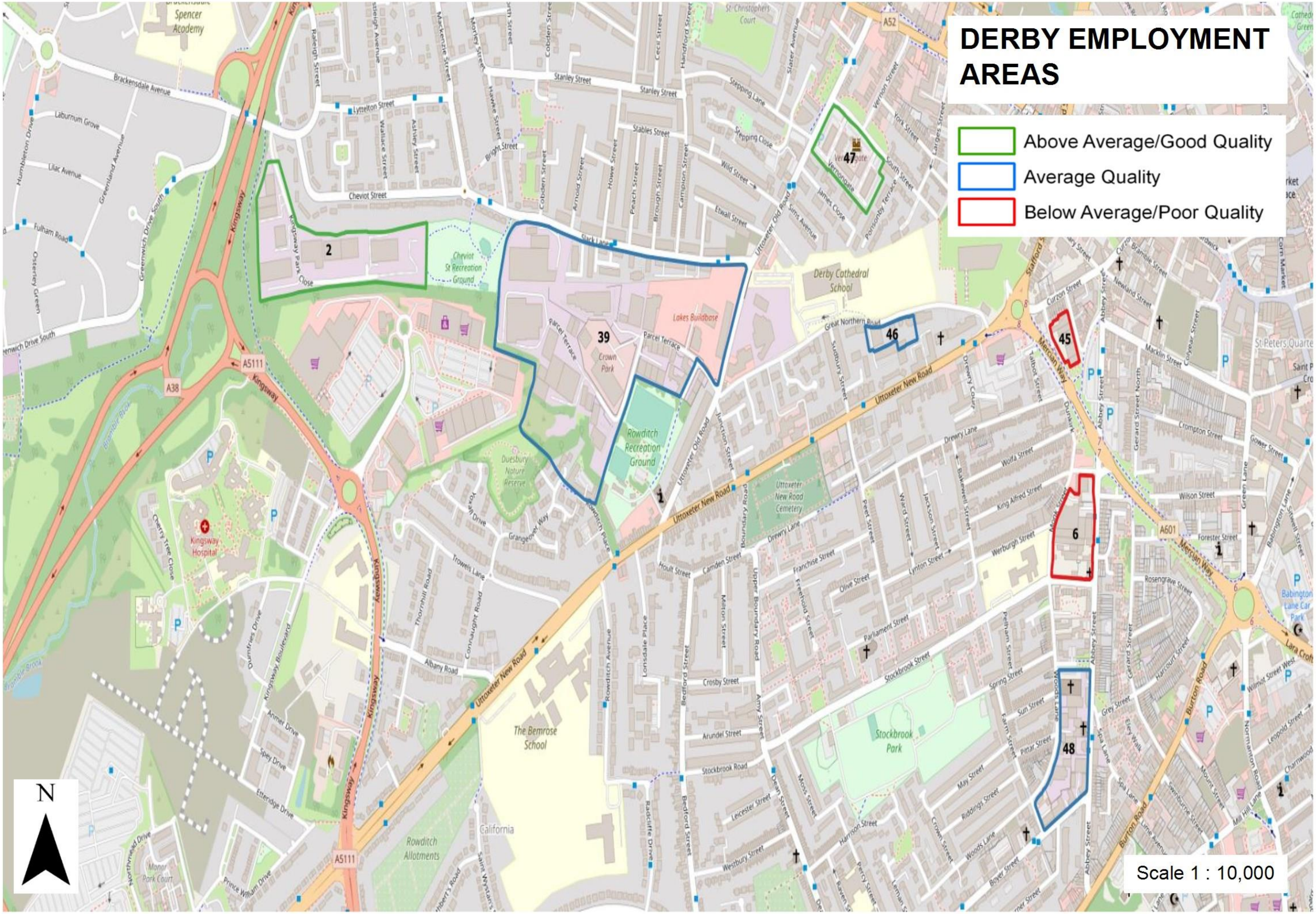
SOUTH DERBYSHIRE EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Drakelow Power Station
Drakelow Substation
Drakelow Solar Farm
River Trent
Main Street
Grove Wood
Rosliston Road
Burton Road
N
Scale 1 : 15,000

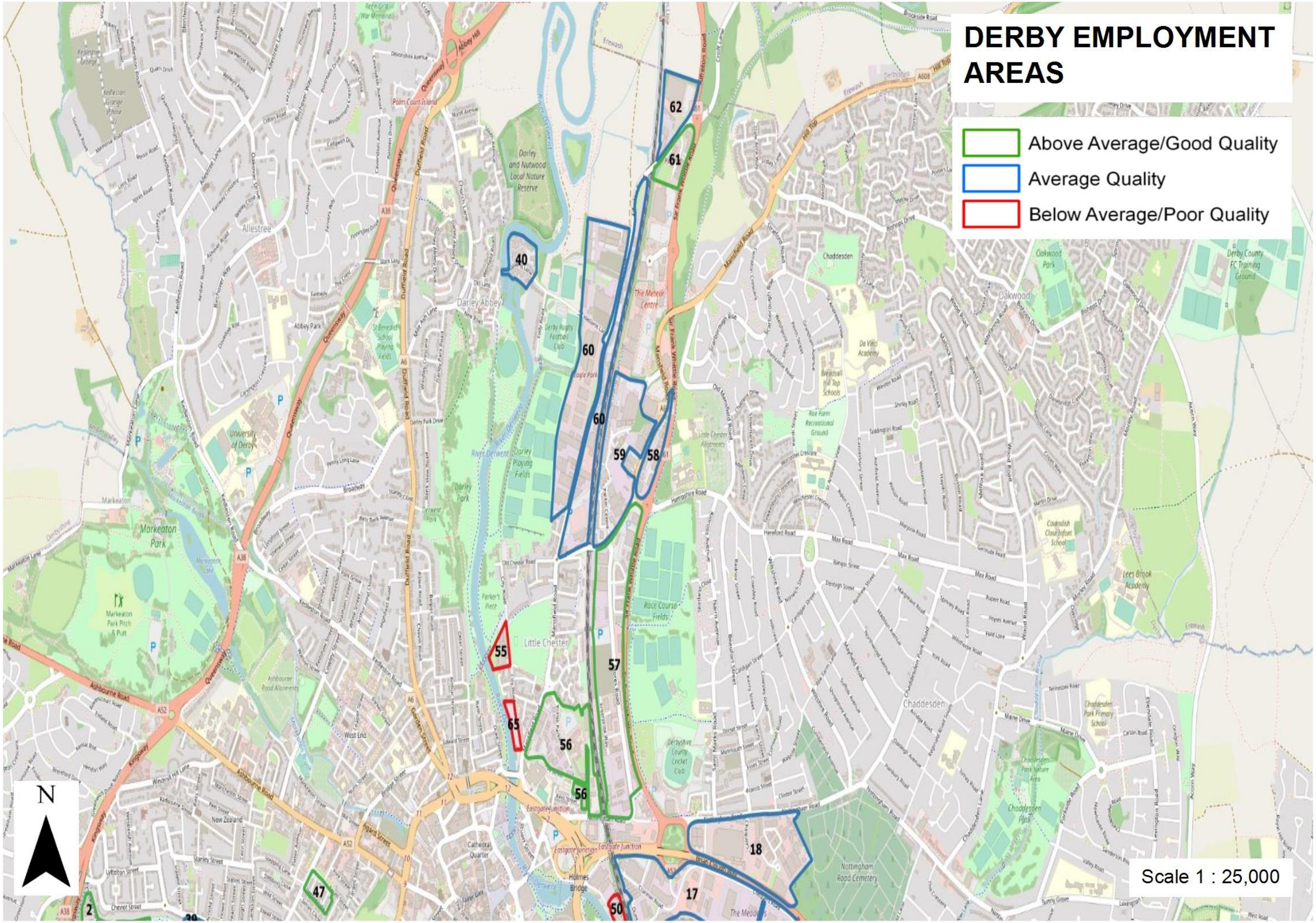

SOUTH DERBYSHIRE
EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
Tetron Point
Tetron Point
Land at Swadlincote Lane
E1G Cadley Hill
William Nadin Way Industrial Estate
Roger Bullivant
Multi Packaging Solutions Swadlincote
TNT Swadlincote
Church Gresley
N
Scale 1 : 15,000

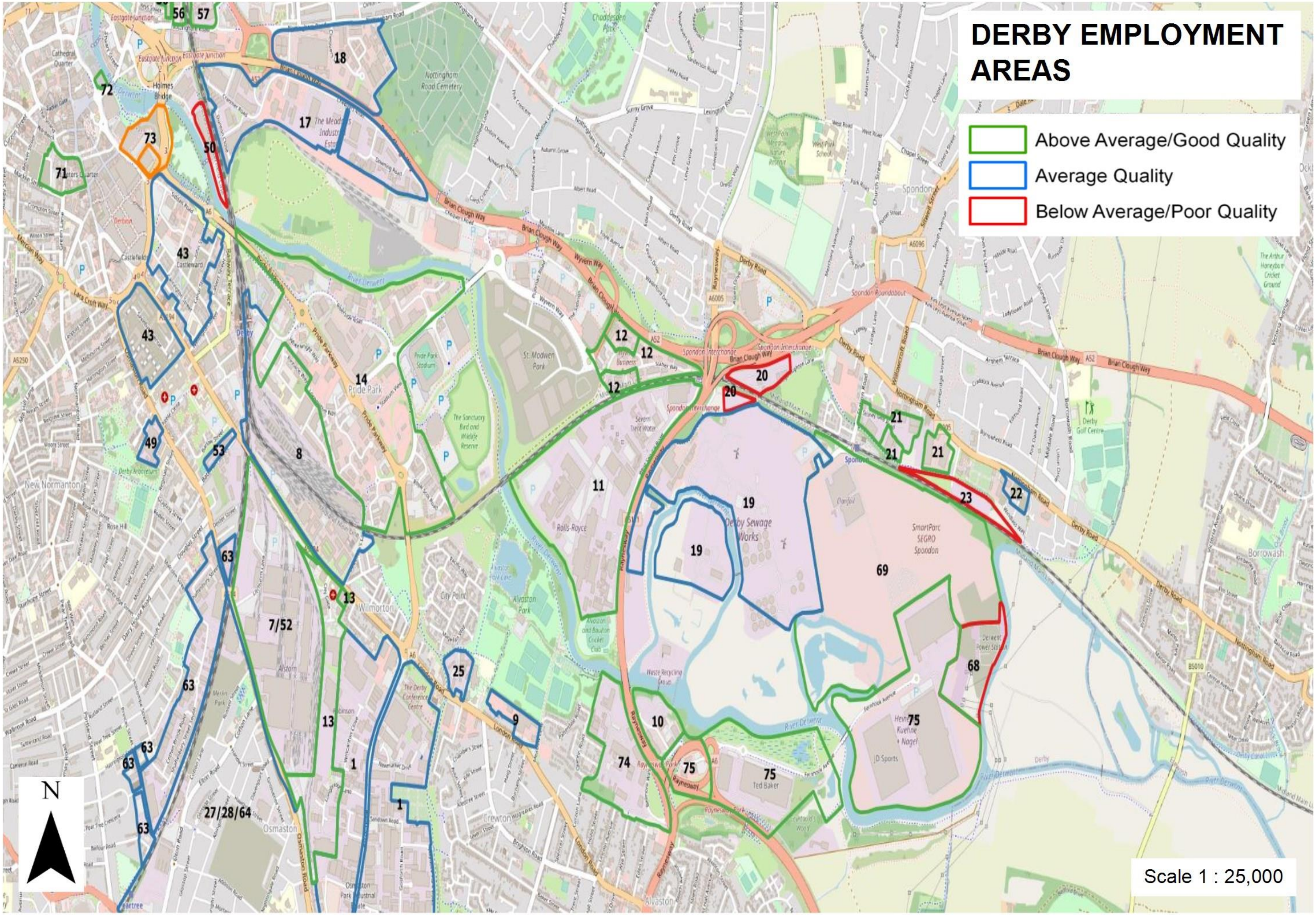

SOUTH DERBYSHIRE EMPLOYMENT SITES
Allocated Employment Sites
Other Employment Sites
E1C Woodville Regeneration Area
N
Scale 1 : 10,000

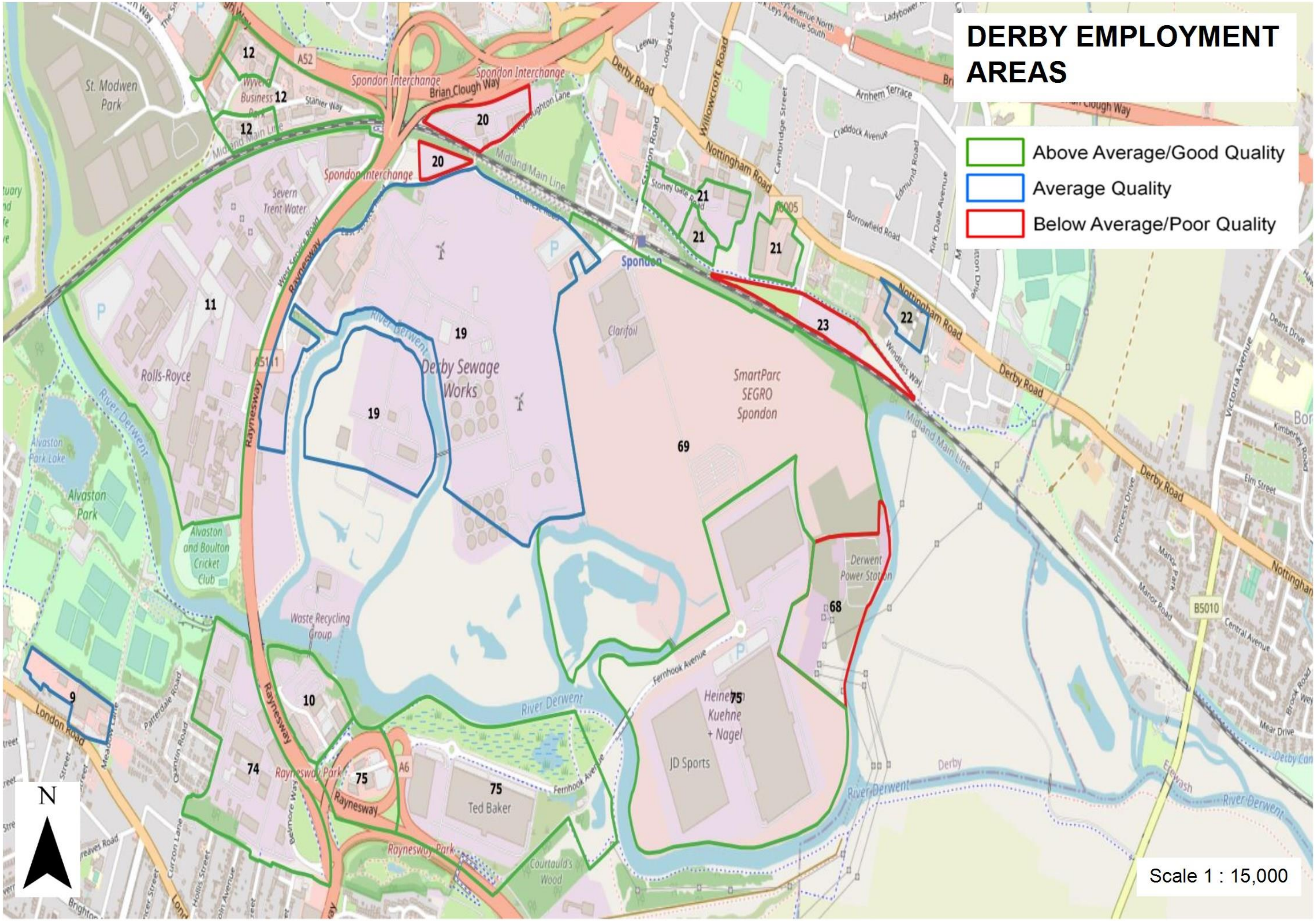
Appendix 6

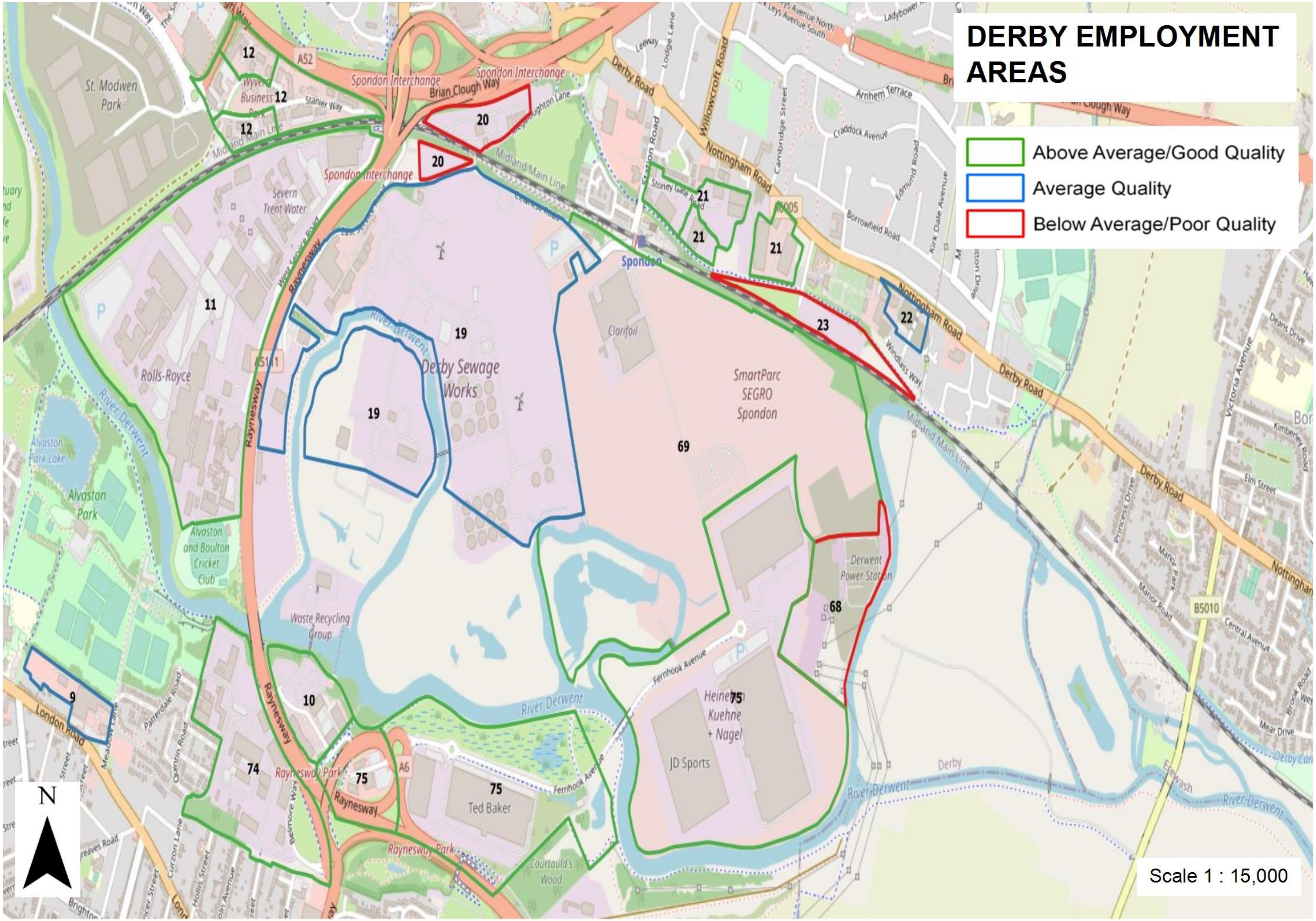
Derby Employment Area Maps

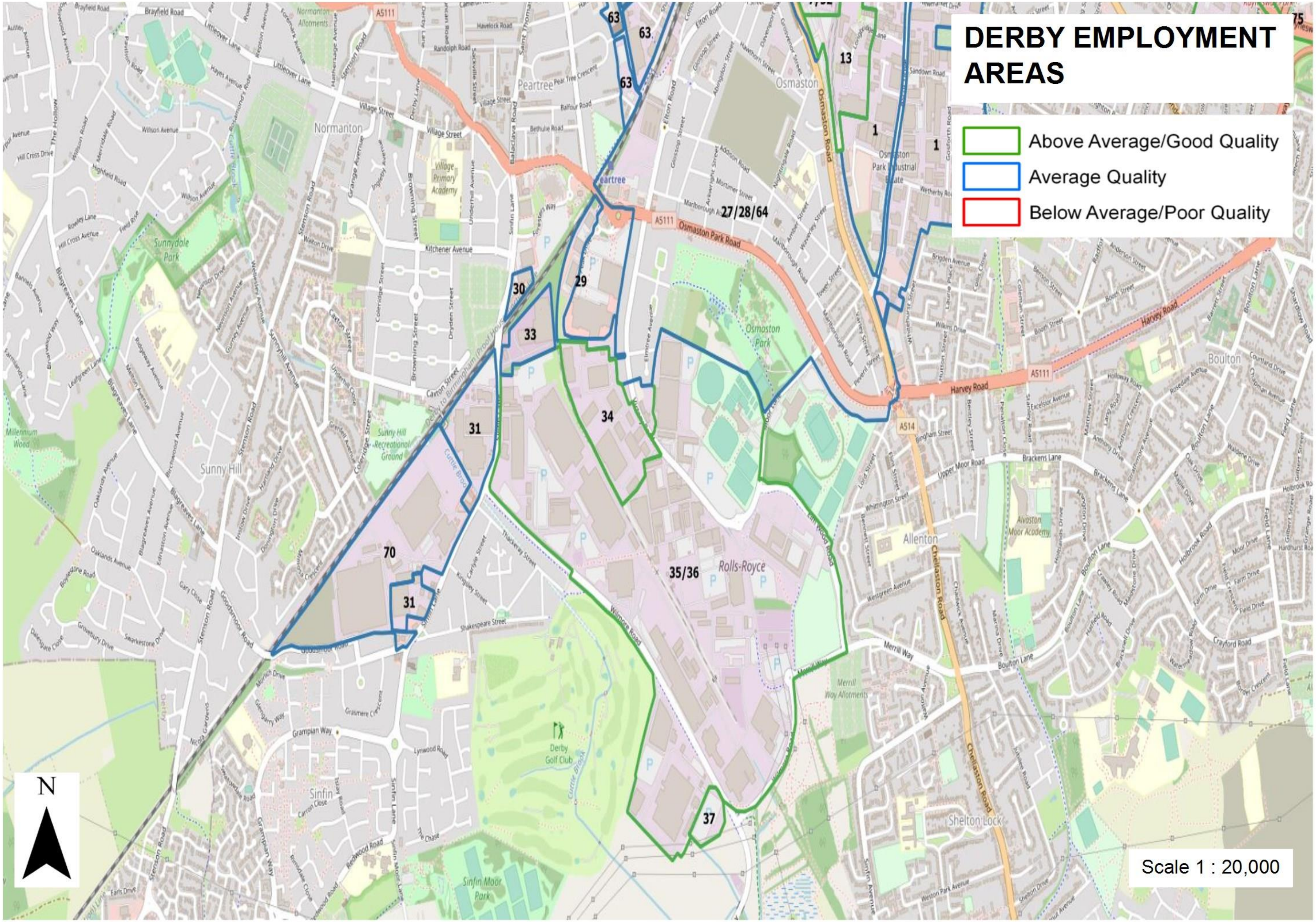

DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 10,000
N
2
39
46
47
45
6
48
Lakes Buildbase
Crown Park
Rowditch Recreation Ground
Cheviot St Recreation Ground
Derby Cathedral School
Kingsway Hospital
The Bemrose School
Stockbrook Park
Uttoxeter New Road
Kingsway
A5111
A38
A52
A601


DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
62
61
40
60
60
59
58
55
57
65
56
56
18
47
17
2
50
N
Scale 1 : 25,000


DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 25,000
N


DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 15,000
N


DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 15,000
N
9
10
11
12
19
20
21
22
23
68
69
74
75
St. Modwen Park
Rolls-Royce
Severn Trent Water
Derby Sewage Works
Clarifoil
SmartParc SEGRO Spondon
Derwent Power Station
Heineken
Kuehne + Nagel
JD Sports
Ted Baker
Waste Recycling Group
Alvaston Park
Alvaston Park Lake
Alvaston and Boulton Cricket Club
Courtauld's Wood
Spondon Interchange
Brian Clough Way
Raynesway
Raynesway Park
River Derwent
Midland Main Line
Nottingham Road
Derby Road
London Road
Fernhook Avenue
Spondon


DERBY EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 20,000
N
63
13
1
27/28/64
29
30
33
34
31
70
35/36
37

Appendix 7

Derby Employment Area Maps (supporting table)

Appendix 7 – Derby Existing Employment Areas

Plan Ref	Area	Size, ha	Quality
1	Osmaston Park Industrial Estate, Ascot Drive	60.03	Average
2	Kingsway Industrial Park, Kingsway Park Close	3.86	Above average
6	Abbey Street/Alma Street/Monk Street	1.14	Below average
7/52	Alstom	37.26	Good
8	RTC Business Park, London Road	30.39	Average
9	London Road/Meadow Lane	2.36	Average
10	Raynesway Park, Raynesway Park Drive	4.28	Above average
11	Rolls Royce Marine Operations and others, between Raynesway and Wyvern Business Park	40.64	Good
12	Wyvern Business Park, Stanier Way/Stephensons Way	8.53	Good
13	CWC Business Park, Ellesmere Avenue, off London Road	15.25	Above average
14	Pride Park	62.69	Good
17	The Meadows Industrial Estate, Cranmer Road/Chequers Road	24.84	Average
18	Chequers Lane/Nottingham Road	13.77	Average
19	Spondon Chemical/Sewage Works, Celanese Road/East Service Road	56.16	Average
20	Megaloughton Lane, off A52	3.44	Below average
21	Stoney Cross Industrial Park, Stoney Gate Road	6.19	Above average
23	Anglers Lane	3.01	Below average
25	London Road/Derby Canal Walkway	1.92	Average

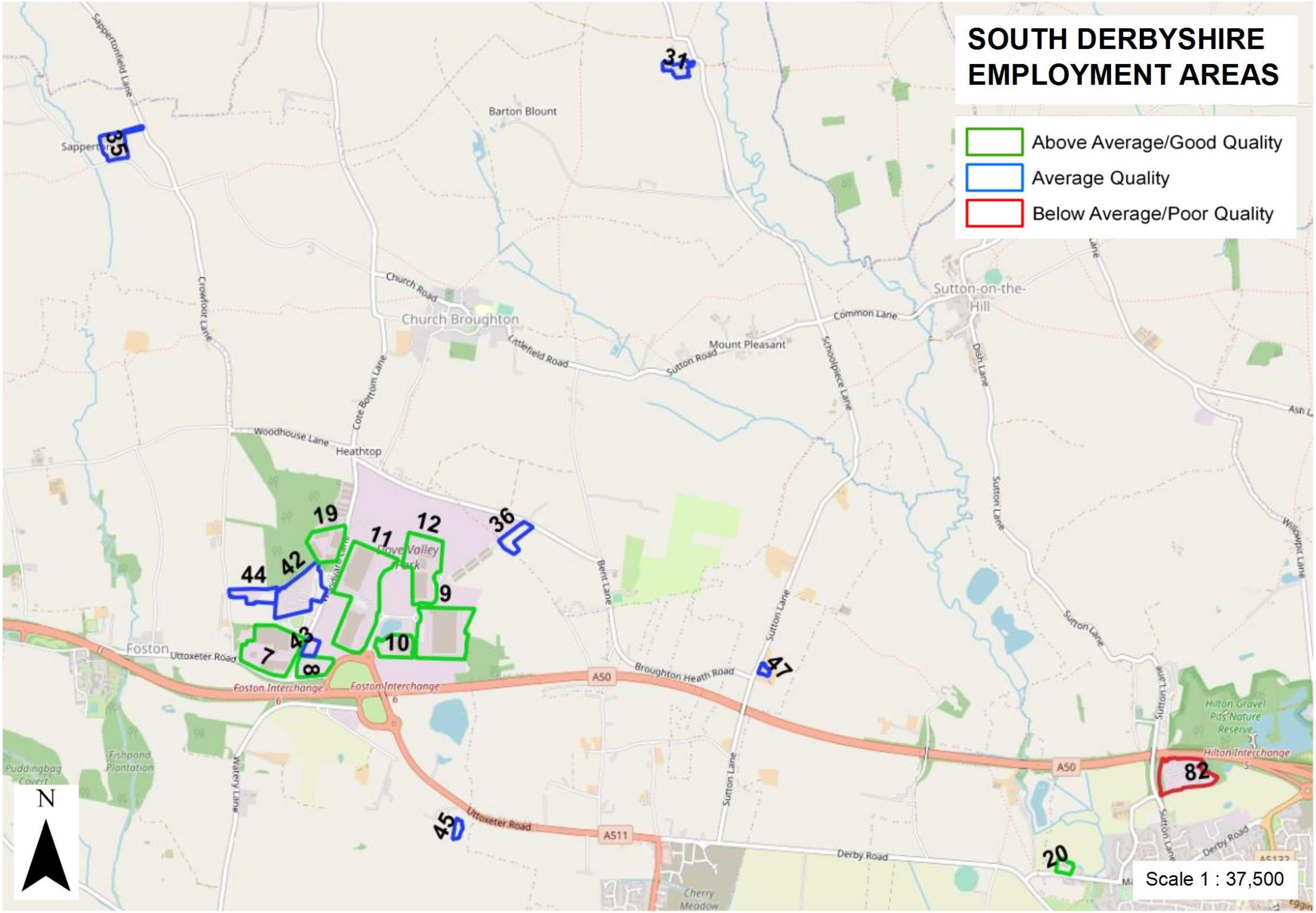
Plan Ref	Area	Size, ha	Quality
27/28/64	Osmaston Regeneration Area	10.59	Average
29	Peak Park, Peak Drive	3.28	Average
30	Sinfin Lane (East)/North Railway	0.86	Average
31	Sinfin Central Industrial Park, Sinfin Lane	8.35	Average
33	Sinfin Lane/Wilmore Road	3.38	Average
34	Victory Road (south)	10.23	Good
35/36	Derby Aerospace Campus	122.45	Good
37	Wilmore Road (south)	1.67	Good
39	Parcel Terrace	12.86	Average
40	Darley Abbey Mills Regen Area. Local Plan Policy AC10	2.51	Average
43	Castleward and Former Derby Royal Infirmary (DRI)	21.92	Average
45	Curzon Street/Forman Street	0.29	Below average
46	Carrington Court Industrial Park, Great Northern Road	0.39	Average
47	Vernon Gate, Uttoxeter Old Road	1.30	Above average
48	Chancel Place Industrial Estate	1.60	Average
49	Royal Crown Derby, Osmaston Road	1.37	Average
50	Evening Telegraph, Meadow Road	1.77	Below Average
53	Bateman Street/Barlow Street, off London Road	0.79	Average
55	Former Aida Bliss Works	1.17	Poor
56	Prime Enterprise Park/Derwent Business Centre, Prime Parkway	9.33	Above average
57	Stores Road (including Derby Trading Estate)	18.22	Above average

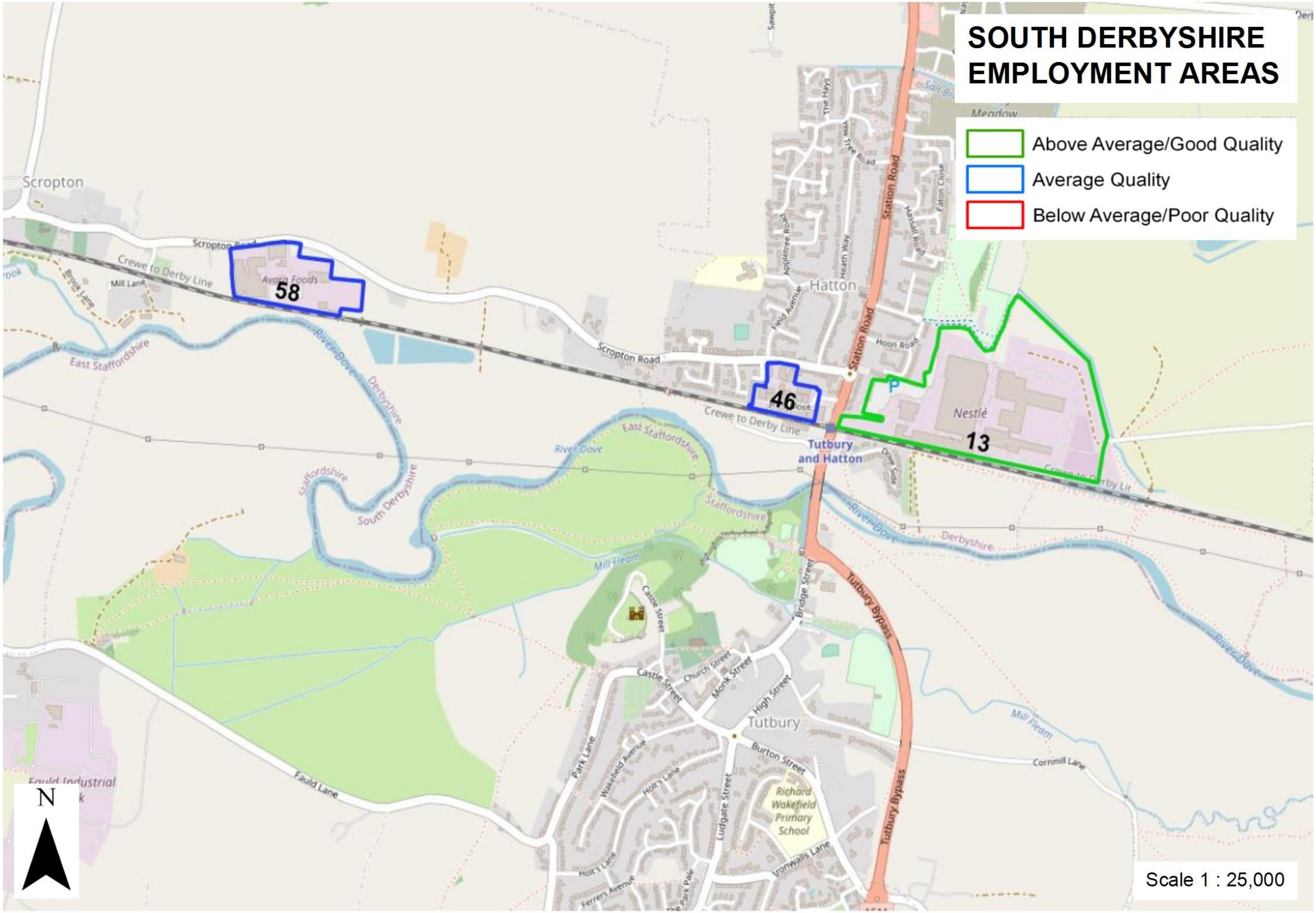
Plan Ref	Area	Size, ha	Quality
58	Racecourse Park Industrial Estate, Mansfield Road/Sir Frank Whittle Road	2.40	Average
59	Parker Industrial Estate, Mansfield Road/Alfreton Road	11.01	Average
60	Alfreton Road Industrial Estate	25.53	Average
61	Alfreton Road/Sir Frank Whittle Road	2.59	Good
62	Alfreton Road Junction West	3.85	Average
63	Shaftesbury Street South/Cotton Brook	18.85	Average
65	City Road South	0.74	Below Average
68	Derwent Power Station	8.01	Poor
69	Former Celanese Acetate Site, Spondon (SmartParc)	64.68	Good (potentially)
70	Sinfin Lane	22.64	Average
71	Becket Well Policy Area	2.98	Good (potentially)
72	Riverside Chambers	0.28	Above Average
74	Belmore Way (West Side Business Park)	11.14	Above Average
75	Derby Commercial Park	65.82	Good

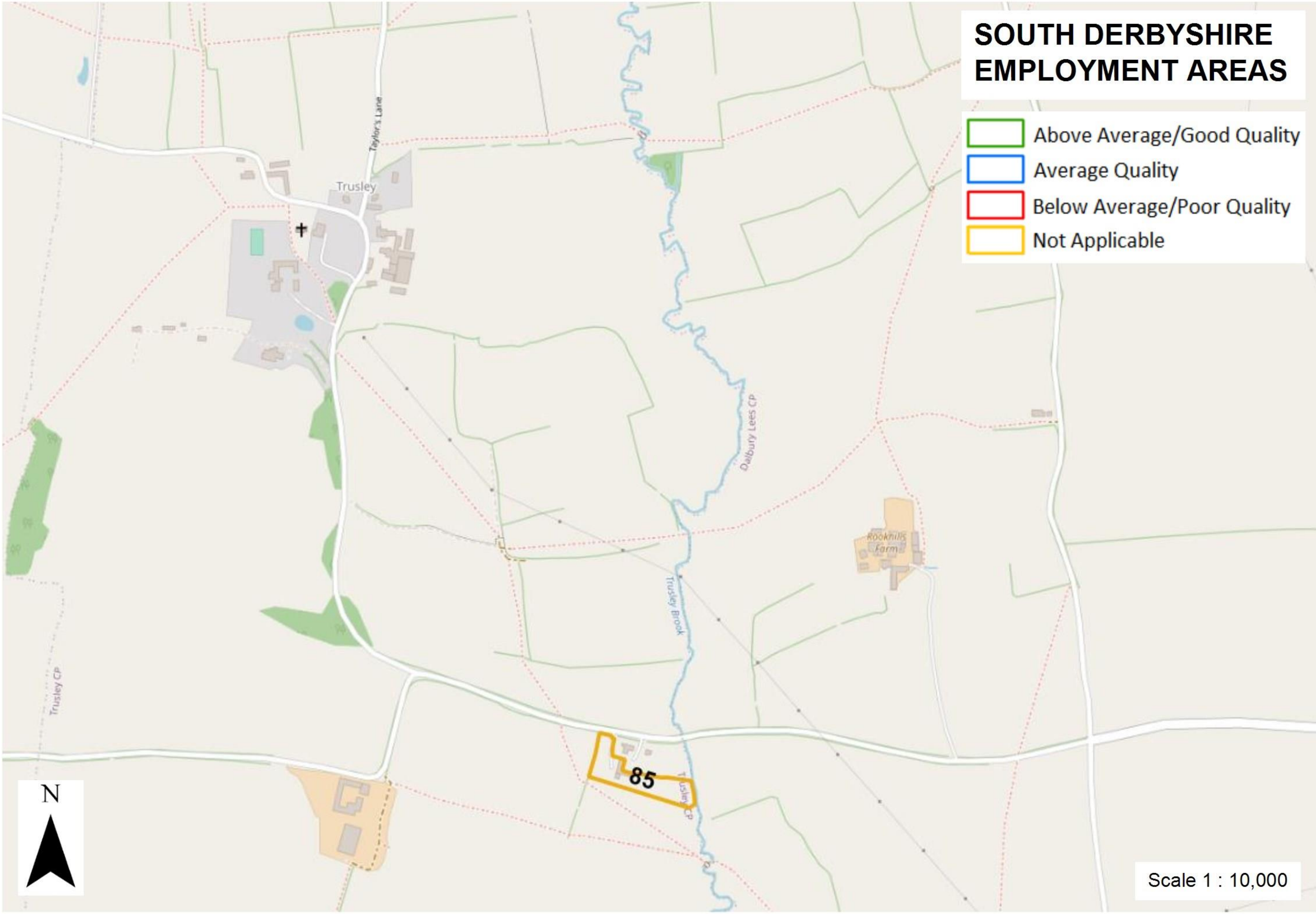
Source: BE Group, 2022

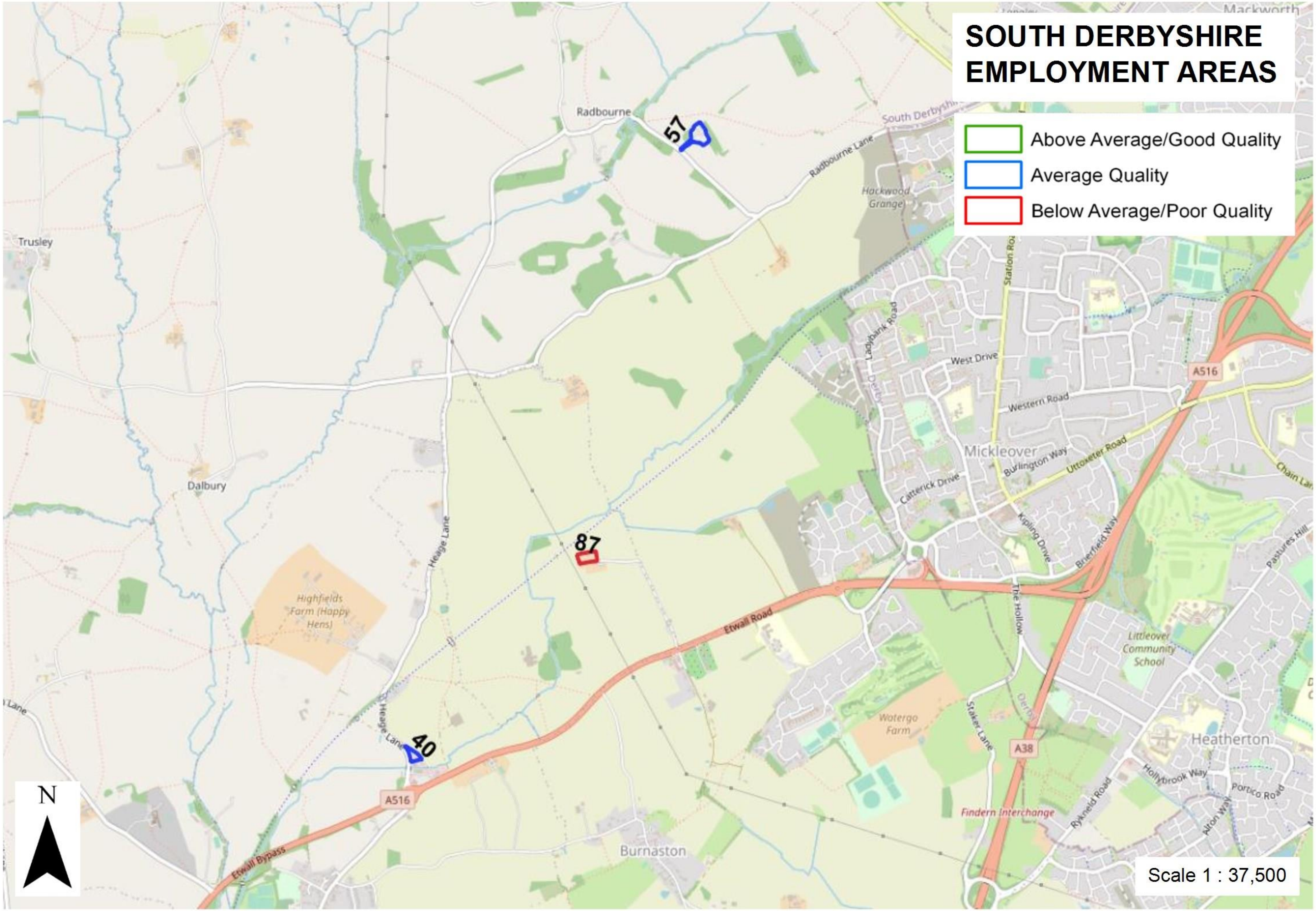
Appendix 8

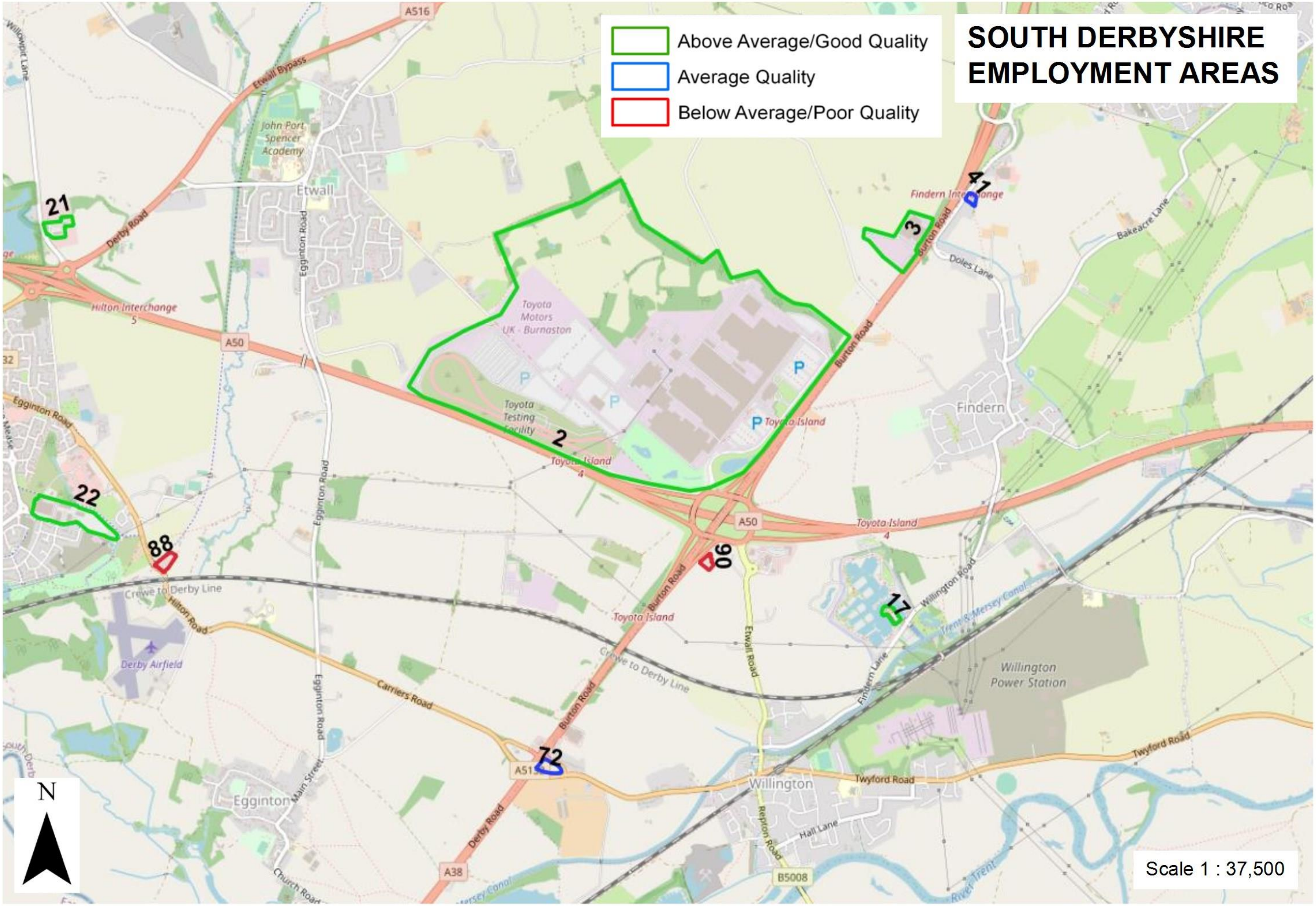
South Derbyshire Employment Area Maps

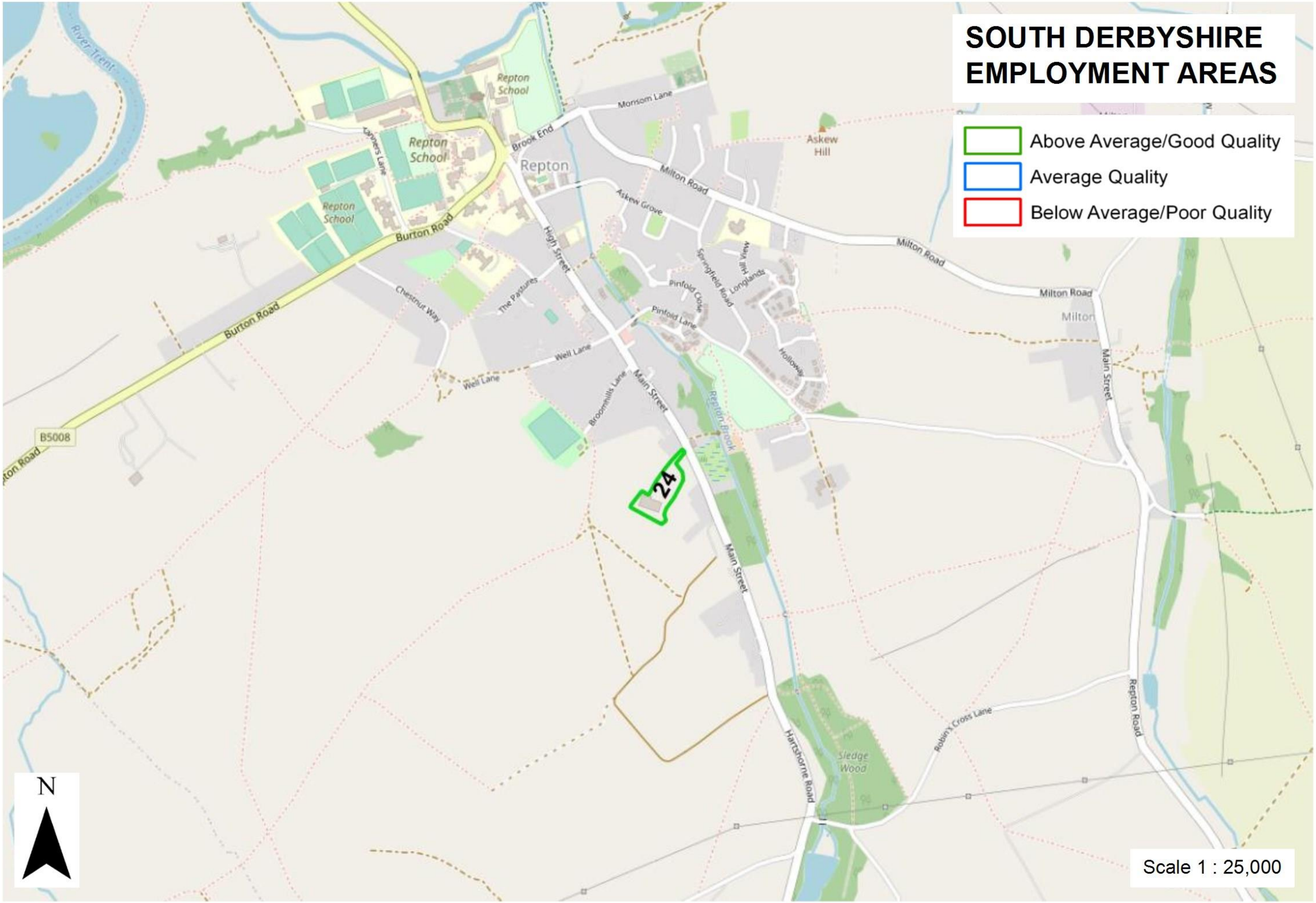

SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 37,500
N
Barton Blount
Church Broughton
Sutton-on-the-Hill
Mount Pleasant
Heathtop
Foston
Foston Interchange
Hilton Interchange
Hilton Gravel Pits Nature Reserve
Fishpond Plantation
Puddingbag Covert
Cherry Meadow
Dove Valley Park
Church Road
Littlefield Road
Sutton Road
Common Lane
Schoolpiece Lane
Dish Lane
Sutton Lane
Woodhouse Lane
Cote Bottom Lane
Crowfoot Lane
Sappertonfield Lane
Uttoxeter Road
Broughton Heath Road
Bent Lane
Watery Lane
Derby Road
A50
A511
31
35
36
19
12
11
42
44
9
43
10
7
8
47
82
45
20


SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
58
Avara Foods
46
13
Nestlé
Scropton
Scropton Road
Crewe to Derby Line
Hatton
Station Road
Tutbury and Hatton
River Dove
Mill Fleam
Tutbury
Tutbury Bypass
Fauld Lane
Fauld Industrial Park
Richard Wakefield Primary School
N
Scale 1 : 25,000

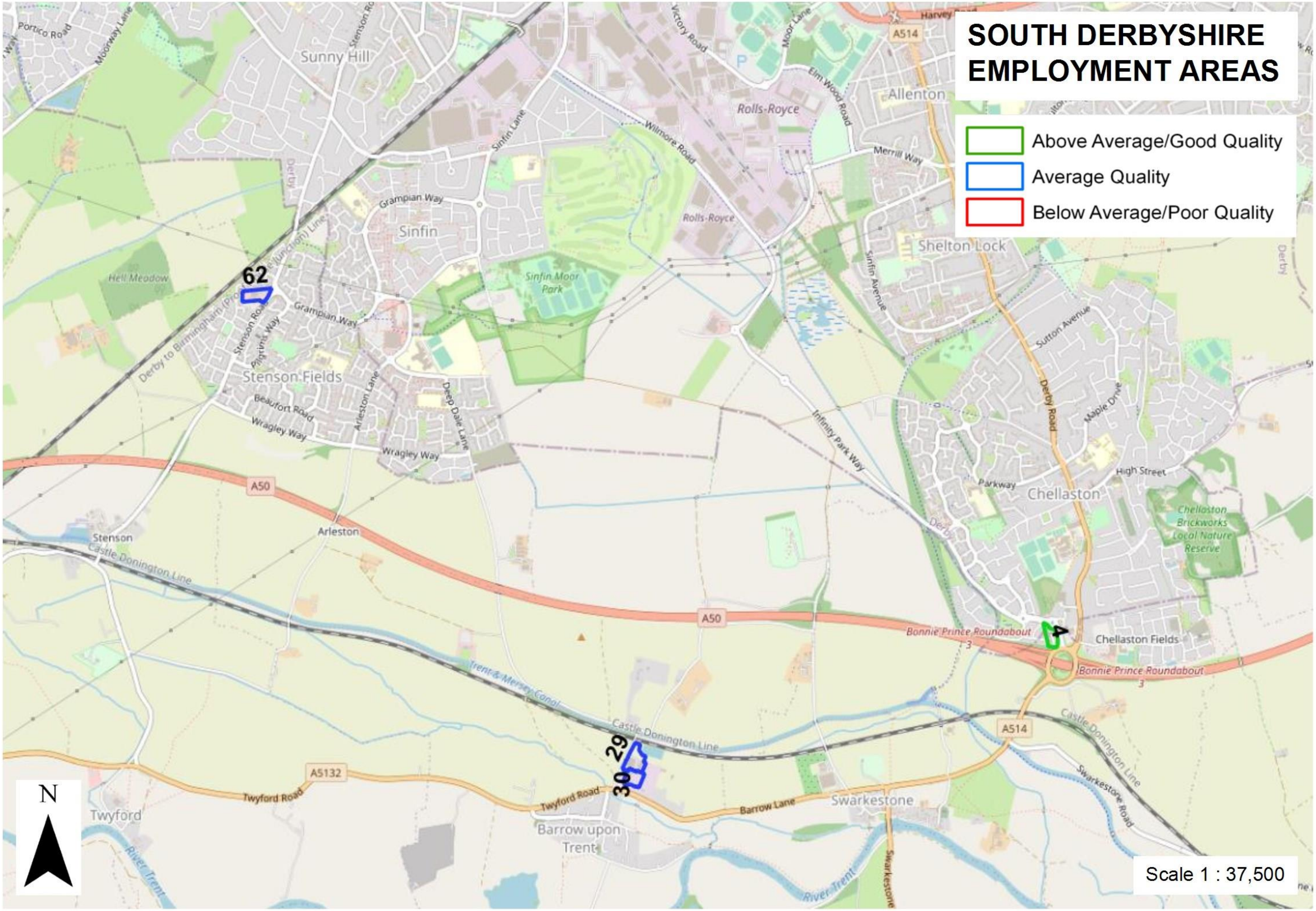

SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Not Applicable
Taylor's Lane
Trusley
Dalbury Lees CP
Trusley Brook
Rookhills Farm
Trusley CP
85
N
Scale 1 : 10,000

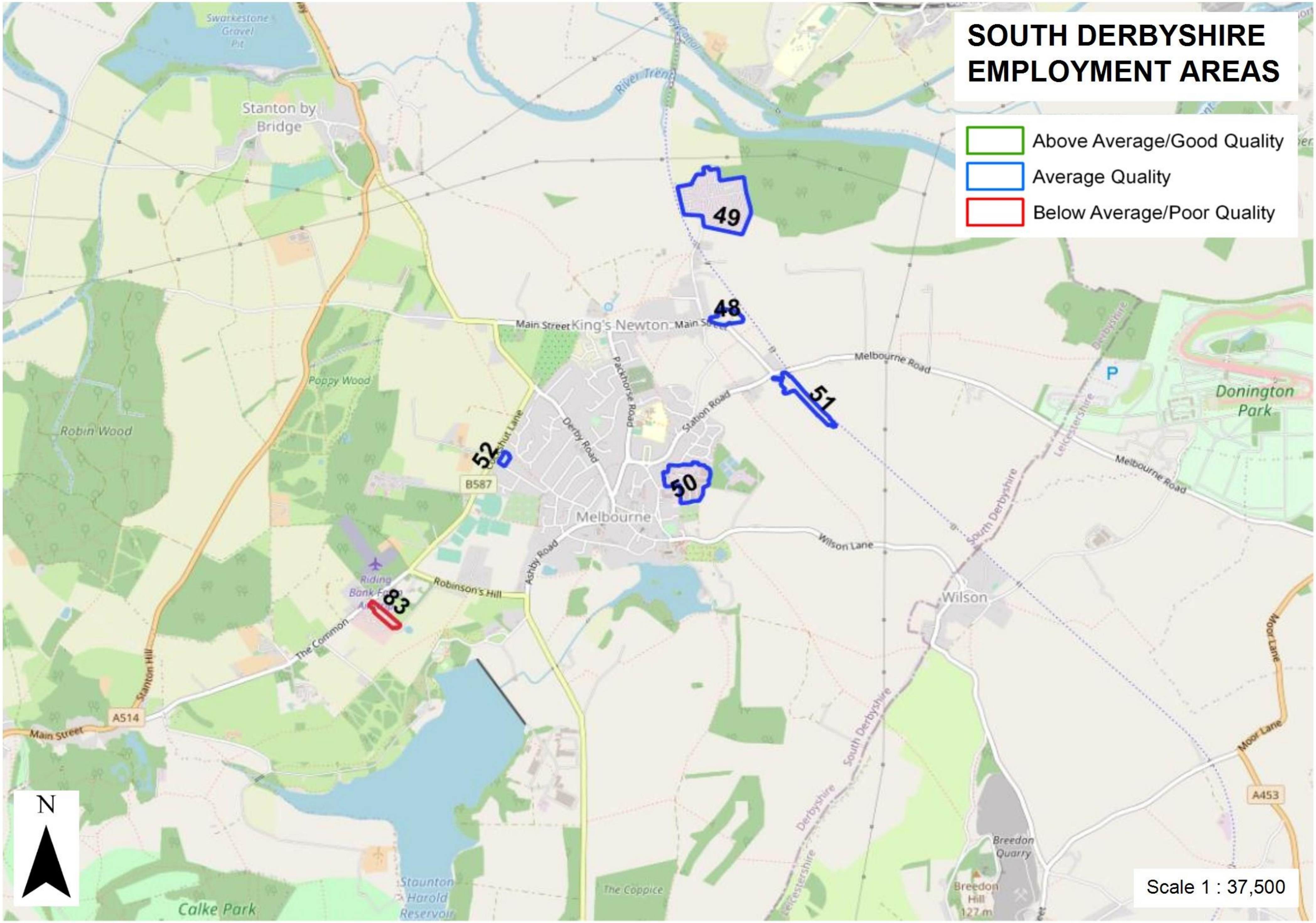

SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
57
87
40
Radbourne
Radbourne Lane
Trusley
Dalbury
Highfields Farm (Happy Hens)
Heage Lane
Etwall Road
Etwall Bypass
A516
A38
Burnaston
Mickleover
West Drive
Western Road
Uttoxeter Road
Burlington Way
Catterick Drive
Station Road
Ladybank Road
Kipling Drive
Brierfield Way
The Hollow
Staker Lane
Watergo Farm
Findern Interchange
Rykneld Road
Littleover Community School
Heatherton
Hollybrook Way
Portico Road
Alton Way
Pastures Hill
Chain Lane
Hackwood Grange
Mackworth
South Derbyshire
N
Scale 1 : 37,500


Above Average/Good Quality
Average Quality
Below Average/Poor Quality
SOUTH DERBYSHIRE
EMPLOYMENT AREAS
21
22
88
2
3
41
90
17
72
N
Scale 1 : 37,500

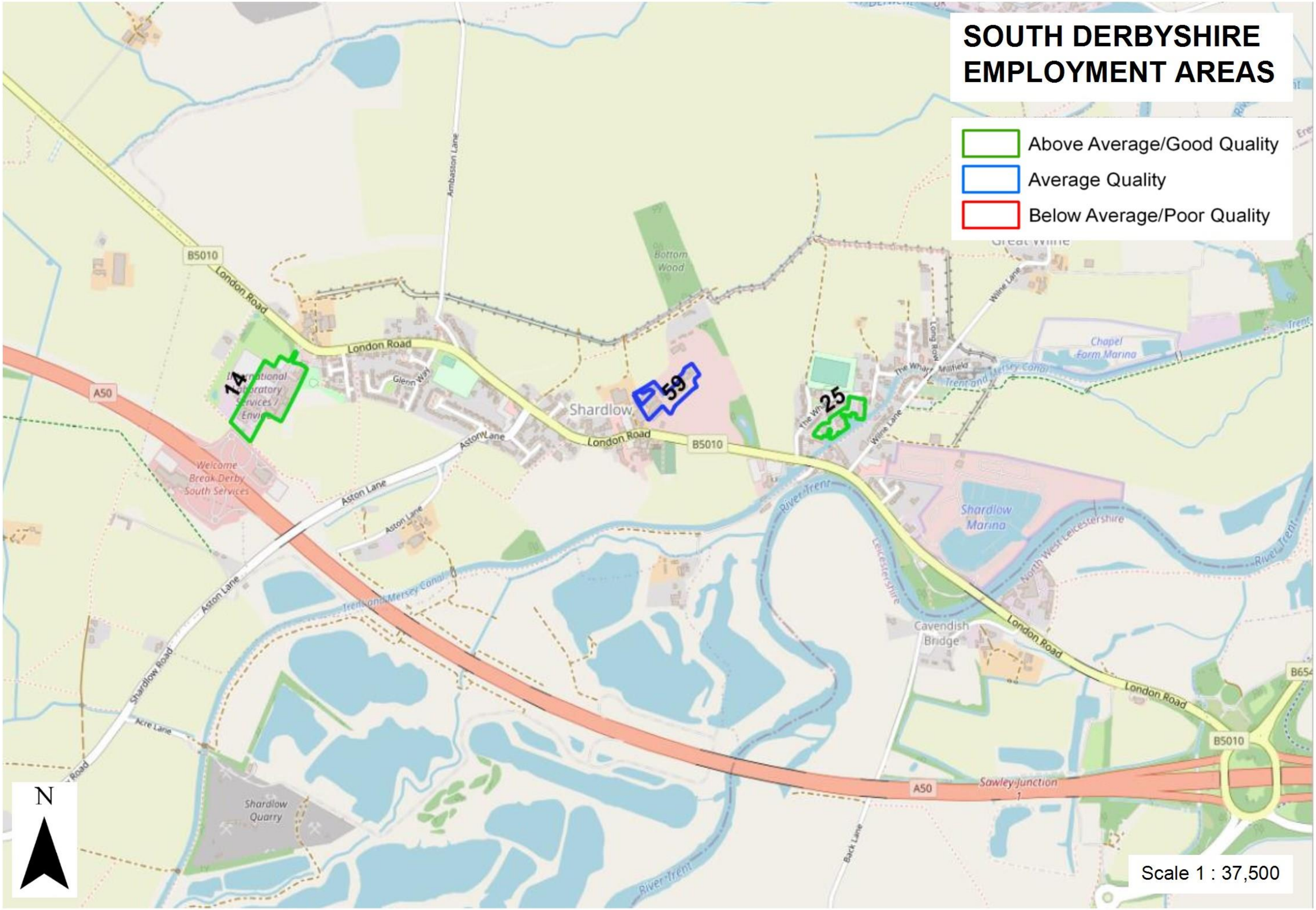


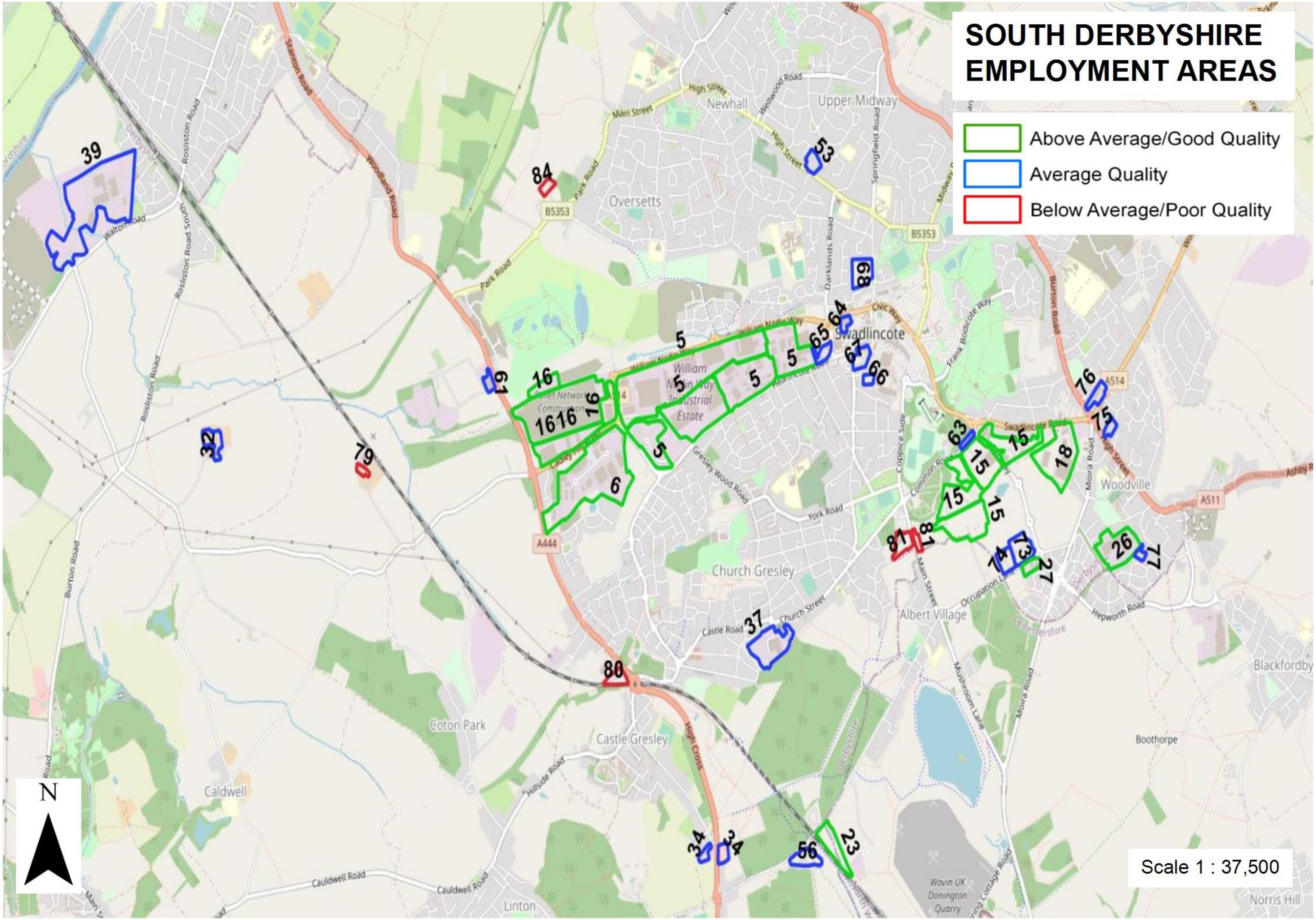
SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 25,000
N
24
Repton
Repton School
Askew Hill
Milton
Sledge Wood
River Trent
Burton Road
B5008
Brook End
Monsom Lane
Milton Road
Askew Grove
High Street
Main Street
Pinfold Lane
Pinfold Close
Springfield Road
Longlands
Well Lane
Broomhills Lane
Chestnut Way
The Pastures
Repton Brook
Hartshorne Road
Robin's Cross Lane
Repton Road

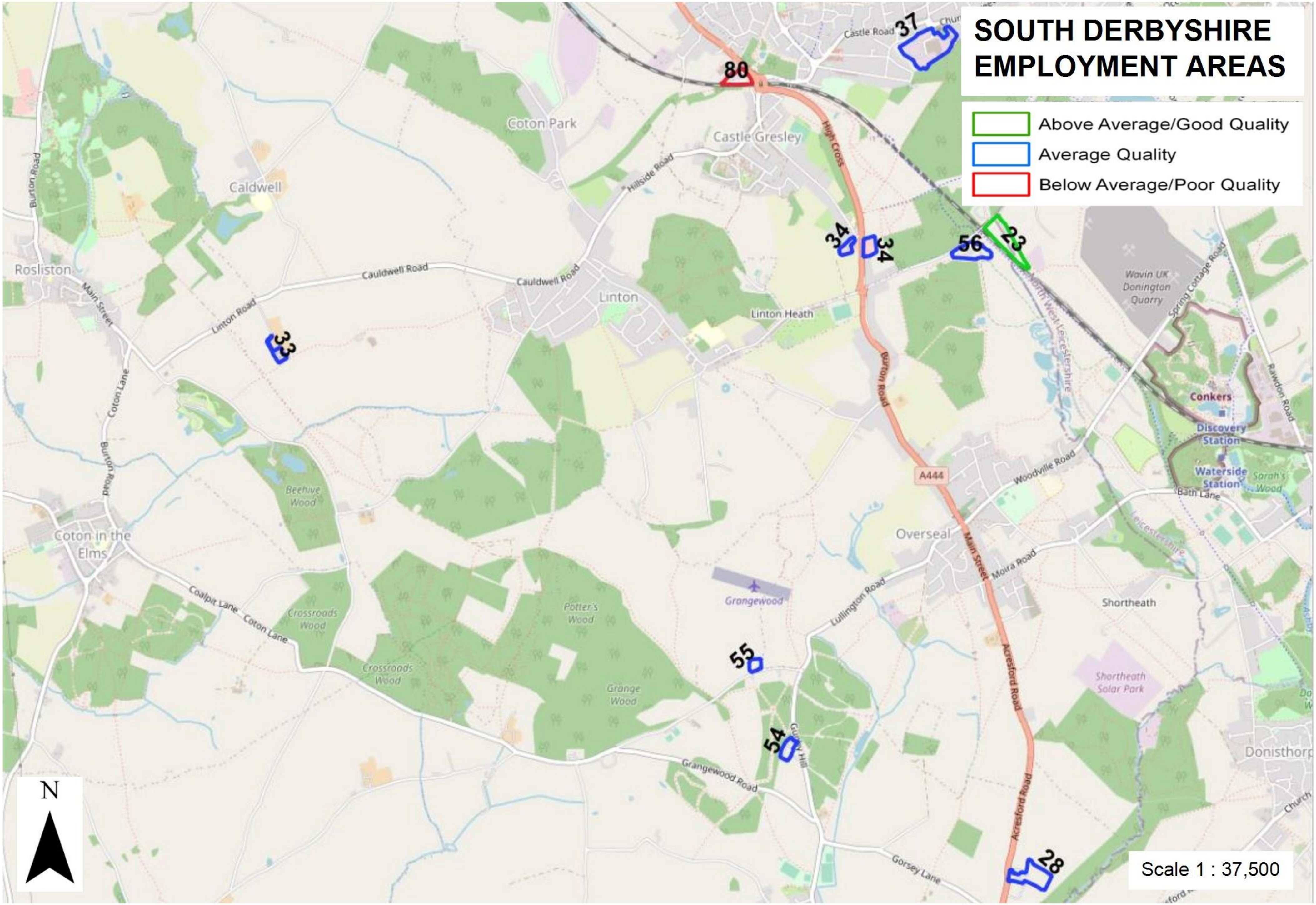

SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
62
29
30
4
N
Scale 1 : 37,500
Sunny Hill
Sinfin
Stenson Fields
Shelton Lock
Allenton
Chellaston
Chellaston Fields
Stenson
Arleston
Twyford
Barrow upon Trent
Swarkestone
Rolls-Royce
Sinfin Moor Park
Hell Meadow
Chellaston Brickworks Local Nature Reserve
Bonnie Prince Roundabout
A50
A514
A5132
Twyford Road
Barrow Lane
Castle Donington Line
Trent & Mersey Canal
River Trent
Grampian Way
Wragley Way
Derby Road
Infinity Park Way
Wilmore Road
Sinfin Lane
Deep Dale Lane
Arleston Lane
Stenson Road
Beaufort Road
High Street
Parkway
Sutton Avenue
Maple Drive
Merrill Way
Elm Wood Road
Victory Road
Moor Lane
Harvey Road
Portico Road
Moorway Lane
Sinfin Avenue
Swarkestone Road
Derby to Birmingham (Proby Junction) Line

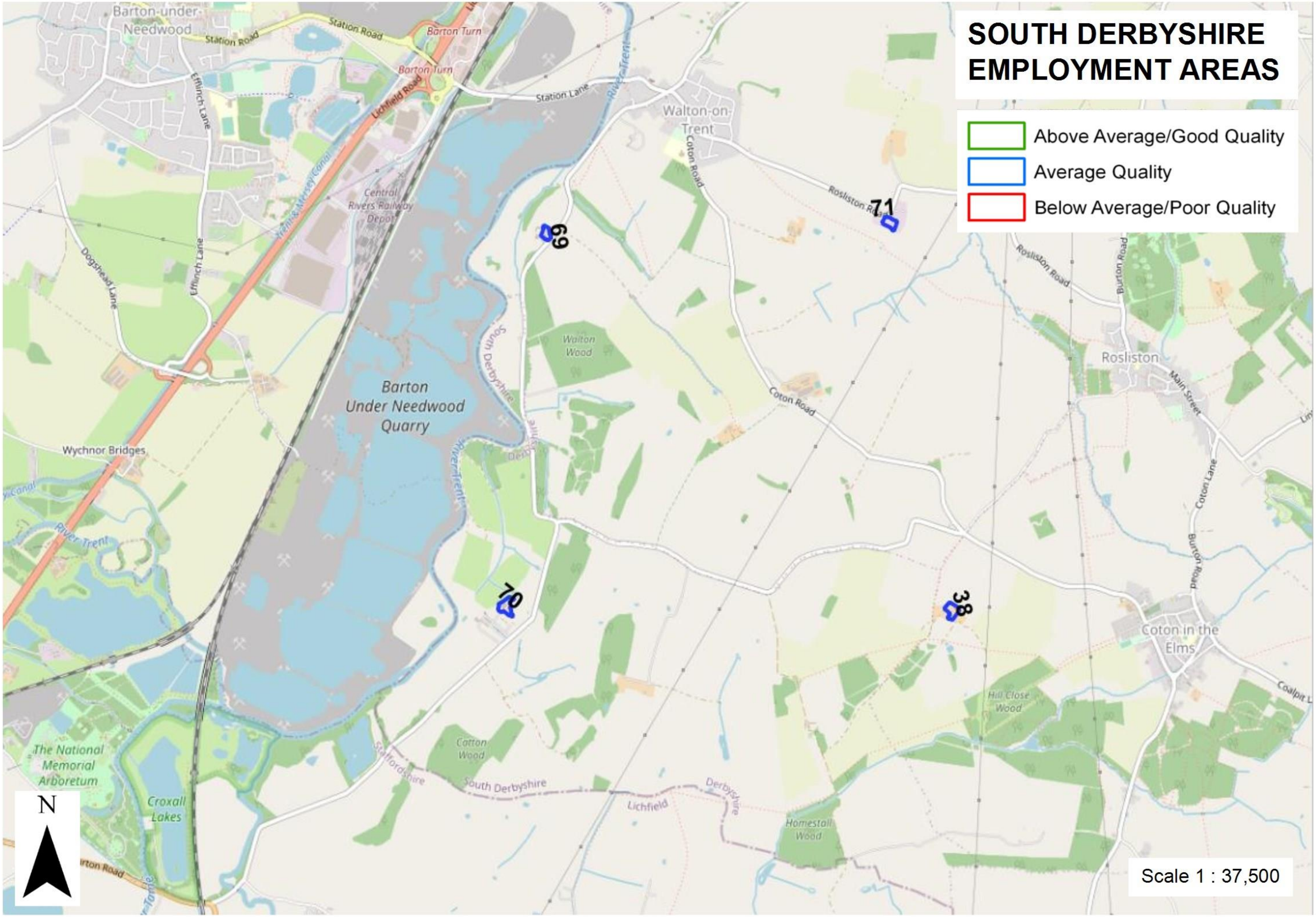


SOUTH DERBYSHIRE EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 37,500
N
49
48
51
52
50
83
Stanton by Bridge
King's Newton
Melbourne
Wilson
Donington Park
Main Street
Melbourne Road
Station Road
Derby Road
Packhorse Road
Ashby Road
Wilson Lane
Robinson's Hill
The Common
B587
A514
A453
Moor Lane
River Trent
Swarkestone Gravel Pit
Poppy Wood
Robin Wood
Calke Park
Staunton Harold Reservoir
Breedon Quarry
Breedon Hill 127 m
The Coppice
Riding Bank Farm
Stanton Hill
South Derbyshire
Leicestershire

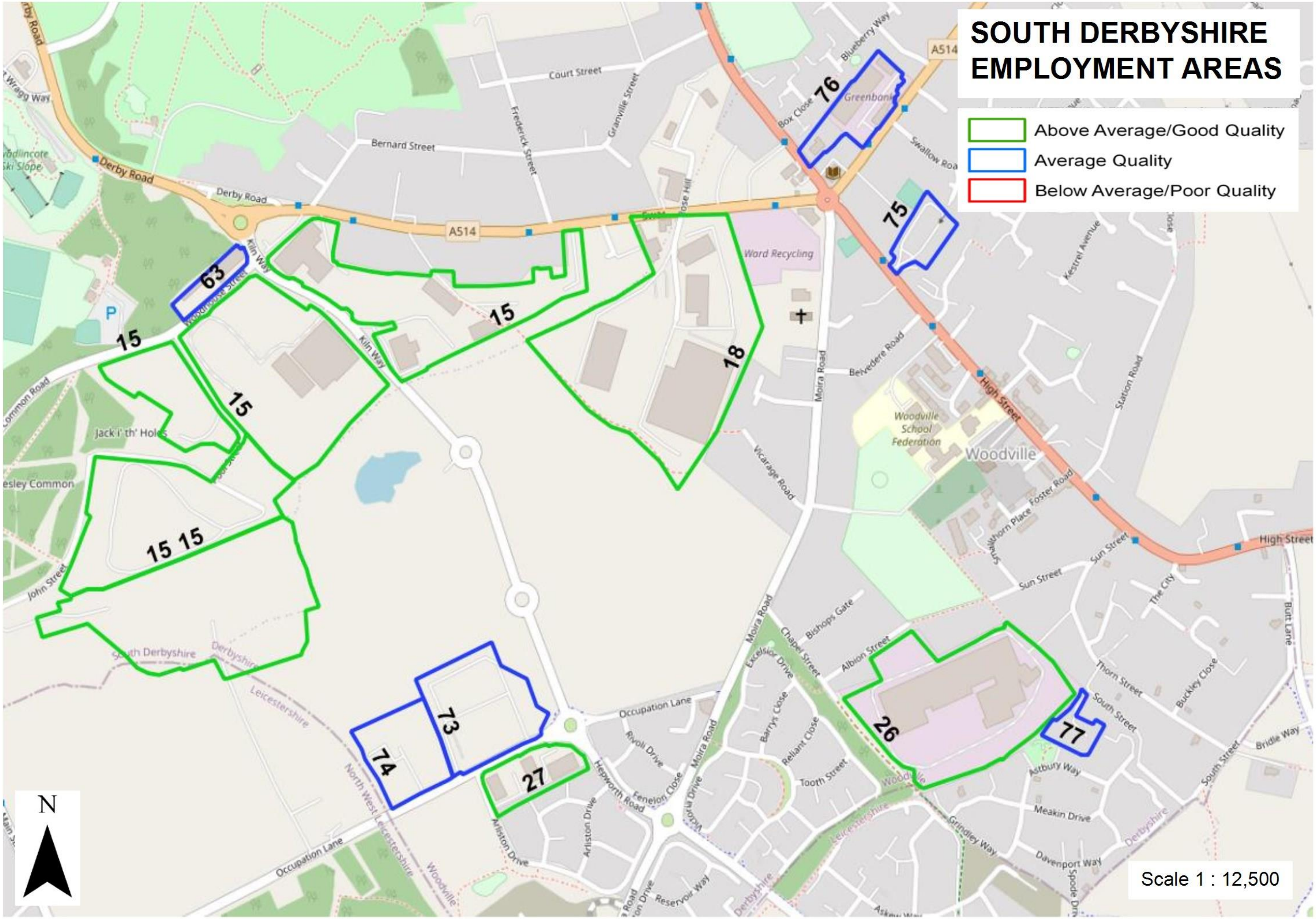

SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
14
59
25
Shardlow
London Road
B5010
A50
Aston Lane
Cavendish Bridge
Shardlow Marina
Shardlow Quarry
Welcome Break Derby South Services
Sawley Junction
River Trent
Trent and Mersey Canal
N
Scale 1 : 37,500


SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 37,500
N
39
84
53
68
64
65
67
66
61
5
16
6
79
32
63
15
18
76
75
81
73
74
27
26
77
37
80
34
56
23
Newhall
Upper Midway
Oversetts
Swadlincote
Woodville
Church Gresley
Albert Village
Castle Gresley
Coton Park
Caldwell
Linton
Blackfordby
Boothorpe
Norris Hill
William Nadin Way Industrial Estate
B5353
A444
A514
A511
Wavin UK Donington Quarry


SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 37,500
N
80
37
34
34
56
23
33
55
54
28
Castle Road
Coton Park
Castle Gresley
High Cross
Caldwell
Hillside Road
Rosliston
Cauldwell Road
Cauldwell Road
Linton
Linton Heath
Main Street
Linton Road
Burton Road
Wavin UK
Donington
Quarry
Spring Cottage Road
North West Leicestershire
Conkers
Discovery
Station
Waterside
Station
Sarah's
Wood
Rawdon Road
Coton Lane
Burton Road
Beehive
Wood
A444
Woodville Road
Bath Lane
Coton in the
Elms
Overseal
Main Street
Moira Road
Leicestershire
Grangewood
Lullington Road
Shortheath
Coalpit Lane
Coton Lane
Crossroads
Wood
Potter's
Wood
Crossroads
Wood
Grange
Wood
Acresford Road
Shortheath
Solar Park
Donisthorp
Grangewood Road
Acresford Road
Gorsey Lane



SOUTH DERBYSHIRE EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 37,500
N
69
70
71
38
Barton-under-Needwood
Station Road
Barton Turn
Lichfield Road
Station Lane
Walton-on-Trent
Coton Road
Rosliston Road
Central Rivers Railway Depot
Barton Under Needwood Quarry
Walton Wood
Rosliston
Main Street
Burton Road
Coton Lane
Coton in the Elms
Coalpit Lane
Hill Close Wood
Homestall Wood
Catton Wood
Croxall Lakes
The National Memorial Arboretum
Wychnor Bridges
Dogshead Lane
Efflinch Lane
River Trent
South Derbyshire
Staffordshire
Lichfield
Derbyshire


SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
Scale 1 : 12,500
N
15
15
15
15 15
18
26
27
63
73
74
75
76
77
A514
Derby Road
Court Street
Bernard Street
Frederick Street
Granville Street
Kiln Way
Woodhouse Street
Common Road
Jack i' th' Holes
John Street
Word Recycling
Moira Road
Belvedere Road
High Street
Station Road
Kestrel Avenue
Swallow Road
Box Close
Blueberry Way
Greenbank
Woodville School Federation
Woodville
Vicarage Road
Foster Road
Sun Street
The City
Butt Lane
Albion Street
Bishops Gate
Chapel Street
Excelsior Drive
Thorn Street
South Street
Buckley Close
Bridle Way
Astbury Way
Meakin Drive
Davenport Way
Grindley Way
Tooth Street
Reliant Close
Barrys Close
Occupation Lane
Rivoli Drive
Fenelon Close
Hepworth Road
Arliston Drive
Reservoir Way
South Derbyshire
North West Leicestershire
Leicestershire
Derbyshire


SOUTH DERBYSHIRE
EMPLOYMENT AREAS
Above Average/Good Quality
Average Quality
Below Average/Poor Quality
60
Scale 1 : 12,500
N
A511
B5006
Smisby
Chapel Street
Main Street
Derby Road
Smisby Road
Annwell Lane
Ashby Road
Burton Road
Bluebell Arboretum
Woodcote Wood
South Derbyshire
North West Leicestershire
Leicestershire
Derbyshire
Tom Bill Way
Tournament Way
Westminster Way
Glade Lane
Cliftonthorpe
KP

Appendix 9

South Derbyshire Employment Area Maps (supporting table)

Appendix 9 – South Derbyshire Employment Areas

Plan Ref	Area	Settlement	Size, ha	Quality
1	Bretby Business Park	Bretby	11.12	Good
2	Toyota	Burnaston	230.25	Good
3	FB Atkins (Yusen)	Burnaston	5.82	Good
4	Bradgate Park	Chellaston	0.62	Good
5	Hearthcote Road	Church Gresley	47.27	Good
6	Cadley Hill	Church Gresley	15.56	Good
7	Woodyard Lane (ATL)	Foston	6.52	Good
8	Tomlinson Business Park, Innovation Way	Foston	1.86	Good
9	Kuehne and Nagel, Dove Valley Business Park	Foston	7.60	Good
10	Truma, Dove Valley Business Park	Foston	2.23	Good
11	Futaba and JCB, Dove Valley Business Park	Foston	11.50	Good
12	TopHat and Nampak Plastics Dove Valley Business Park	Foston	5.97	Good
13	Nestle	Hatton	19.48	Good
14	Manor Farm	Shardlow	2.35	Good
15	Kiln Way/Pool Street	Swadlincote	17.62	Good
16	Optimum	Swadlincote	16.93	Good
17	Mercia Marina, Findern Lane	Willington	0.55	Good

Plan Ref	Area	Settlement	Size, ha	Quality
18	Swadlincote Road	Woodville	6.40	Good
19	Eddie Stobart (Merlin Business Park), Woodyard Lane	Foston	3.01	Above Average
20	Main Street	Hilton	0.59	Above Average
21	Badger Farm	Hilton	1.19	Above Average
22	Hilton Business Park (Hilton Depot)	Hilton	4.59	Above Average
23	Pozament	Overseal	2.24	Above Average
24	Zytek (Gibson)	Repton	1.18	Above Average
25	Shardlow Wharf	Shardlow	0.62	Above Average
26	Montracon	Woodville	4.21	Above Average
27	Tapton Business Park, Occupation Lane,	Woodville	0.77	Above Average
28	Seale Pastures Farm, Burton Road	Acresford	1.89	Average
29	Sinfin Lane	Barrow upon Trent	1.16	Average
30	JPS Flowers, Sinfin Lane	Barrow upon Trent	0.75	Average
31	Barton Fields	Barton Blount	0.94	Average
32	Royle Farm Business Park, Off Caldwell Lane	Caldwell	1.30	Average
33	Blakenhall Business Centre, Blakenhall Farm Linton Road	Caldwell	0.44	Average

Plan Ref	Area	Settlement	Size, ha	Quality
34	Trigg, Mount Pleasant Road	Castle Gresley	1.13	Average
35	Sapperton Park Sapperton Lane	Church Broughton	1.96	Average
36	Heath Top Business Park, Bent Lane	Church Broughton,	1.28	Average
37	Church Street (Church Gresley Industrial Estate)	Church Gresley	4.08	Average
38	Overfields Farm	Coton in the Elms	0.43	Average
39	Bullivant	Drakelow	17.00	Average
40	Heage Lane	Etwall	0.31	Average
41	EDM Garage, Burton Road,	Findern	0.26	Average
42	Bentley (WG)	Foston	4.76	Average
43	Rentcontainer/Portable Offices, Woodyard Lane	Foston	0.65	Average
44	Hay Lane Industrial Estate, Hay Lane	Foston	1.68	Average
45	Shipton's Recovery Service, Uttoxeter Road	Foston	0.40	Average
46	Station Yard	Hatton	1.87	Average
47	Newlands	Hilton	0.26	Average
48	D G Light Haulage, Cross House Yard, Main Street	Kings Newton	0.98	Average
49	Newton Self Storage, Trent Lane	King's Newton	8.82	Average
50	Lilypool	Melbourne	3.49	Average
51	Toons (Station Yard)	Melbourne	1.58	Average
52	Commerce Street	Melbourne	0.27	Average
53	Queens Drive	Midway	0.89	Average
54	Gunby, Farm Industrial Estate, Gunby Hill	Netherseal	0.67	Average

Plan Ref	Area	Settlement	Size, ha	Quality
55	Gunby Lea Industrial Estate	Netherseal	0.41	Average
56	Park Road	Overseal	1.42	Average
57	Silver Hill Court	Radbourne	0.89	Average
58	Cranberry Foods (Avara Foods)	Scropton	4.84	Average
59	Shardlow Hall	Shardlow	0.98	Average
60	Kilworth Machinery, Annwell Lane	Smisby	0.35	Average
61	Wrekin	Stanton	0.56	Average
62	Stenson, Stenson Road	Stenson Fields	0.86	Average
63	Woodhouse Business Centre	Swadlincote	0.35	Average
64	Civic Offices	Swadlincote	0.48	Average
65	Hearthcote	Swadlincote	0.77	Average
66	Rink Drive	Swadlincote	0.58	Average
67	Alexandra Road	Swadlincote	1.08	Average
68	Midland Road	Swadlincote	1.88	Average
69	Borough Hill, Catton Road	Walton-on-Trent	0.29	Average
70	Catton Estate, Catton Hall, Catton Park	Walton-on-Trent	0.49	Average
71	Old Barn Farm Industrial Estate, Rosliston Road	Walton-on-Trent	0.35	Average
72	Central Fencing, The Castle Way	Willington	0.68	Average
73	Dyson	Woodville	1.91	Average
74	Occupation Lane	Woodville	1.20	Average
75	Viking Business Centre	Woodville	0.52	Average
76	Scomark,	Woodville	0.92	Average

Plan Ref	Area	Settlement	Size, ha	Quality
77	South Street	Woodville	0.33	Average
78	A K Page, Ashby Road East	Bretby	0.57	Below Average
79	Breach Farm, Cadley Lane	Caldwell	0.37	Below Average
80	Dolamore (Rentcontainer)	Castle Gresley	0.92	Below Average
81	Bridge Street	Church Gresley	1.65	Below average
82	Hilton Industrial Estate	Hilton	4.26	Below Average
83	Dovesite	Melbourne	0.73	Below Average
84	Park Road, Newhall	Swadlincote	0.55	Below Average
86	Bretby Stoneware,	Bretby	1.89	Poor
87	Bannell's, Bannell's Lane	Burnaston	0.54	Poor
88	Creamery	Hilton	0.62	Poor
89	Park Road	Stanton	0.86	Poor
90	Danes Lodge	Willington	0.36	Poor

Source: BE Group, 2022

Appendix 10

Oxford Economics Forecast Assumptions

Appendix 10 – Oxford Economics Forecast Assumptions

These September 2022 forecasts were produced under the following assumptions:

"The introduction of the energy price guarantee has led us to significantly reduce our inflation forecast despite a further rise in energy futures prices. However, we still cut our 2023 UK GDP growth forecast as the support for businesses is likely to be less generous. Monetary Policy is expected to be tightened more aggressively and there is increasing global economic uncertainty.

The price guarantee has led us to reduce our expectations for CPI inflation, but we still expect real household income to fall by more than 4% between the Q1 2021 peak and its forecast trough in Q4 2022, causing further falls in consumer spending. There's some scope for households to cushion the blow by taking on new credit and spending a portion of the excess savings they accumulated during the coronavirus pandemic in 2020-2021. But that scope looks fairly limited given that the household saving ratio is already very low, so we expect consumer spending to keep falling through H2 2022 and into early 2023.

We expect potential output to grow by 1.9% a year between 2021-2030. Though this is markedly faster than the 0.8% annual average achieved over the previous decade, that period was heavily distorted by the pandemic and the legacy of the global financial crisis.

The government led by new Prime Minister Liz Truss has set a target of boosting UK GDP growth back to 2.5% a year through a combination of tax cuts, deregulation, and other supply-side reforms. But the tax cuts it has announced are very unlikely to have much impact, and so far, it hasn't presented concrete plans on what supply-side reforms it will pursue. These factors lead us to think growth will be much lower than 2.5% a year over the medium-term."

Appendix 11

Cambridge Econometrics Forecast Assumptions

Appendix 12

Experian Forecast Assumptions

Appendix 13

Employment Land Take Up

Appendix 13 – Employment Land Take Up

Table A13.1 - Employment Land Take-Up 1991-2021

Survey Year	Area, ha							
	Derby City			South Derbyshire				
	Redevelopment Land Completed, where Relevant	**A: Additional Land Completed, where Relevant**	**Comments**	***Redevelopment Land Completed, where Relevant****	**A: Additional Land Completed, where Relevant***	**B: Losses**	**C: Net Change (A-B=C)**	**Comments**
1991/92	*1.09*	3.12	Completions from Annual Monitoring. Additional land only counted as take up as Redevelopment Land provides no net addition to the overall land supply. Losses considered separately in the Main Report	*0.00*	2.93	3.58	-0.65	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1992/93	*0.00*	8.24		*0.00*	1.40	3.58	-2.18	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1993/94	*0.00*	2.46		*0.00*	4.28	3.58	0.70	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-

								2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1994/95	*0.00*	0.90		*0.00*	2.54	3.58	-1.04	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1995/96	*1.03*	2.49		*0.00*	4.15	3.58	0.57	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1996/97	*0.56*	2.56		*0.00*	8.71	3.58	5.13	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1997/98	*1.04*	4.98		*0.00*	3.70	3.58	0.12	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)

1998/99	*2.65*	19.6		*0.00*	0.87	3.58	-2.71	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
1999/00	*2.28*	5.27		*0.00*	1.53	3.58	-2.05	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2000/01	*2.65*	9.82		*0.00*	2.03	3.58	-1.55	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2001/02	*1.79*	7.64		*0.00*	10.81	3.58	7.23	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2002/03	*1.31*	4.75		*0.00*	6.30	3.58	2.72	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)

2003/04	*0.98*	4.98		*0.00*	1.59	3.58	-1.99	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2004/05	*3.72*	2.32		*0.00*	4.12	3.58	0.54	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2005/06	*1.32*	4.99		*0.00*	27.20	3.58	23.62	Completions from 2008 HMA ELR Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2006/07	*20.40*	4.29		*0.00*	5.02	3.58	1.44	**Completions** (Data from Council Monitoring) All Additional Land Completed = 5.02 Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)

2007/08	*0.84*	3.58		*0.00*	3.91	3.58	0.33	**Completions** (Data from Council Monitoring) All Additional Land Completed = 3.91 Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2008/09	*7.48*	3.45		*0.66*	3.91	3.58	0.33	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 3.91 Redevelopment Land Completed = 0.66 Losses based on an estimate of average loss/year over 2001/02-2006/07 reflecting the 2008 HMA ELR (Para 7.37, page 120 of that doc.)
2009/10	*0.75*	0.35		*1.03*	6.02	0.09	5.93	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 6.02 Redevelopment Land Completed = 1.03 **Losses** 0.09
2010/11	*0.37*	0.17		*0.47*	0.79	0.27	0.52	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 0.79 Redevelopment Land Completed =

								0.47 **Losses** 0.27
2011/12	*0.15*	0.15		*0.25*	0.18	5.05	-4.87	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 0.18 Redevelopment Land Completed = 0.25 **Losses** 5.05
2012/13	*1.69*	2.03		*0.14*	2.19	0.00	2.19	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 2.19 Redevelopment Land Completed = 0.14 **Losses** None recorded
2013/14	*0.10*	0.90		*0.00*	1.07	3.03	-1.96	**Completions** *(Data from Council Monitoring)* All Additional Land Completed = 1.07 **Losses** 3.03
2014/15	*7.28*	12.39		*0.94*	15.81	1.76	14.05	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 15.81 Redevelopment Land Completed =

									0.94 **Losses** 1.76
2015/16	*3.90*	0.50		*1.87*	7.00	6.04	0.96		**Completions** *(Data from Council Monitoring)* Additional Land Completed = 7.00 Redevelopment Land Completed = 1.87 **Losses** 6.04
2016/17	*4.39*	7.87		*0.00*	1.31	1.49	-0.18		**Completions** *(Data from Council Monitoring)* All Additional Land Completed = 1.31 **Losses** 1.49
2017/18	*0.70*	2.80		*1.98*	4.93	0.73	4.20		**Completions** *(Data from Council Monitoring)* Additional Land Completed = 4.93 Redevelopment Land Completed = 1.98 **Losses** 0.73
2018/19	*14.20*	1.80		*2.65*	3.53	2.57	0.96		**Completions** *(Data from Council Monitoring)* Additional Land Completed = 3.53 Redevelopment Land Completed =

								2.65 **Losses** 2.57
2019/20	*1.60*	7.30		*0.11*	0.74	4.01	-3.27	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 0.74 Redevelopment Land Completed = 0.11 **Losses** 4.01
2020/21	*2.30*	0.00		*0.28*	1.12	0.09	1.03	**Completions** *(Data from Council Monitoring)* Additional Land Completed = 1.12 Redevelopment Land Completed = 0.28 **Losses** 0.09
2021/22	*0.45*	8.90		*0.24*	0.29	0.00	0.29	**Completions** (Data from Council Monitoring) Additional Land Completed = 0.29 Redevelopment Land Completed = 0.24 **Losses** 0.00 (below 0.01 ha)
Total	***87.02***	**140.60**		***10.62***	**139.98**	**89.57**	**50.41**	
Rate/Year	**N/A**	**4.54**		***N/A***	**4.52**	**2.89**	**1.63**	

Source: DCC and SDDC, 2022

* Redevelopment Land excluded from take up calculations to avoid double counting as sites have been included as both Redevelopment Land and Additional Land Completed, e.g., a new building on brownfield land may be recorded as both a redevelopment and new build development.

Appendix 14

Forecast Working

Appendix 14 – Forecast Working

Table A14.1 - Derby Oxford Economics Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-9	5	- 0	12	- 5
B : Mining and quarrying	-54	5	- 3	12	- 32
C : Manufacturing	-8,716	100	- 8,716	36	- 313,771
D : Electricity, gas, steam and air conditioning supply	-33	26	- 8	12	- 102
E : Water supply; sewerage, waste management and remediation activities	-173	26	- 45	12	- 540
F : Construction	353	26	92	12	1,102
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	-306	5	- 15	70	- 1,072
H : Transportation and storage	-586	48	- 281	70	- 19,689
I : Accommodation and food service activities	211	0	-		-
J : Information and communication	251	100	251	11	2,762
K : Financial and insurance activities	-27	100	- 27	10	- 275
L : Real estate activities	-51	100	- 51	12	- 612
M : Professional, scientific and technical activities	1,465	100	1,465	12	17,586
N : Administrative and support service activities	1,007	100	1,007	12	12,089
O : Public administration and defence; compulsory social security	-603	22	- 133	12	- 1,593
P : Education	-595	0	-		-

Q : Human health and social work activities	3,173	5	159	12	1,904
R : Arts, entertainment and recreation	529	0	-		-
S : Other service activities	237	22	52	12	625
Total	**-3,927**		**- 6,254**		
Increase in Floorspace – Growth Sectors (sqm)					**36,067**
Decline in Floorspace – Declining Sectors (sqm)					**- 337,691**
Net Change in Floorspace Demand (sqm)					**- 301,624**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**9.2**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-86.6**
Equivalent Employment Land Needed – Net (ha)					**-77.3**

Source: BE Group and Oxford Economics, 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-10	5	- 0	12	- 6
B : Mining and quarrying	-57	5	- 3	12	- 34
C : Manufacturing	-9,172	100	- 9,172	36	- 330,193
D : Electricity, gas, steam and air conditioning supply	-35	26	- 9	12	- 109
E : Water supply; sewerage, waste management and remediation activities	-184	26	- 48	12	- 575
F : Construction	351	26	91	12	1,094
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	-386	5	- 19	70	- 1,351
H : Transportation and storage	-630	48	- 302	70	- 21,169
I : Accommodation and food service activities	180	0	-		-
J : Information and communication	251	100	251	11	2,763
K : Financial and insurance activities	-33	100	- 33	10	- 327
L : Real estate activities	-62	100	- 62	12	- 748
M : Professional, scientific and technical activities	1,516	100	1,516	12	18,197
N : Administrative and support service activities	1,055	100	1,055	12	12,664
O : Public administration and defence; compulsory social security	-641	22	- 141	12	- 1,692
P : Education	-640	0	-		-
Q : Human health and social work activities	3,335	5	167	12	2,001
R : Arts, entertainment and recreation	552	0	-		-
S : Other service activities	233	22	51	12	616

Total	**-4,376**		**- 6,658**		
Increase in Floorspace – Growth Sectors (sqm)					**37,334**
Decline in Floorspace – Declining Sectors (sqm)					**- 356,203**
Net Change in Floorspace Demand (sqm)					**- 318,868**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**9.6**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-91.3**
Equivalent Employment Land Needed – Net (ha)					**-81.8**

Source: BE Group and Oxford Economics, 2022

2021-2041

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-11	5	- 1	12	- 7
B : Mining and quarrying	-59	5	- 3	12	- 35
C : Manufacturing	-9,632	100	- 9,632	36	- 346,750
D : Electricity, gas, steam and air conditioning supply	-37	26	- 10	12	- 116
E : Water supply; sewerage, waste management and remediation activities	-196	26	- 51	12	- 612
F : Construction	341	26	89	12	1,065
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	-480	5	- 24	70	- 1,679
H : Transportation and storage	-679	48	- 326	70	- 22,824
I : Accommodation and food service activities	144	0	-		-
J : Information and communication	247	100	247	11	2,720
K : Financial and insurance activities	-39	100	- 39	10	- 389
L : Real estate activities	-75	100	- 75	12	- 906
M : Professional, scientific and technical activities	1,553	100	1,553	12	18,634
N : Administrative and support service activities	1,090	100	1,090	12	13,083
O : Public administration and defence; compulsory social security	-682	22	- 150	12	- 1,801
P : Education	-693	0	-		-
Q : Human health and social work activities	3,476	5	174	12	2,086
R : Arts, entertainment and recreation	571	0	-		-
S : Other service activities	226	22	50	12	597

Total	**-4,935**		**- 7,108**		
Increase in Floorspace – Growth Sectors (sqm)					**38,184**
Decline in Floorspace – Declining Sectors (sqm)					**- 375,119**
Net Change in Floorspace Demand (sqm)					**- 336,936**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**9.8**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-96.2**
Equivalent Employment Land Needed – Net (ha)					**-86.4**

Source: BE Group and Oxford Economics, 2022

Table A14.2 - Derby Cambridge Econometrics Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	3	5	0	12	2
Mining & quarrying	-50	5	- 3	12	- 30
Manufacturing	-937	100	- 937	36	- 33,732
Electricity, gas & water	50	26	13	12	156
Construction	621	26	161	12	1,938
Distribution	493	48	237	70	16,565
Transport & storage	4	48	2	70	134
Accommodation & food services	1,340	0	-		-
Information & communications	651	100	651	11	7,161
Financial & business services	2,506	100	2,506	10	25,060
Government services	2,438	22	536	12	6,436
Other services	49	22	11	12	129
Total	**7,166**		**3,178**		
Increase in Floorspace – Growth Sectors (sqm)					**57,581**
Decline in Floorspace – Declining Sectors (sqm)					**- 33,762**
Net Change in Floorspace Demand (sqm)					**23,819**

Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)	**14.8**
Equivalent Employment Land Needed – Declining Sectors (ha)	**-8.7**
Equivalent Employment Land Needed – Net (ha)	**6.1**

Source: BE Group and Cambridge Econometrics, 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	1	5	0	12	1
Mining & quarrying	-52	5	- 3	12	- 31
Manufacturing	-956	100	- 956	36	- 34,416
Electricity, gas & water	52	26	14	12	162
Construction	648	26	168	12	2,022
Distribution	507	48	243	70	17,035
Transport & storage	1	48	0	70	34
Accommodation & food services	1,379	0	-		-
Information & communications	674	100	674	11	7,414
Financial & business services	2,634	100	2,634	10	26,340
Government services	2,521	22	555	12	6,655
Other services	52	22	11	12	137
Total	**7,458**		**3,341**		

Increase in Floorspace – Growth Sectors (sqm)	**59,800**
Decline in Floorspace – Declining Sectors (sqm)	**- 34,447**
Net Change in Floorspace Demand (sqm)	**25,353**
Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)	**15.3**
Equivalent Employment Land Needed – Declining Sectors (ha)	**-8.8**
Equivalent Employment Land Needed – Net (ha)	**6.5**

Source: BE Group and Cambridge Econometrics, 2022

2022-2041

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	-1	5	- 0	12	- 1
Mining & quarrying	-54	5	- 3	12	- 32
Manufacturing	-984	100	- 984	36	- 35,424
Electricity, gas & water	54	26	14	12	168
Construction	665	26	173	12	2,075
Distribution	519	48	249	70	17,438
Transport & storage	-3	48	- 1	70	- 101
Accommodation & food services	1416	0	-		-
Information & communications	697	100	697	11	7,667
Financial & business services	2,756	100	2,756	10	27,560

Government services	2,606	22	573	12	6,880
Other services	55	22	12	12	145
Total	**7,724**		**3,486**		
Increase in Floorspace – Growth Sectors (sqm)					**61,934**
Decline in Floorspace – Declining Sectors (sqm)					**- 35,558**
Net Change in Floorspace Demand (sqm)					**26,376**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**15.9**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-9.1**
Equivalent Employment Land Needed – Net (ha)					**6.8**

Source: BE Group and Cambridge Econometrics, 2022

Table A14.3 – Derby Experian Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation, Food Services & Recreation	2,100	0	-		-
Agriculture, Forestry & Fishing	0	5	-	12	-
Construction	700	26	182	12	2,184
Extraction & Mining	0	5	-	12	-
Finance & Insurance	100	100	100	10	1,000
Information & communication	-100	100	- 100	11	- 1,100

Manufacturing	0	100	-	36	-
Professional & Other Private Services	6,600	100	6,600	12	79,200
Public Services	5,700	22	1,254	12	15,048
Transport & storage	1,500	48	720	70	50,400
Utilities	0	26	-	12	-
Wholesale & Retail	1,300	5	65	70	4,550
Total	**17,900**		**8,821**		
Increase in Floorspace – Growth Sectors (sqm)					**152,382**
Decline in Floorspace – Declining Sectors (sqm)					**- 1,100**
Net Change in Floorspace Demand (sqm)					**151,282**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**39.1**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-0.3**
Equivalent Employment Land Needed – Net (ha)					**38.8**

Source: BE Group and Experian 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation, Food Services & Recreation	2,200	0	-		-
Agriculture, Forestry & Fishing	0	5	-	12	-
Construction	700	26	182	12	2,184

Extraction & Mining	0	5	-	12	-
Finance & Insurance	100	100	100	10	1,000
Information & communication	-100	100	- 100	11	- 1,100
Manufacturing	0	100	-	36	-
Professional & Other Private Services	7,200	100	7,200	12	86,400
Public Services	6100	22	1,342	12	16,104
Transport & storage	1,700	48	816	70	57,120
Utilities	0	26	-	12	-
Wholesale & Retail	1500	5	75	70	5,250
Total	**19,400**		**9,615**		
Increase in Floorspace – Growth Sectors (sqm)					**168,058**
Decline in Floorspace – Declining Sectors (sqm)					**- 1,100**
Net Change in Floorspace Demand (sqm)					**166,958**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**43.1**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-0.3**
Equivalent Employment Land Needed – Net (ha)					**42.8**

Source: BE Group and Experian 2022

Table A14.4 – South Derbyshire Oxford Economics Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on	Floorspace Per Job (sqm)	Floorspace Required (sqm)

			B1/2/8 Space		
A : Agriculture, forestry and fishing	-36	5	- 2	12	- 22
B : Mining and quarrying	-12	5	- 1	12	- 7
C : Manufacturing	-2,170	100	- 2,170	36	- 78,127
D : Electricity, gas, steam and air conditioning supply	-2	26	- 0	12	- 5
E : Water supply; sewerage, waste management and remediation activities	-48	26	- 13	12	- 150
F : Construction	251	26	65	12	782
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	121	5	6	70	423
H : Transportation and storage	-105	48	- 50	70	- 3,514
I : Accommodation and food service activities	158	0	-		-
J : Information and communication	66	100	66	11	728
K : Financial and insurance activities	-3	100	- 3	10	- 30
L : Real estate activities	37	100	37	12	441
M : Professional, scientific and technical activities	548	100	548	12	6,578
N : Administrative and support service activities	420	100	420	12	5,043
O : Public administration and defence; compulsory social security	-11	22	- 3	12	- 30
P : Education	288	0	-		-
Q : Human health and social work activities	856	5	43	12	514
R : Arts, entertainment and recreation	223	0	-		-
S : Other service activities	183	22	40	12	483
Total	**765**		**- 1,016**		
				Increase in Floorspace – Growth Sectors (sqm)	**14,992**
				Decline in Floorspace – Declining Sectors (sqm)	**- 81,885**
				Net Change in Floorspace Demand (sqm)	**- 66,893**
				Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**

Equivalent Employment Land Needed – Growth Sectors (ha)	**3.8**
Equivalent Employment Land Needed – Declining Sectors (ha)	**-21.0**
Equivalent Employment Land Needed – Net (ha)	**-17.2**

Source: BE Group and Oxford Economics, 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-41	5	- 2	12	- 24
B : Mining and quarrying	-13	5	- 1	12	- 8
C : Manufacturing	-2,282	100	- 2,282	36	- 82,151
D : Electricity, gas, steam and air conditioning supply	-2	26	- 0	12	- 5
E : Water supply; sewerage, waste management and remediation activities	-51	26	- 13	12	- 160
F : Construction	260	26	68	12	810
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	109	5	5	70	382
H : Transportation and storage	-116	48	- 56	70	- 3,909
I : Accommodation and food service activities	154	0	-		-
J : Information and communication	66	100	66	11	726
K : Financial and insurance activities	-4	100	- 4	10	- 37
L : Real estate activities	36	100	36	12	430
M : Professional, scientific and technical activities	568	100	568	12	6,818
N : Administrative and support service activities	440	100	440	12	5,285

O : Public administration and defence; compulsory social security	-15	22	- 3	12	- 39
P : Education	293	0	-		-
Q : Human health and social work activities	897	5	45	12	538
R : Arts, entertainment and recreation	233	0	-		-
S : Other service activities	184	22	41	12	486
Total	**717**		**- 1,093**		
Increase in Floorspace – Growth Sectors (sqm)					**15,475**
Decline in Floorspace – Declining Sectors (sqm)					**- 86,334**
Net Change in Floorspace Demand (sqm)					**- 70,859**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**4.0**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-22.1**
Equivalent Employment Land Needed – Net (ha)					**-18.2**

Source: BE Group and Oxford Economics, 2022

2022-2041

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-46	5	- 2	12	- 27
B : Mining and quarrying	-13	5	- 1	12	- 8
C : Manufacturing	-2,394	100	- 2,394	36	- 86,184
D : Electricity, gas, steam and air conditioning supply	-2	26	- 0	12	- 5

E : Water supply; sewerage, waste management and remediation activities	-55	26	- 14	12	- 171
F : Construction	266	26	69	12	829
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	93	5	5	70	327
H : Transportation and storage	-130	48	- 62	70	- 4,373
I : Accommodation and food service activities	150	0	-		-
J : Information and communication	65	100	65	11	714
K : Financial and insurance activities	-5	100	- 5	10	- 45
L : Real estate activities	34	100	34	12	411
M : Professional, scientific and technical activities	584	100	584	12	7,014
N : Administrative and support service activities	458	100	458	12	5,491
O : Public administration and defence; compulsory social security	-19	22	- 4	12	- 51
P : Education	294	0	-		-
Q : Human health and social work activities	934	5	47	12	560
R : Arts, entertainment and recreation	242	0	-		-
S : Other service activities	183	22	40	12	484
Total	**639**		**- 1,181**		
Increase in Floorspace – Growth Sectors (sqm)					**15,830**
Decline in Floorspace – Declining Sectors (sqm)					**- 90,864**
Net Change in Floorspace Demand (sqm)					**- 75,034**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**4.1**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-23.3**
Equivalent Employment Land Needed – Net (ha)					**-19.2**

Source: BE Group and Oxford Economics, 2022

Table A14.5 - South Derbyshire Cambridge Econometrics Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	2	5	0	12	1
Mining & quarrying	-15	5	- 1	12	- 9
Manufacturing	-20	100	- 20	36	- 720
Electricity, gas & water	23	26	6	12	72
Construction	301	26	78	12	939
Distribution	245	48	118	70	8,232
Transport & storage	164	48	79	70	5,510
Accommodation & food services	262	0	-		-
Information & communications	362	100	362	11	3,982
Financial & business services	949	100	949	10	9,490
Government services	562	22	124	12	1,484
Other services	-14	22	- 3	12	- 37
Total	**2820**		**1,691**		
				Increase in Floorspace – Growth Sectors (sqm)	**29,710**
				Decline in Floorspace – Declining Sectors (sqm)	**- 766**
				Net Change in Floorspace Demand (sqm)	**28,944**
				Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
				Equivalent Employment Land Needed – Growth Sectors (ha)	**7.6**

Equivalent Employment Land Needed – Declining Sectors (ha)	**-0.2**
Equivalent Employment Land Needed – Net (ha)	**7.4**

Source: BE Group and Cambridge Econometrics, 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	1	5	0	12	1
Mining & quarrying	-15	5	- 1	12	- 9
Manufacturing	-24	100	- 24	36	- 864
Electricity, gas & water	24	26	6	12	75
Construction	315	26	82	12	983
Distribution	252	48	121	70	8,467
Transport & storage	171	48	82	70	5,746
Accommodation & food services	270	0	-		-
Information & communications	376	100	376	11	4,136
Financial & business services	1,001	100	1,001	10	10,010
Government services	577	22	127	12	1,523
Other services	-14	22	- 3	12	- 37
Total	**2935**		**1,767**		
Increase in Floorspace – Growth Sectors (sqm)					**30,940**
Decline in Floorspace – Declining Sectors (sqm)					**- 910**

Net Change in Floorspace Demand (sqm)	**30,030**
Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)	**7.9**
Equivalent Employment Land Needed – Declining Sectors (ha)	**-0.2**
Equivalent Employment Land Needed – Net (ha)	**7.7**

Source: BE Group and Cambridge Econometrics, 2022

2022-2041

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Agriculture etc	0	5	-	12	-
Mining & quarrying	-16	5	- 1	12	- 10
Manufacturing	-30	100	- 30	36	- 1,080
Electricity, gas & water	25	26	7	12	78
Construction	324	26	84	12	1,011
Distribution	258	48	124	70	8,669
Transport & storage	179	48	86	70	6,014
Accommodation & food services	277	0	-		-
Information & communications	391	100	391	11	4,301
Financial & business services	1,052	100	1,052	10	10,520
Government services	593	22	130	12	1,566
Other services	-13	22	- 3	12	- 34

Total	**3,040**		**1,840**		
				Increase in Floorspace – Growth Sectors (sqm)	**32,159**
				Decline in Floorspace – Declining Sectors (sqm)	**- 1,124**
				Net Change in Floorspace Demand (sqm)	**31,035**
				Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
				Equivalent Employment Land Needed – Growth Sectors (ha)	**8.2**
				Equivalent Employment Land Needed – Declining Sectors (ha)	**-0.3**
				Equivalent Employment Land Needed – Net (ha)	**8.0**

Source: BE Group and Cambridge Econometrics, 2022

Table A14.6 – South Derbyshire Experian Baseline Forecasts

2022-2039

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation, Food Services & Recreation	0	0	-		-
Agriculture, Forestry & Fishing	-100	5	- 5	12	- 60
Construction	0	26	-	12	-
Extraction & Mining	0	5	-	12	-
Finance & Insurance	-100	100	- 100	10	- 1,000
Information & communication	0	100	-	11	-
Manufacturing	900	100	900	36	32,400
Professional & Other Private Services	600	100	600	12	7,200

Public Services	500	22	110	12	1,320
Transport & storage	200	48	96	70	6,720
Utilities	0	26	-	12	-
Wholesale & Retail	200	5	10	70	700
Total	**2,200**		**1,611**		
Increase in Floorspace – Growth Sectors (sqm)					**48,340**
Decline in Floorspace – Declining Sectors (sqm)					**- 1,060**
Net Change in Floorspace Demand (sqm)					**47,280**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**12.4**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-0.3**
Equivalent Employment Land Needed – Net (ha)					**12.1**

Source: BE Group and Experian 2022

2022-2040

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation, Food Services & Recreation	0	0	-		-
Agriculture, Forestry & Fishing	-200	5	- 10	12	- 120
Construction	0	26	-	12	-
Extraction & Mining	0	5	-	12	-
Finance & Insurance	-100	100	- 100	10	- 1,000

Information & communication	0	100	-	11	-
Manufacturing	1,000	100	1,000	36	36,000
Professional & Other Private Services	600	100	600	12	7,200
Public Services	600	22	132	12	1,584
Transport & storage	200	48	96	70	6,720
Utilities	0	26	-	12	-
Wholesale & Retail	200	5	10	70	700
Total	**2,300**		**1,728**		
				Increase in Floorspace – Growth Sectors (sqm)	**52,204**
				Decline in Floorspace – Declining Sectors (sqm)	**- 1,120**
				Net Change in Floorspace Demand (sqm)	**51,084**
				Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
				Equivalent Employment Land Needed – Growth Sectors (ha)	**13.4**
				Equivalent Employment Land Needed – Declining Sectors (ha)	**-0.3**
				Equivalent Employment Land Needed – Net (ha)	**13.1**

Source: BE Group and Experian 2022

2022-2041

SIC Group	Workforce Growth	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
Accommodation, Food Services & Recreation	0	0	-		-
Agriculture, Forestry & Fishing	-200	5	- 10	12	- 120

Construction	0	26	-	12	-
Extraction & Mining	0	5	-	12	-
Finance & Insurance	-100	100	- 100	10	- 1,000
Information & communication	0	100	-	11	-
Manufacturing	1,100	100	1,100	36	39,600
Professional & Other Private Services	700	100	700	12	8,400
Public Services	600	22	132	12	1,584
Transport & storage	300	48	144	70	10,080
Utilities	0	26	-	12	-
Wholesale & Retail	300	5	15	70	1,050
Total	**2,700**		**1,981**		
Increase in Floorspace – Growth Sectors (sqm)					**60,714**
Decline in Floorspace – Declining Sectors (sqm)					**- 1,120**
Net Change in Floorspace Demand (sqm)					**59,594**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**15.6**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-0.3**
Equivalent Employment Land Needed – Net (ha)					**15.3**

Source: BE Group and Experian 2022

Table A14.7 – Derby (Oxford Economics) Historic Forecasts 1991-2022

SIC Group	Workforce Growth 1991-2022	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	33	5	2	12	20
B : Mining and quarrying	123	5	6	12	74
C : Manufacturing	-9,961	100	- 9,961	36	- 358,609
D : Electricity, gas, steam and air conditioning supply	186	26	48	12	581
E : Water supply; sewerage, waste management and remediation activities	434	26	113	12	1,354
F : Construction	-1,413	26	- 367	12	- 4,407
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	1,622	5	81	70	5,677
H : Transportation and storage	-750	48	- 360	70	- 25,184
I : Accommodation and food service activities	3,410	0	-		-
J : Information and communication	1,677	100	1,677	11	18,451
K : Financial and insurance activities	-1,435	100	- 1,435	10	- 14,351
L : Real estate activities	1,277	100	1,277	12	15,318
M : Professional, scientific and technical activities	10,980	100	10,980	12	131,754
N : Administrative and support service activities	7,827	100	7,827	12	93,921
O : Public administration and defence; compulsory social security	-834	22	- 184	12	- 2,203
P : Education	-866	0	-		-
Q : Human health and social work activities	9,251	5	463	12	5,551
R : Arts, entertainment and recreation	1,787	0	-		-

S : Other service activities	-1,317	22	- 290	12	- 3,477
Total	22,031		**9,876**		
Increase in Floorspace – Growth Sectors (sqm)					**272,700**
Decline in Floorspace – Declining Sectors (sqm)					**- 408,231**
Net Change in Floorspace Demand (sqm)					**- 135,531**
Assumed Developable Floorspace per Hectare (sqm/ha)					**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)					**69.9**
Equivalent Employment Land Needed – Declining Sectors (ha)					**-104.7**
Equivalent Employment Land Needed – Net (ha)					**-34.8**

Source: BE Group and Oxford Economics 2022

Table A14.8 – South Derbyshire (Oxford Economics) Historic Forecasts 1991-2022

SIC Group	Workforce Growth 1991-2022	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	-551	5	- 28	12	- 331
B : Mining and quarrying	27	5	1	12	16
C : Manufacturing	1,723	100	1,723	36	62,044
D : Electricity, gas, steam and air conditioning supply	-1,134	26	- 295	12	- 3,537
E : Water supply; sewerage, waste management and remediation activities	152	26	40	12	474
F : Construction	831	26	216	12	2,593
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	1,496	5	75	70	5,235
H : Transportation and storage	1,513	48	726	70	50,829

I : Accommodation and food service activities	312	0	-		-
J : Information and communication	691	100	691	11	7,603
K : Financial and insurance activities	7	100	7	10	68
L : Real estate activities	588	100	588	12	7,061
M : Professional, scientific and technical activities	2,048	100	2,048	12	24,573
N : Administrative and support service activities	2,578	100	2,578	12	30,935
O : Public administration and defence; compulsory social security	415	22	91	12	1,096
P : Education	166	0	-		-
Q : Human health and social work activities	715	5	36	12	429
R : Arts, entertainment and recreation	555	0	-		-
S : Other service activities	979	22	215	12	2,584
Total	13,111		**8,713**		
				Increase in Floorspace – Growth Sectors (sqm)	**195,540**
				Decline in Floorspace – Declining Sectors (sqm)	**- 3,868**
				Net Change in Floorspace Demand (sqm)	**191,672**
				Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
				Equivalent Employment Land Needed – Growth Sectors (ha)	**50.1**
				Equivalent Employment Land Needed – Declining Sectors (ha)	**-1.0**
				Equivalent Employment Land Needed – Net (ha)	**49.1**

Source: BE Group and Oxford Economics 2022

Table A14.9 – Derby Model 3: Resident Workforce Forecasts

2022-2039 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2039	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	0.1	20	5	1	12	12
B : Mining and quarrying	0.0	13	5	1	12	8
C : Manufacturing	12.5	3536	100	3,536	36	127,288
D : Electricity, gas, steam and air conditioning supply	0.1	29	26	8	12	92
E : Water supply; sewerage, waste management and remediation activities	0.6	180	26	47	12	562
F : Construction	4.6	1314	26	342	12	4,101
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.7	3305	5	165	70	11,568
H : Transportation and storage	4.2	1201	48	576	70	40,342
I : Accommodation and food service activities	6.2	1745	0	-		-
J : Information and communication	2.9	810	100	810	11	8,914
K : Financial and insurance activities	0.8	238	100	238	10	2,379
L : Real estate activities	1.7	485	100	485	12	5,821
M : Professional, scientific and technical activities	11.1	3141	100	3,141	12	37,688
N : Administrative and support service activities	10.2	2889	100	2,889	12	34,664
O : Public administration and defence; compulsory social security	2.9	816	22	180	12	2,155
P : Education	8.3	2365	0	-		-
Q : Human health and social work activities	17.7	5006	5	250	12	3,004

R : Arts, entertainment and recreation	2.3	661	0	-		-
S : Other service activities	2.1	606	22	133	12	1,601
Total		**28361**		**12,801**		
					Increase in Floorspace – Growth Sectors (sqm)	**280,197**
					Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
					Equivalent Employment Land Needed – Growth Sectors (ha)	**71.8**

Source: BE Group and Oxford Economics 2023

2022-2039 1.1 Commuting

SIC Group	**Proportion of the Jobs within that Sector, Percent**	**Jobs, Split by Sector 2022-2039**	**Percentage Occupying B1/2/8 Space**	**Growth Number of Jobs on B1/2/8 Space**	**Floorspace Per Job (sqm)**	**Floorspace Required (sqm)**
A : Agriculture, forestry and fishing	0.1	26	5	1	12	15
B : Mining and quarrying	0	0	5	-	12	-
C : Manufacturing	12.5	3216	100	3,216	36	115,758
D : Electricity, gas, steam and air conditioning supply	0.1	26	26	7	12	80
E : Water supply; sewerage, waste management and remediation activities	0.6	154	26	40	12	482
F : Construction	4.6	1183	26	308	12	3,692
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.7	3010	5	150	70	10,534
H : Transportation and storage	4.2	1080	48	519	70	36,302
I : Accommodation and food service activities	6.2	1595	0	-		-
J : Information and communication	2.9	746	100	746	11	8,206

K : Financial and insurance activities	0.8	206	100	206	10	2,058
L : Real estate activities	1.7	437	100	437	12	5,248
M : Professional, scientific and technical activities	11.1	2855	100	2,855	12	34,264
N : Administrative and support service activities	10.2	2624	100	2,624	12	31,486
O : Public administration and defence; compulsory social security	2.9	746	22	164	12	1,969
P : Education	8.3	2135	0	-		-
Q : Human health and social work activities	17.7	4553	5	228	12	2,732
R : Arts, entertainment and recreation	2.3	592	0	-		-
S : Other service activities	2.1	540	22	119	12	1,426
Total		**25724**		**11,619**		
Increase in Floorspace – Growth Sectors (sqm)						**254,252**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**65.2**

Source: BE Group and Oxford Economics 2023

2022-2040 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2040	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	0.1	21	5	1	12	12
B : Mining and quarrying	0.0	13	5	1	12	8
C : Manufacturing	12.2	3647	100	3,647	36	131,282

D : Electricity, gas, steam and air conditioning supply	0.1	31	26	8	12	96
E : Water supply; sewerage, waste management and remediation activities	0.6	188	26	49	12	587
F : Construction	4.6	1389	26	361	12	4,335
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.6	3479	5	174	70	12,176
H : Transportation and storage	4.2	1261	48	605	70	42,362
I : Accommodation and food service activities	6.2	1839	0	-		-
J : Information and communication	2.9	857	100	857	11	9,427
K : Financial and insurance activities	0.8	251	100	251	10	2,505
L : Real estate activities	1.7	511	100	511	12	6,129
M : Professional, scientific and technical activities	11.1	3332	100	3,332	12	39,979
N : Administrative and support service activities	10.2	3065	100	3,065	12	36,774
O : Public administration and defence; compulsory social security	2.9	856	22	188	12	2,259
P : Education	8.3	2492	0	-		-
Q : Human health and social work activities	17.8	5327	5	266	12	3,196
R : Arts, entertainment and recreation	2.4	704	0	-		-
S : Other service activities	2.1	641	22	141	12	1,691
Total		**29901**		**13,456**		
Increase in Floorspace – Growth Sectors (sqm)						**292,819**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**75.1**

Source: BE Group and Oxford Economics 2023

2022-2040 1.1 Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2040	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	0.1	19	5	1	12	11
B : Mining and quarrying	0.0	12	5	1	12	7
C : Manufacturing	12.2	3308	100	3,308	36	119,076
D : Electricity, gas, steam and air conditioning supply	0.1	28	26	7	12	87
E : Water supply; sewerage, waste management and remediation activities	0.6	171	26	44	12	533
F : Construction	4.6	1260	26	328	12	3,932
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.6	3156	5	158	70	11,044
H : Transportation and storage	4.2	1144	48	549	70	38,424
I : Accommodation and food service activities	6.2	1668	0	-		-
J : Information and communication	2.9	777	100	777	11	8,550
K : Financial and insurance activities	0.8	227	100	227	10	2,272
L : Real estate activities	1.7	463	100	463	12	5,559
M : Professional, scientific and technical activities	11.1	3022	100	3,022	12	36,262
N : Administrative and support service activities	10.2	2780	100	2,780	12	33,355
O : Public administration and defence; compulsory social security	2.9	776	22	171	12	2,049
P : Education	8.3	2260	0	-		-
Q : Human health and social work activities	17.8	4831	5	242	12	2,899
R : Arts, entertainment and recreation	2.4	638	0	-		-
S : Other service activities	2.1	581	22	128	12	1,534

Total		**27121**		**12,205**		
Increase in Floorspace – Growth Sectors (sqm)						**265,594**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**68.1**

Source: BE Group and Oxford Economics 2023

2022-2041 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2041	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	0.1	22	5	1	12	13
B : Mining and quarrying	0.0	14	5	1	12	8
C : Manufacturing	11.9	3750	100	3,750	36	134,985
D : Electricity, gas, steam and air conditioning supply	0.1	32	26	8	12	99
E : Water supply; sewerage, waste management and remediation activities	0.6	196	26	51	12	612
F : Construction	4.7	1464	26	381	12	4,568
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.6	3651	5	183	70	12,778
H : Transportation and storage	4.2	1320	48	634	70	44,345
I : Accommodation and food service activities	6.2	1933	0	-		-
J : Information and communication	2.9	903	100	903	11	9,937
K : Financial and insurance activities	0.8	263	100	263	10	2,630
L : Real estate activities	1.7	536	100	536	12	6,433

M : Professional, scientific and technical activities	11.2	3523	100	3,523	12	42,278
N : Administrative and support service activities	10.3	3241	100	3,241	12	38,892
O : Public administration and defence; compulsory social security	2.8	894	22	197	12	2,360
P : Education	8.3	2618	0	-		-
Q : Human health and social work activities	18.0	5651	5	283	12	3,390
R : Arts, entertainment and recreation	2.4	747	0	-		-
S : Other service activities	2.1	674	22	148	12	1,780
Total		**31431**		**14,102**		
Increase in Floorspace – Growth Sectors (sqm)						**305,110**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**78.2**

Source: BE Group and Oxford Economics 2023

2022-2041 1.1 Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2041	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	0.1	20	5	1	12	12
B : Mining and quarrying	0.0	12	5	1	12	7
C : Manufacturing	11.9	3401	100	3,401	36	122,432
D : Electricity, gas, steam and air conditioning supply	0.1	29	26	8	12	90
E : Water supply; sewerage, waste management and remediation activities	0.6	178	26	46	12	555

F : Construction	4.7	1328	26	345	12	4,143
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.6	3311	5	166	70	11,590
H : Transportation and storage	4.2	1197	48	575	70	40,221
I : Accommodation and food service activities	6.2	1753	0	-		-
J : Information and communication	2.9	819	100	819	11	9,013
K : Financial and insurance activities	0.8	239	100	239	10	2,385
L : Real estate activities	1.7	486	100	486	12	5,835
M : Professional, scientific and technical activities	11.2	3196	100	3,196	12	38,346
N : Administrative and support service activities	10.3	2940	100	2,940	12	35,275
O : Public administration and defence; compulsory social security	2.8	811	22	178	12	2,141
P : Education	8.3	2374	0	-		-
Q : Human health and social work activities	18.0	5125	5	256	12	3,075
R : Arts, entertainment and recreation	2.4	677	0	-		-
S : Other service activities	2.1	612	22	135	12	1,615
Total		**28508**		**12,790**		
Increase in Floorspace – Growth Sectors (sqm)						**276,736**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**71.0**

Source: BE Group and Oxford Economics 2023

Table A14.19 – South Derbyshire Model 3: Resident Workforce Forecasts

2022-2039 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2039	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	55	5	3	12	33
B : Mining and quarrying	0.0	2	5	0	12	1
C : Manufacturing	10.7	497	100	497	36	17,888
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	3
E : Water supply; sewerage, waste management and remediation activities	0.7	32	26	8	12	100
F : Construction	7.4	346	26	90	12	1,081
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	537	5	27	70	1,878
H : Transportation and storage	5.9	273	48	131	70	9,188
I : Accommodation and food service activities	6.2	287	0	-		-
J : Information and communication	2.7	124	100	124	11	1,364
K : Financial and insurance activities	0.4	21	100	21	10	208
L : Real estate activities	1.9	89	100	89	12	1,065
M : Professional, scientific and technical activities	10.9	509	100	509	12	6,114
N : Administrative and support service activities	8.8	410	100	410	12	4,925
O : Public administration and defence; compulsory social security	2.3	108	22	24	12	286
P : Education	11.2	521	0	-		-
Q : Human health and social work activities	11.3	527	5	26	12	316

R : Arts, entertainment and recreation	3.0	138	0	-		-
S : Other service activities	3.8	177	22	39	12	467
Total		**4655**		**1,999**		
					Increase in Floorspace – Growth Sectors (sqm)	**44,917**
					Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
					Equivalent Employment Land Needed – Growth Sectors (ha)	**11.5**

Source: BE Group and Oxford Economics 2023

2022-2039 1.1 Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2039	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	78	5	4	12	47
B : Mining and quarrying	0.0	3	5	0	12	2
C : Manufacturing	10.7	700	100	700	36	25,186
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	4
E : Water supply; sewerage, waste management and remediation activities	0.7	45	26	12	12	140
F : Construction	7.4	488	26	127	12	1,521
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	756	5	38	70	2,644
H : Transportation and storage	5.9	385	48	185	70	12,937
I : Accommodation and food service activities	6.2	404	0	-		-
J : Information and communication	2.7	175	100	175	11	1,920
K : Financial and insurance activities	0.4	29	100	29	10	293
L : Real estate activities	1.9	125	100	125	12	1,499
M : Professional, scientific and technical activities	10.9	717	100	717	12	8,608
N : Administrative and support service activities	8.8	578	100	578	12	6,934
O : Public administration and defence; compulsory social security	2.3	152	22	34	12	402
P : Education	11.2	733	0	-		-
Q : Human health and social work activities	11.3	742	5	37	12	445
R : Arts, entertainment and recreation	3.0	194	0	-		-
S : Other service activities	3.8	249	22	55	12	658

Total		**6554**		**2,814**		
Increase in Floorspace – Growth Sectors (sqm)						**63,240**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**16.2**

Source: BE Group and Oxford Economics 2023

2022-2040 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2040	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	57	5	3	12	34
B : Mining and quarrying	0.0	2	5	0	12	1
C : Manufacturing	10.4	504	100	504	36	18,162
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	3
E : Water supply; sewerage, waste management and remediation activities	0.7	33	26	9	12	103
F : Construction	7.5	363	26	94	12	1,131
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	559	5	28	70	1,955
H : Transportation and storage	5.9	284	48	136	70	9,539
I : Accommodation and food service activities	6.2	299	0	-		-
J : Information and communication	2.7	129	100	129	11	1,423
K : Financial and insurance activities	0.4	22	100	22	10	216
L : Real estate activities	1.9	92	100	92	12	1,110
M : Professional, scientific and technical activities	11.0	534	100	534	12	6,411

N : Administrative and support service activities	8.9	431	100	431	12	5,170
O : Public administration and defence; compulsory social security	2.3	112	22	25	12	297
P : Education	11.2	544	0	-		-
Q : Human health and social work activities	11.4	555	5	28	12	333
R : Arts, entertainment and recreation	3.0	145	0	-		-
S : Other service activities	3.8	185	22	41	12	488
Total		**4852**		**2,076**		
					Increase in Floorspace – Growth Sectors (sqm)	**46,376**
					Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
					Equivalent Employment Land Needed – Growth Sectors (ha)	**11.9**

Source: BE Group and Oxford Economics 2023

2022-2040 1.1 Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2040	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	80	5	4	12	48
B : Mining and quarrying	0.0	3	5	0	12	2
C : Manufacturing	10.4	710	100	710	36	25,573
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	4
E : Water supply; sewerage, waste management and remediation activities	0.7	46	26	12	12	145
F : Construction	7.5	511	26	133	12	1,593
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	786	5	39	70	2,752

H : Transportation and storage	5.9	400	48	192	70	13,432
I : Accommodation and food service activities	6.2	421	0	-		-
J : Information and communication	2.7	182	100	182	11	2,004
K : Financial and insurance activities	0.4	30	100	30	10	304
L : Real estate activities	1.9	130	100	130	12	1,563
M : Professional, scientific and technical activities	11.0	752	100	752	12	9,027
N : Administrative and support service activities	8.9	607	100	607	12	7,280
O : Public administration and defence; compulsory social security	2.3	158	22	35	12	418
P : Education	11.2	766	0	-		-
Q : Human health and social work activities	11.4	782	5	39	12	469
R : Arts, entertainment and recreation	3.0	204	0	-		-
S : Other service activities	3.8	260	22	57	12	687
Total		**6832**		**2,924**		
Increase in Floorspace – Growth Sectors (sqm)						**65,301**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**16.7**

Source: BE Group and Oxford Economics 2023

2022-2041 Census Commuting

SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2040	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	59	5	3	12	35

B : Mining and quarrying	0.0	2	5	0	12	1
C : Manufacturing	10.1	511	100	511	36	18,396
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	3
E : Water supply; sewerage, waste management and remediation activities	0.7	34	26	9	12	106
F : Construction	7.5	379	26	98	12	1,181
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	580	5	29	70	2,030
H : Transportation and storage	5.8	294	48	141	70	9,880
I : Accommodation and food service activities	6.2	311	0	-		-
J : Information and communication	2.7	135	100	135	11	1,481
K : Financial and insurance activities	0.4	22	100	22	10	224
L : Real estate activities	1.9	96	100	96	12	1,154
M : Professional, scientific and technical activities	11.1	559	100	559	12	6,706
N : Administrative and support service activities	8.9	451	100	451	12	5,415
O : Public administration and defence; compulsory social security	2.3	117	22	26	12	308
P : Education	11.2	567	0	-		-
Q : Human health and social work activities	11.6	584	5	29	12	350
R : Arts, entertainment and recreation	3.0	152	0	-		-
S : Other service activities	3.8	193	22	42	12	508
Total		**5046**		**2,152**		
Increase in Floorspace – Growth Sectors (sqm)						**47,779**
Assumed Developable Floorspace per Hectare (sqm/ha)						**3,900**
Equivalent Employment Land Needed – Growth Sectors (ha)						**12.3**

Source: BE Group and Oxford Economics 2023

2022-2041 1.1 Commuting

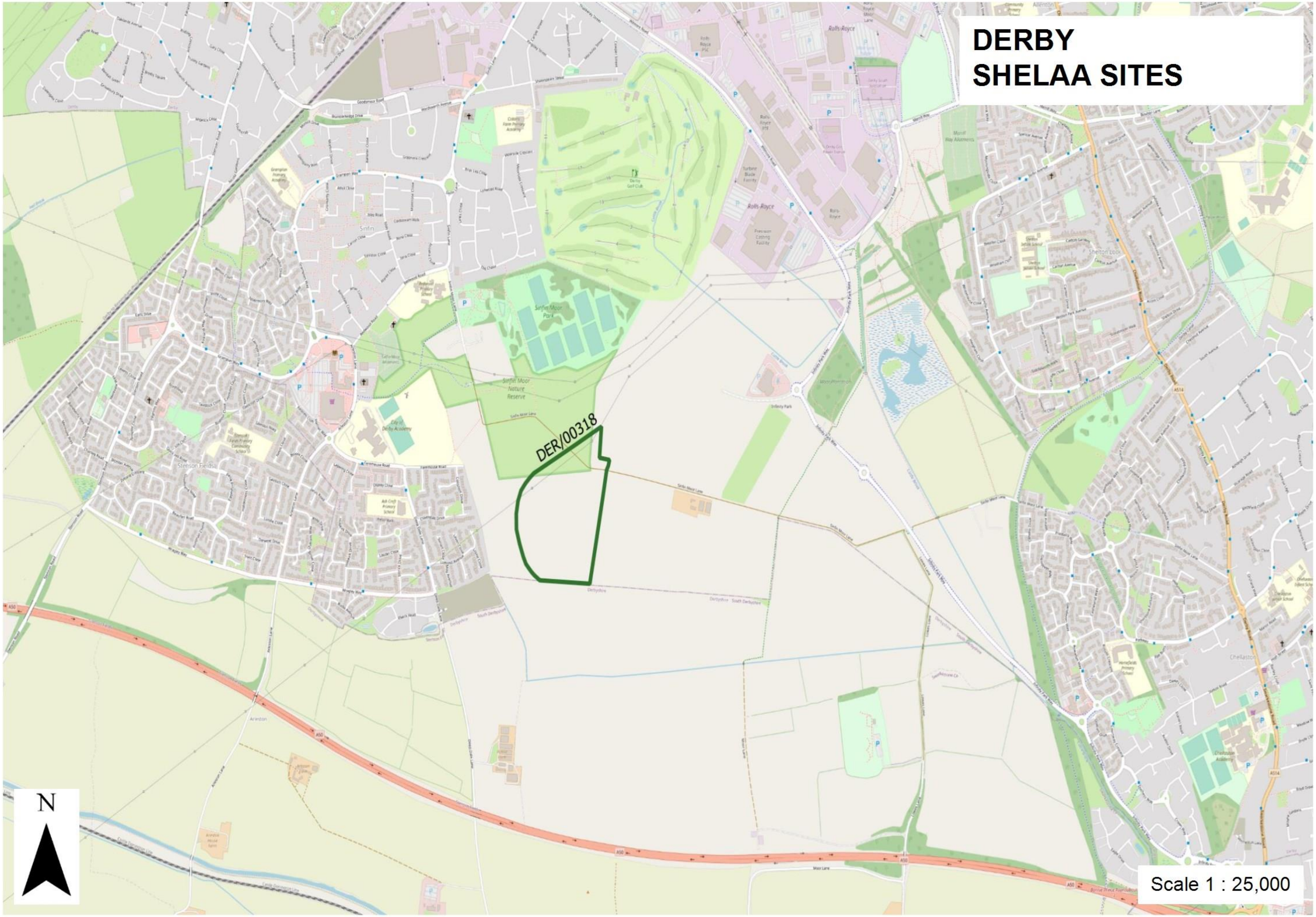
SIC Group	Proportion of the Jobs within that Sector, Percent	Jobs, Split by Sector 2022-2041	Percentage Occupying B1/2/8 Space	Growth Number of Jobs on B1/2/8 Space	Floorspace Per Job (sqm)	Floorspace Required (sqm)
A : Agriculture, forestry and fishing	1.2	83	5	4	12	50
B : Mining and quarrying	0.0	3	5	0	12	2
C : Manufacturing	10.1	720	100	720	36	25,903
D : Electricity, gas, steam and air conditioning supply	0.0	1	26	0	12	4
E : Water supply; sewerage, waste management and remediation activities	0.7	48	26	12	12	149
F : Construction	7.5	533	26	139	12	1,664
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	11.5	817	5	41	70	2,858
H : Transportation and storage	5.8	414	48	199	70	13,911
I : Accommodation and food service activities	6.2	438	0	-		-
J : Information and communication	2.7	190	100	190	11	2,086
K : Financial and insurance activities	0.4	32	100	32	10	315
L : Real estate activities	1.9	135	100	135	12	1,625
M : Professional, scientific and technical activities	11.1	787	100	787	12	9,443
N : Administrative and support service activities	8.9	635	100	635	12	7,624
O : Public administration and defence; compulsory social security	2.3	164	22	36	12	434
P : Education	11.2	799	0	-		-
Q : Human health and social work activities	11.6	822	5	41	12	493
R : Arts, entertainment and recreation	3.0	215	0	-		-
S : Other service activities	3.8	271	22	60	12	716

Total		**7105**		**3,030**		
					Increase in Floorspace – Growth Sectors (sqm)	**67,276**
					Assumed Developable Floorspace per Hectare (sqm/ha)	**3,900**
					Equivalent Employment Land Needed – Growth Sectors (ha)	**17.3**

Source: BE Group and Oxford Economics 2023

Appendix 15

Derby SHELAA Area Maps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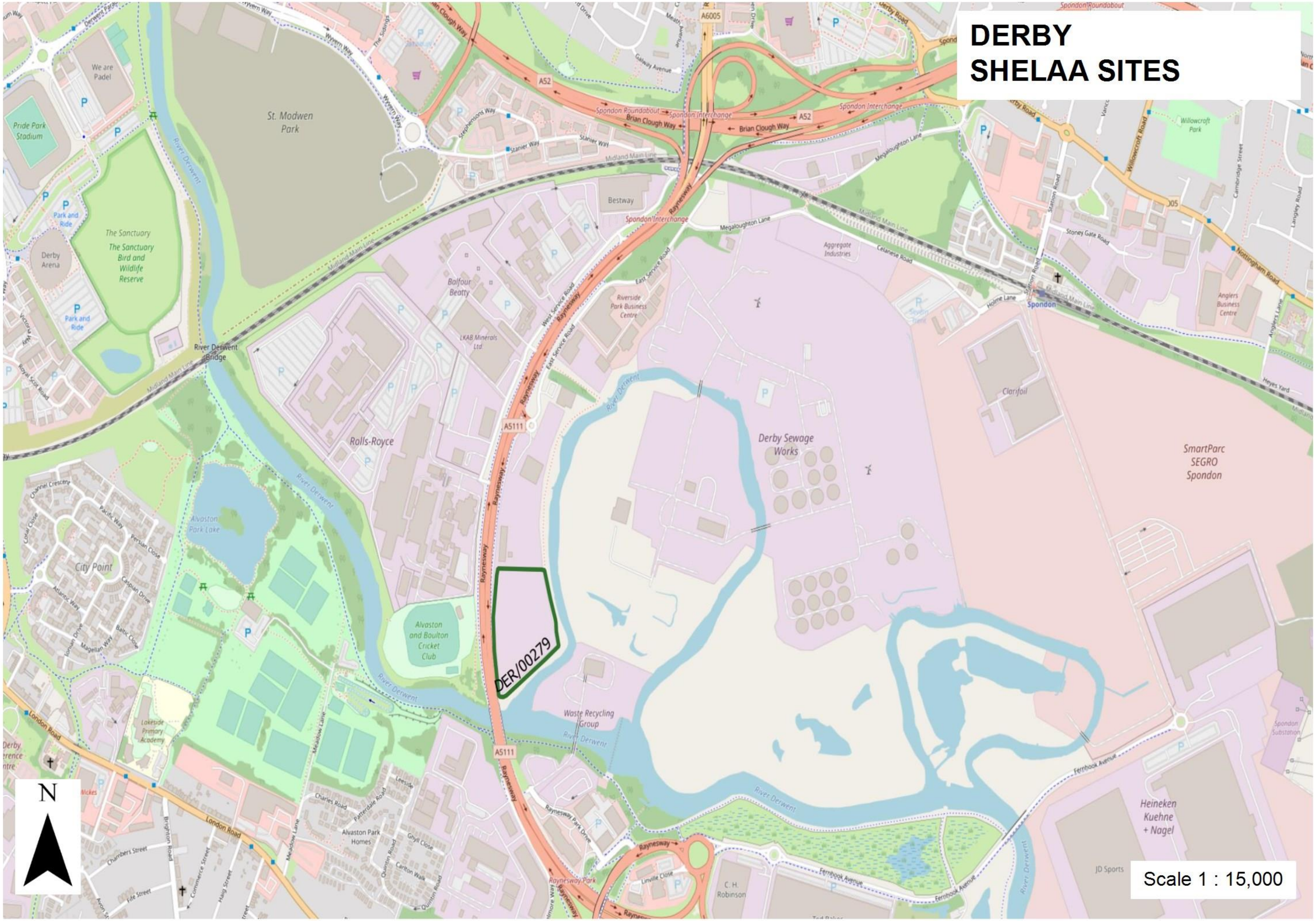
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Waste Recycling Group
River Derwent
Raynesway
A5111
A52
Brian Clough Way
Spondon Interchange
St. Modwen Park
Pride Park Stadium
The Sanctuary Bird and Wildlife Reserve
Derby Arena
Alvaston Park Lake
City Point
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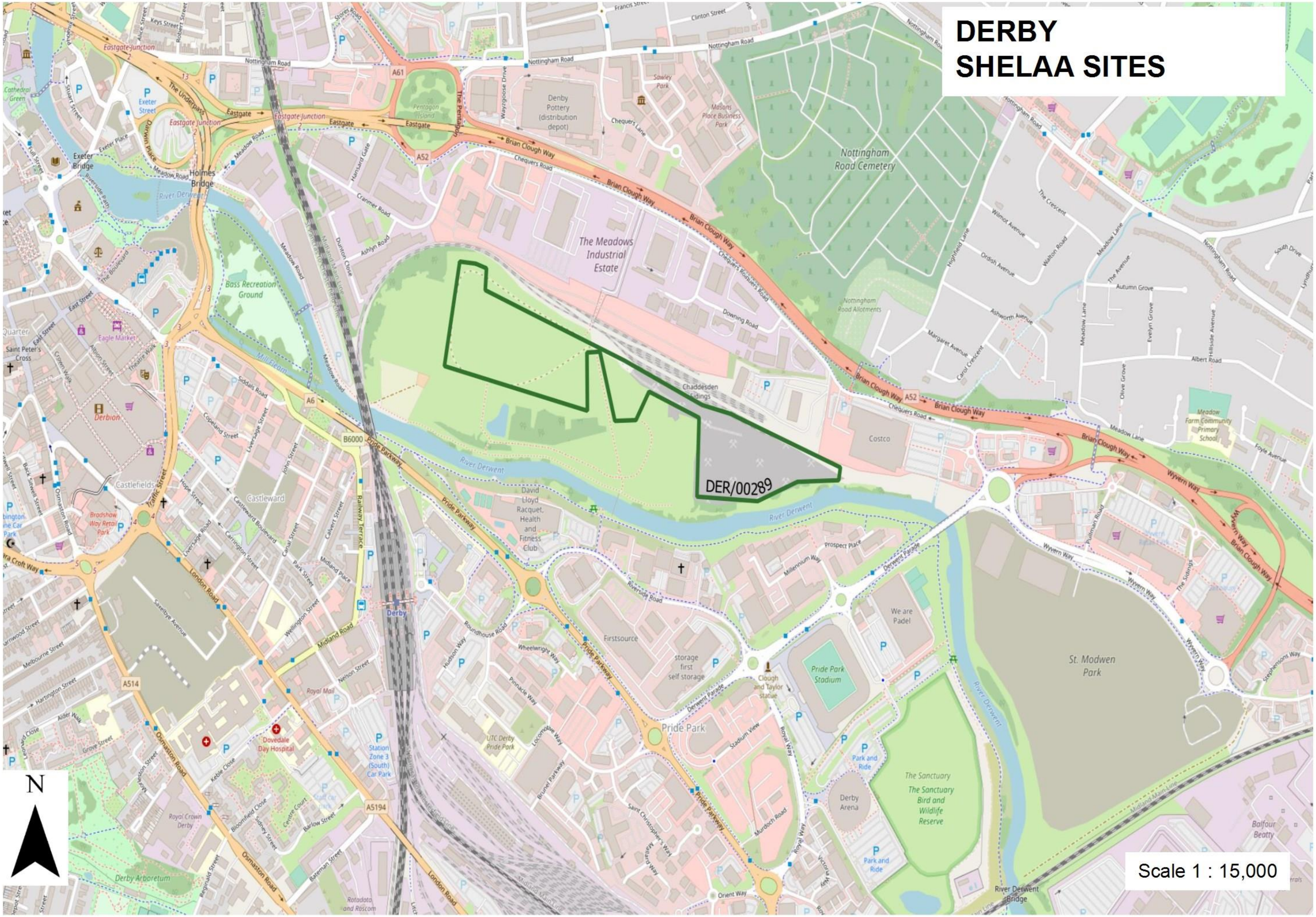
Heineken Kuehne + Nagel
Bestway
Balfour Beatty
Spondon
London Road
Fernhook Avenue

DERBY
SHELAA SITES



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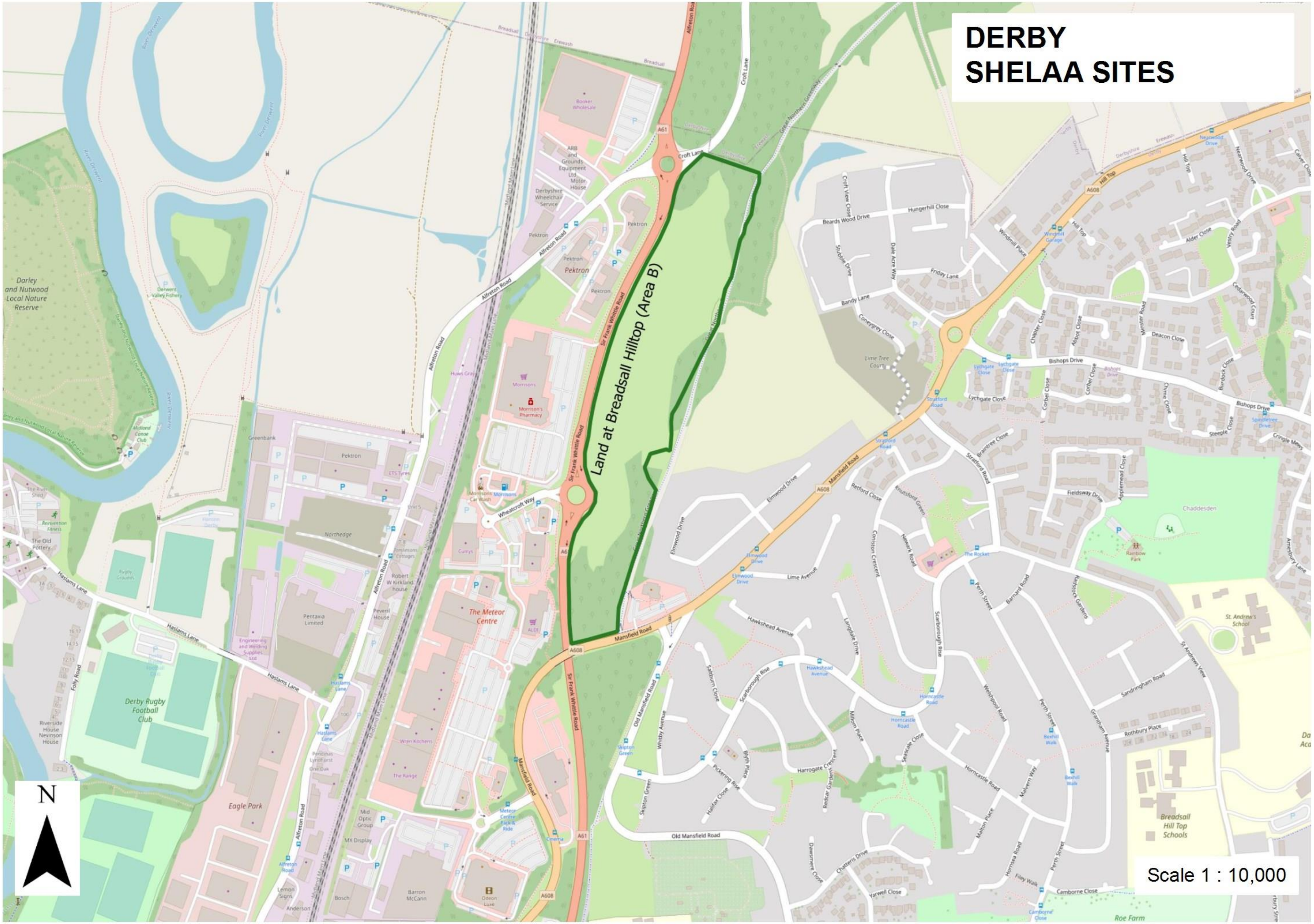
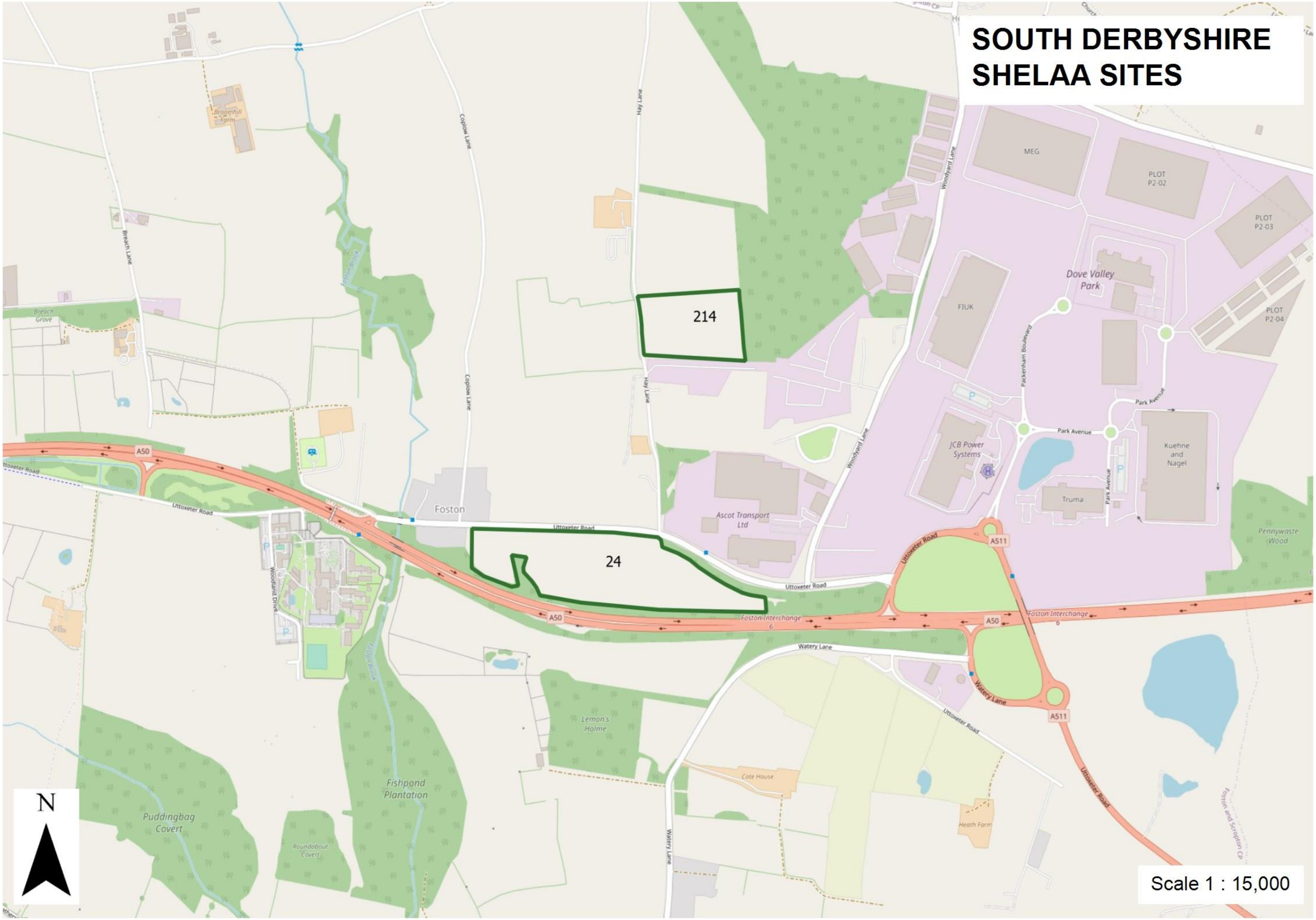


Appendix 16

South Derbyshire SHELAA Area Maps

SOUTH DERBYSHIRE SHELAA SITES



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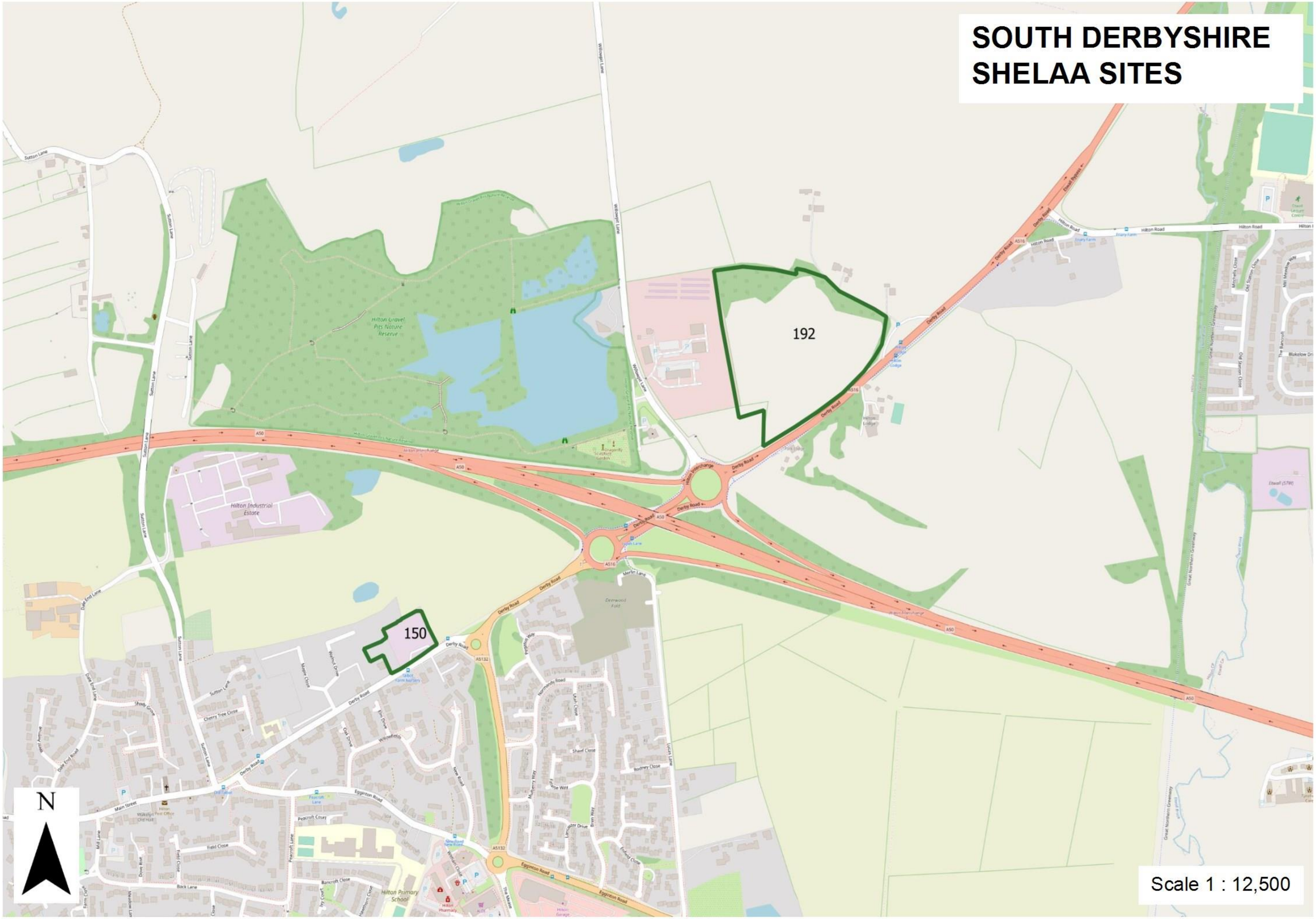
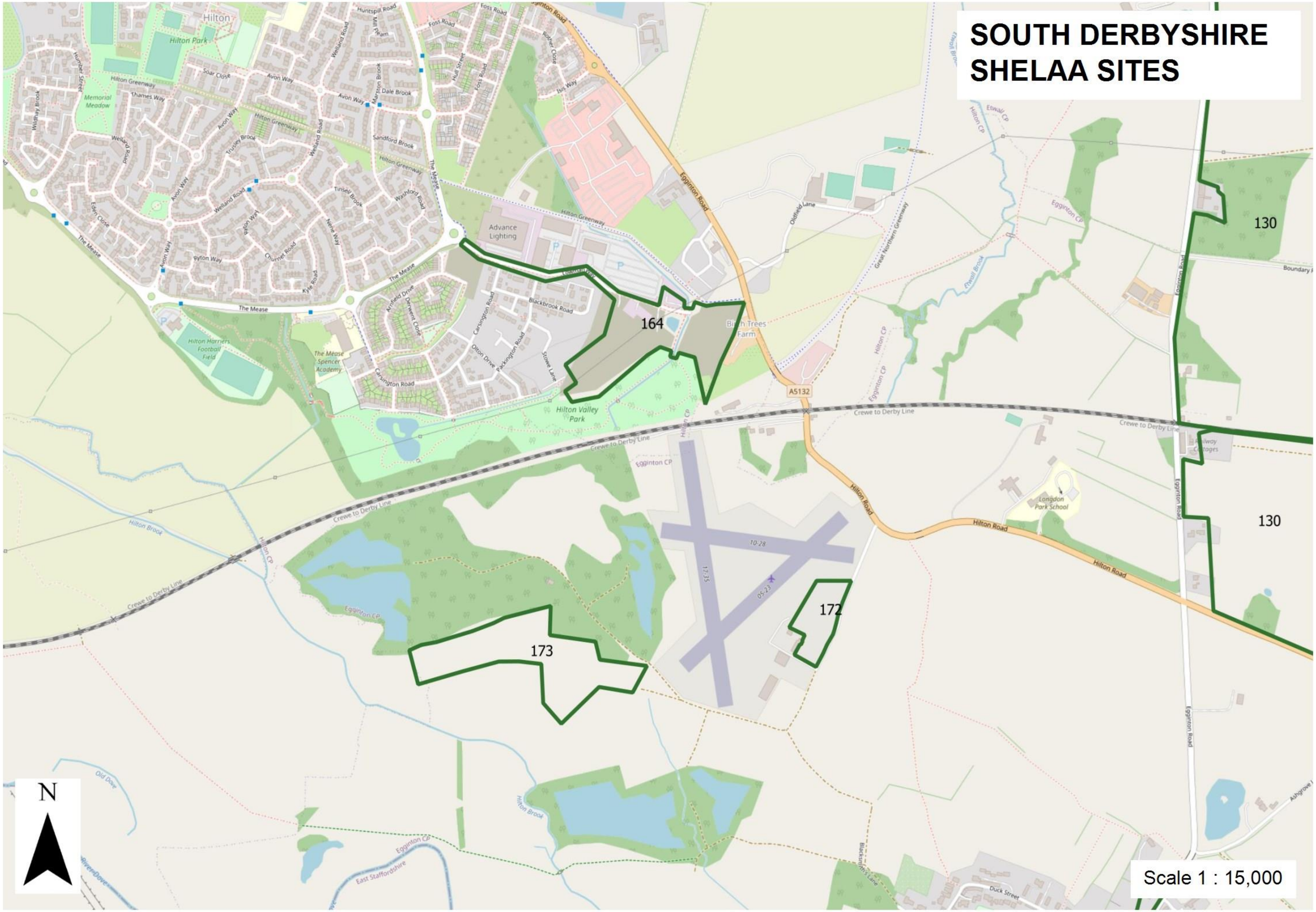
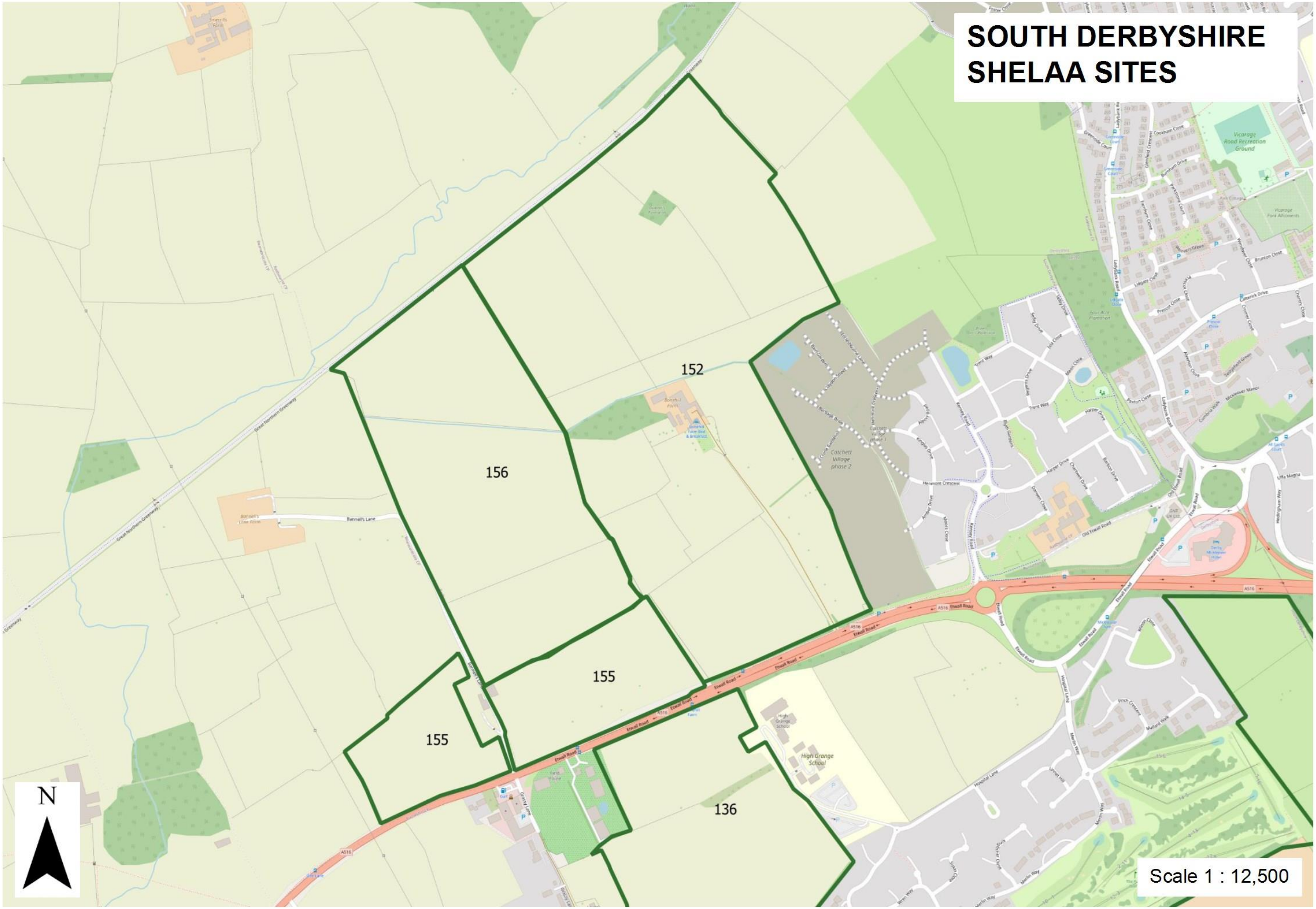
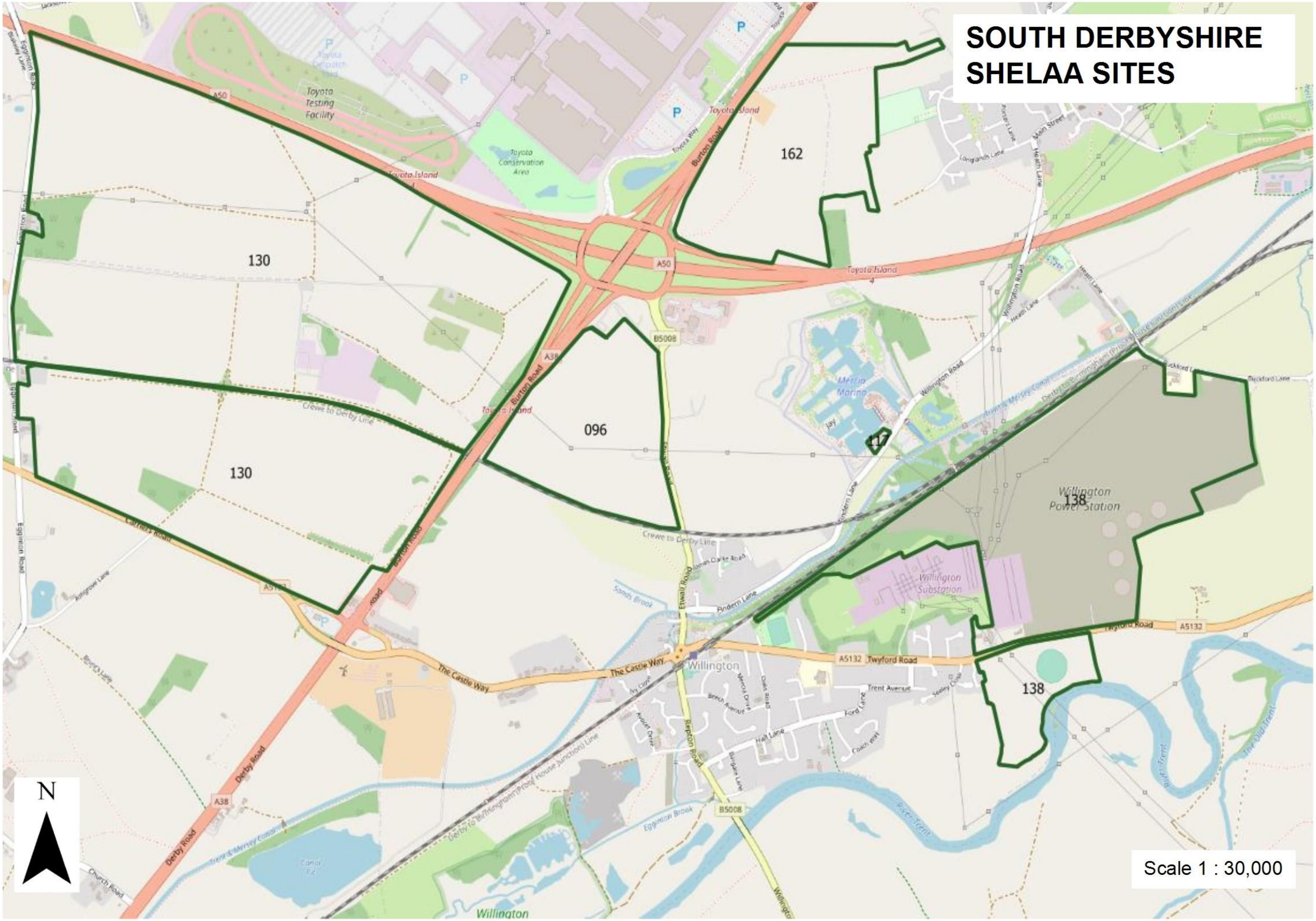
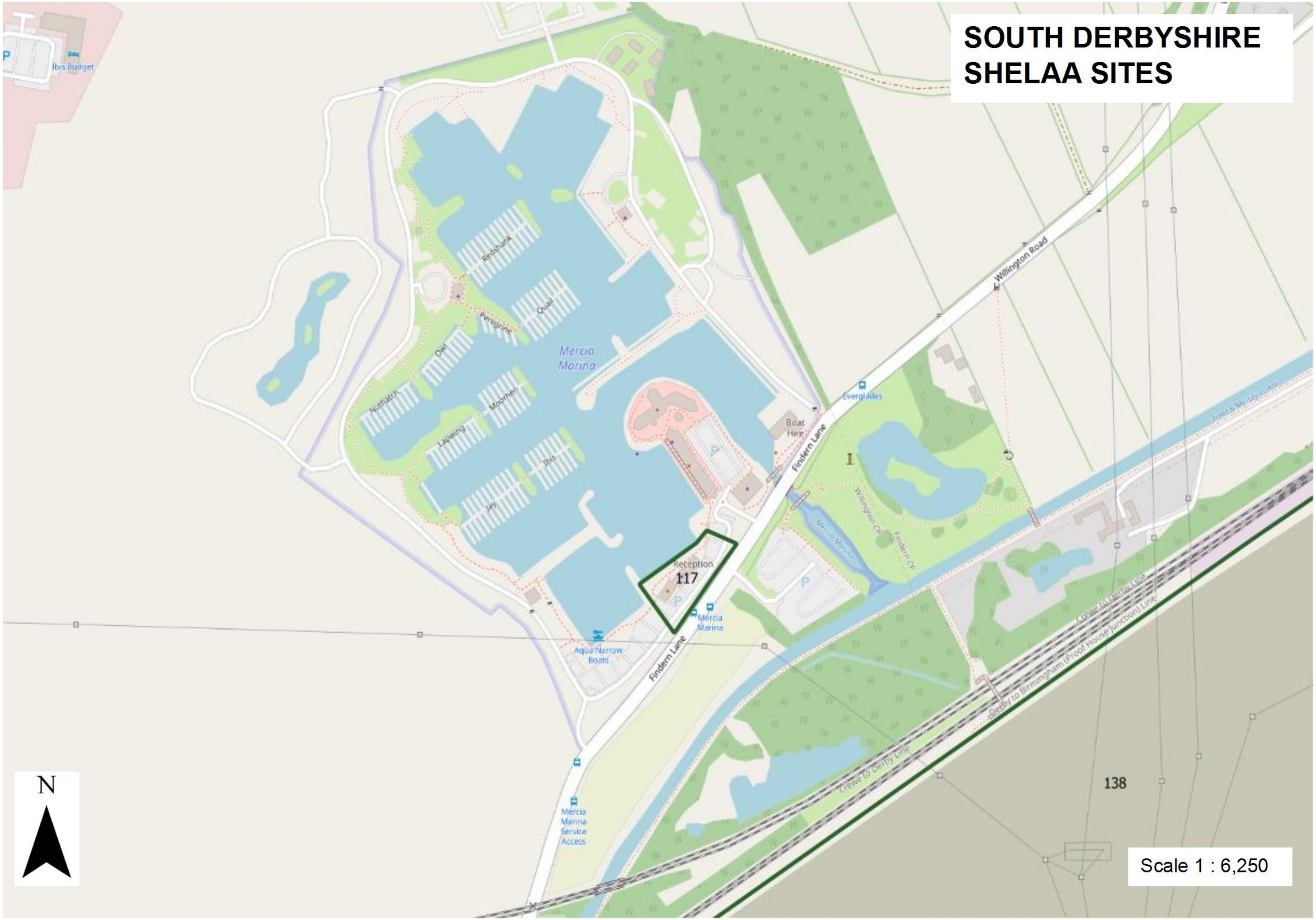

SOUTH DERBYSHIRE
SHELAA SITES
192
150
Scale 1 : 12,500
N
Hilton Gravel Pits Nature Reserve
Hilton Industrial Estate
Derwent Fold
Hilton Primary School
Derby Road
Sutton Lane
Willowpit Lane
Hilton Road
Egginton Road
Main Street
A50
A516
A5132

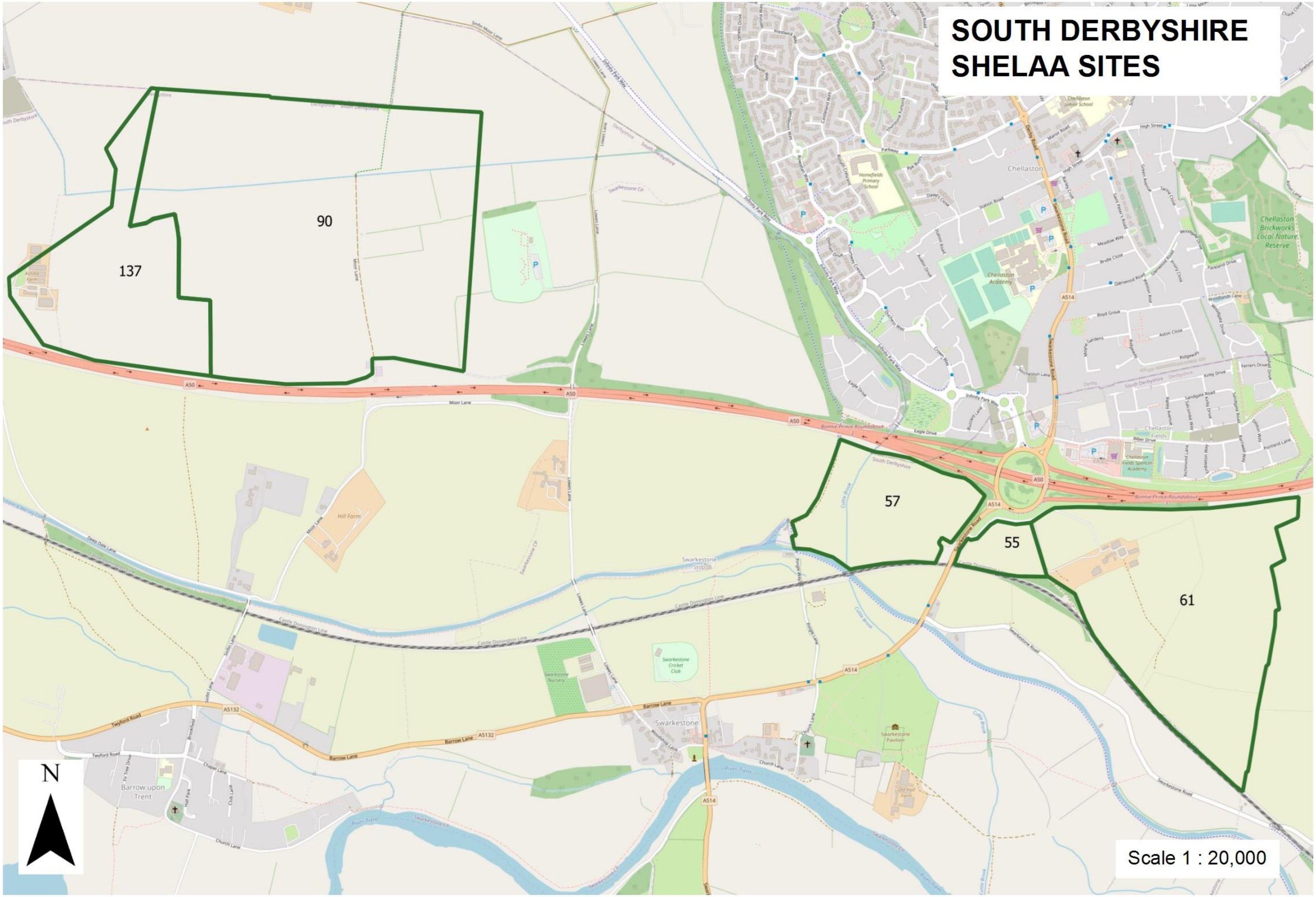

SOUTH DERBYSHIRE
SHELAA SITES
164
130
130
172
173
N
Scale 1 : 15,000


SOUTH DERBYSHIRE
SHELAA SITES
152
156
155
155
136
N
Scale 1 : 12,500

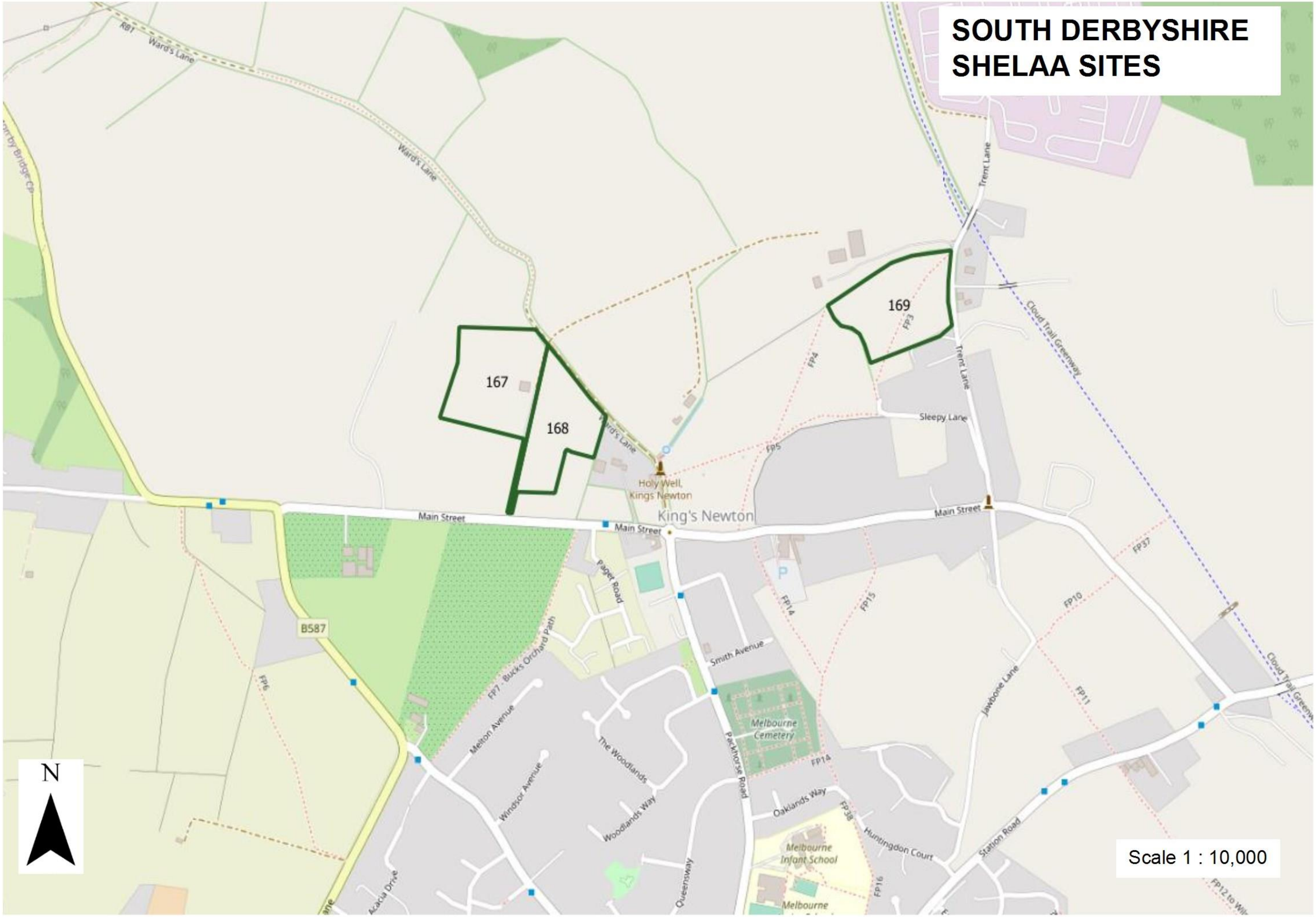

SOUTH DERBYSHIRE
SHELAA SITES
162
130
130
096
117
138
138
Willington Power Station
Willington Substation
Willington
Toyota Testing Facility
Toyota Conservation Area
Toyota Island
Mercia Marina
A50
A38
B5008
A5132
Burton Road
Derby Road
The Castle Way
Twyford Road
Repton Road
Etwall Road
Egginton Road
Willington Road
Heath Lane
Main Street
Crewe to Derby Line
N
Scale 1 : 30,000

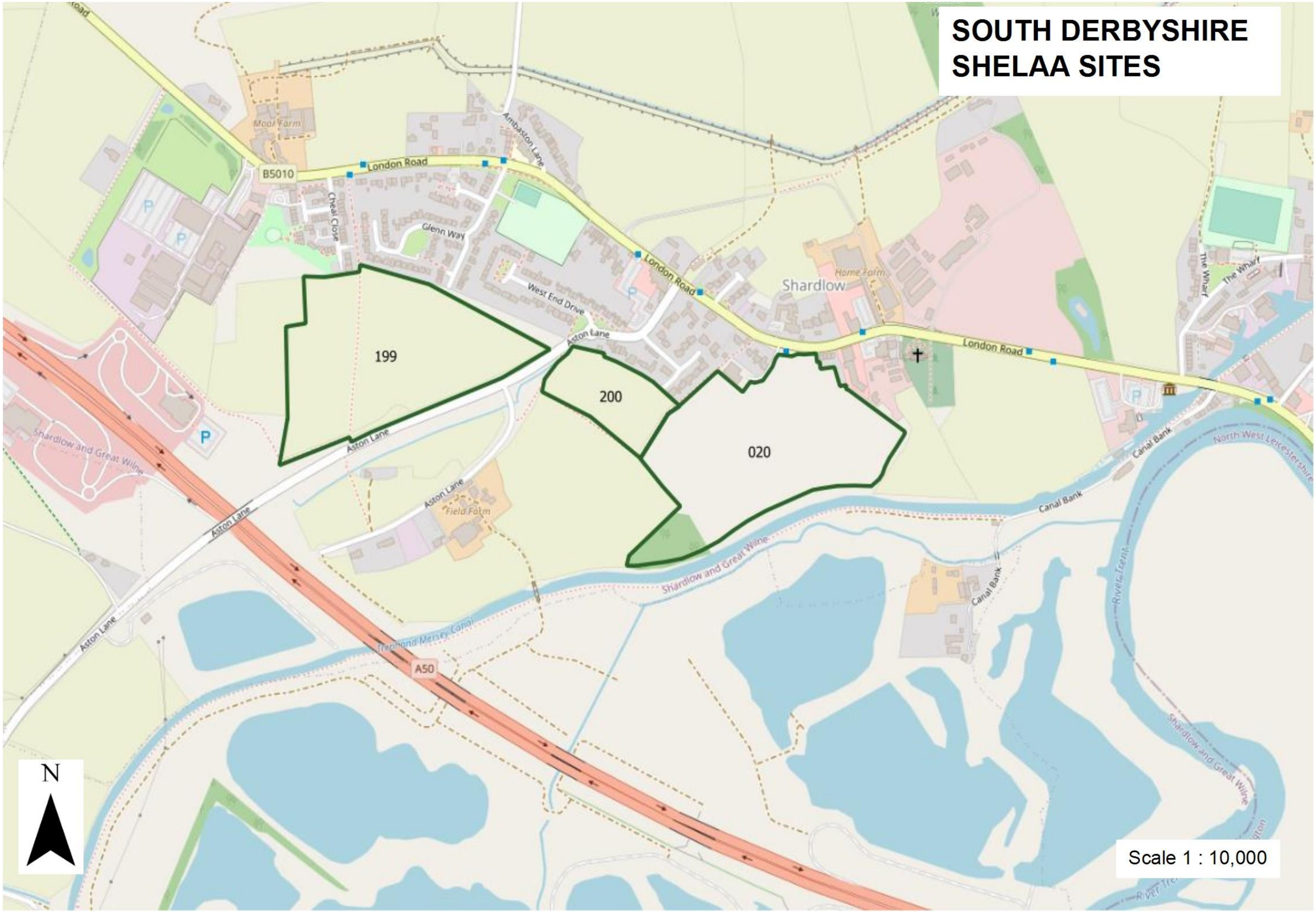

SOUTH DERBYSHIRE
SHELAA SITES
Ibis Budget
Mercia Marina
Redshank
Quail
Peregrine
Owl
Nuthatch
Moorhen
Lapwing
Ibis
Jay
Boat Hire
Reception
117
Findern Lane
Willington Road
Everglades
Mercia Marina
Aqua Narrow Boats
Mercia Marina Service Access
Willington CP
Findern CP
Trent & Mersey Canal
Crewe to Derby Line
Derby to Birmingham (Proof House Junction) Line
138
N
Scale 1 : 6,250

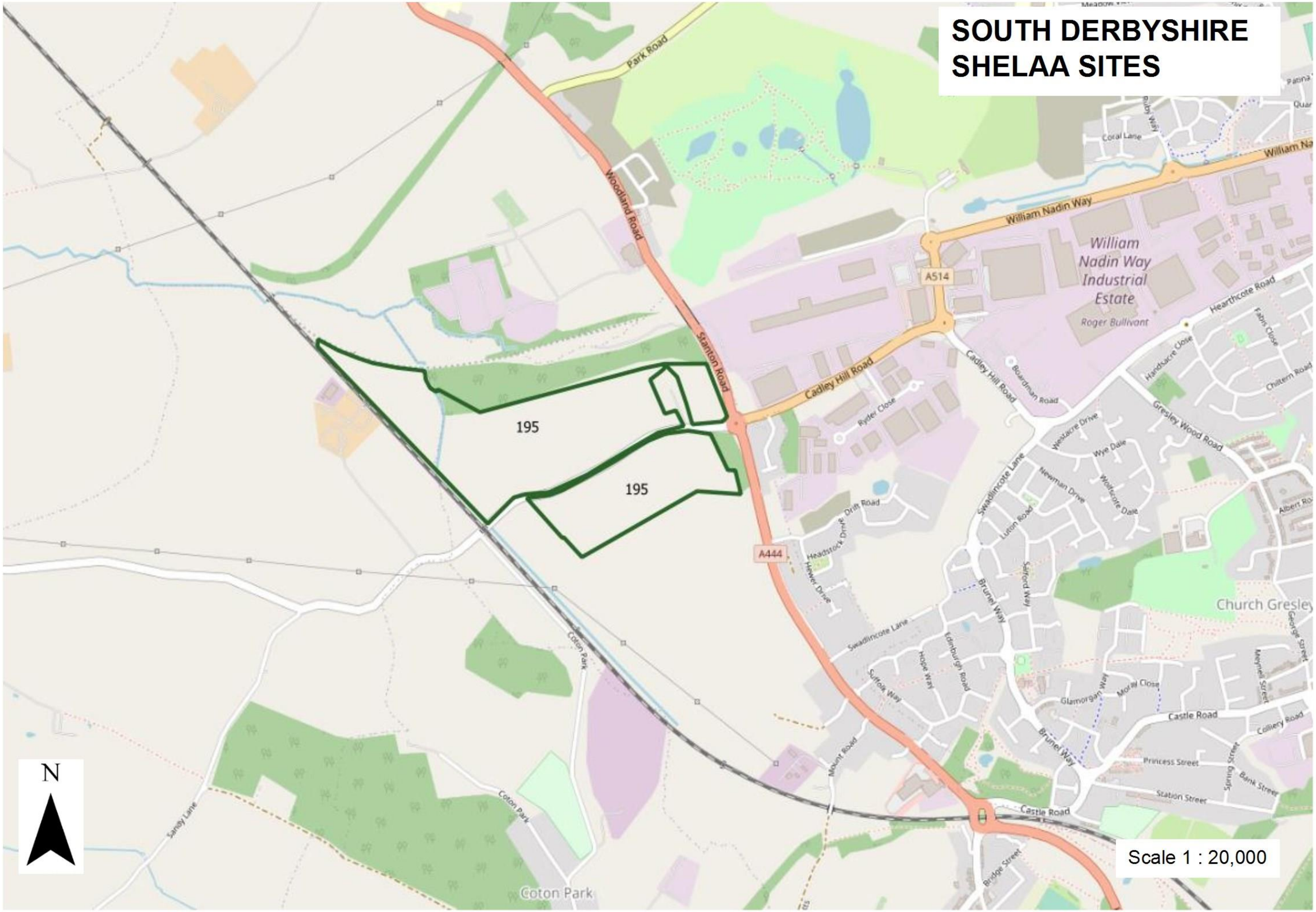
SOUTH DERBYSHIRE SHELAA SITES



Scale 1 : 20,000

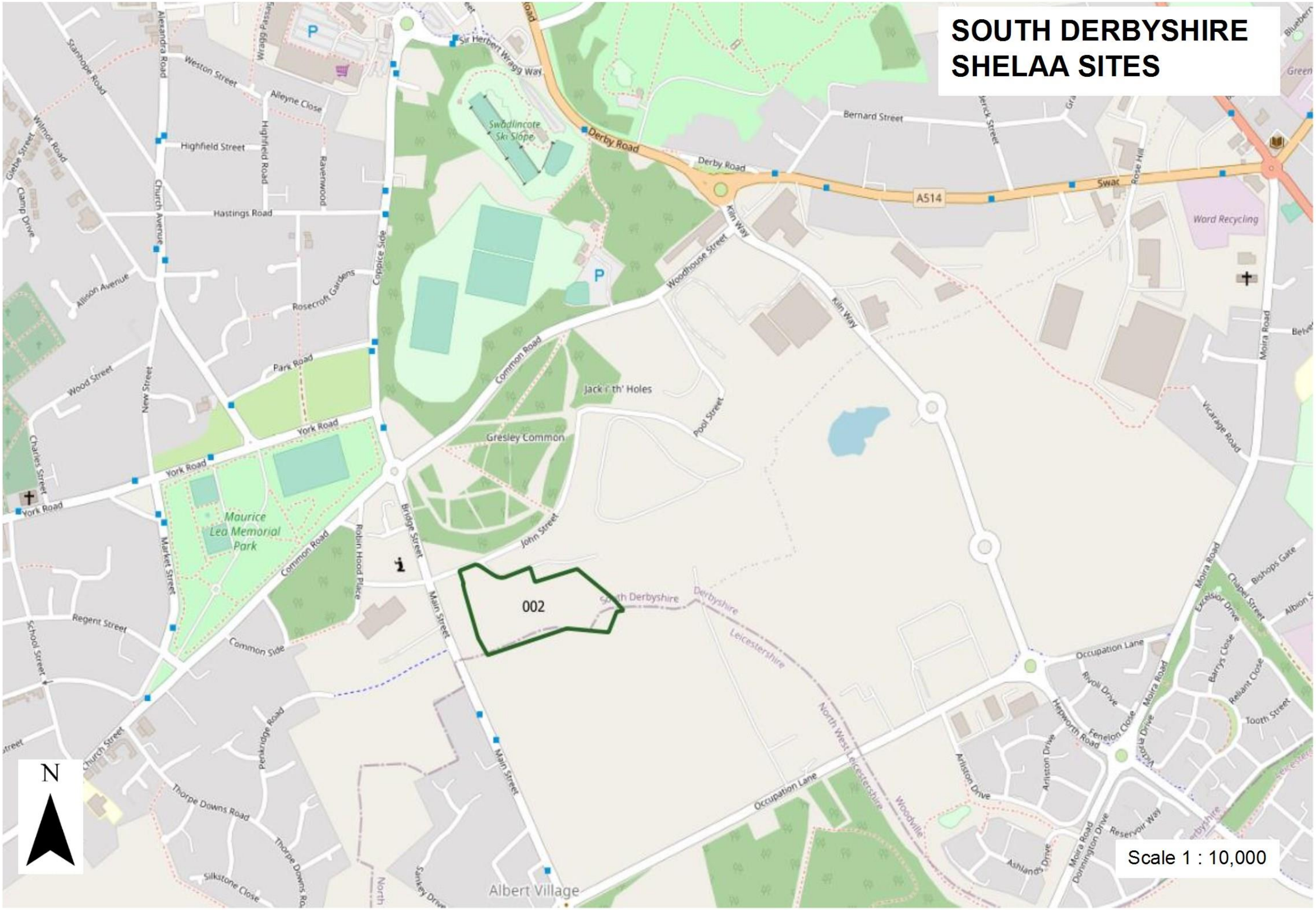

SOUTH DERBYSHIRE
SHELAA SITES
167
168
169
Scale 1 : 10,000
N
Ward's Lane
RB1
Trent Lane
Cloud Trail Greenway
Sleepy Lane
Holy Well, Kings Newton
King's Newton
Main Street
B587
Paget Road
Smith Avenue
Melbourne Cemetery
Packhorse Road
Oaklands Way
Huntingdon Court
Jawbone Lane
Station Road
Melton Avenue
Windsor Avenue
The Woodlands
Woodlands Way
Queensway
Acacia Drive
Melbourne Infant School
FP7 - Bucks Orchard Path
FP3
FP4
FP5
FP6
FP10
FP11
FP14
FP15
FP16
FP37
FP38


SOUTH DERBYSHIRE
SHELAA SITES
199
200
020
London Road
B5010
Aston Lane
West End Drive
Glenn Way
Cheal Close
Ambaston Lane
Shardlow
Home Farm
Moor Farm
Field Farm
Canal Bank
The Wharf
A50
Trent and Mersey Canal
Shardlow and Great Wilne
North West Leicestershire
River Trent
N
Scale 1 : 10,000

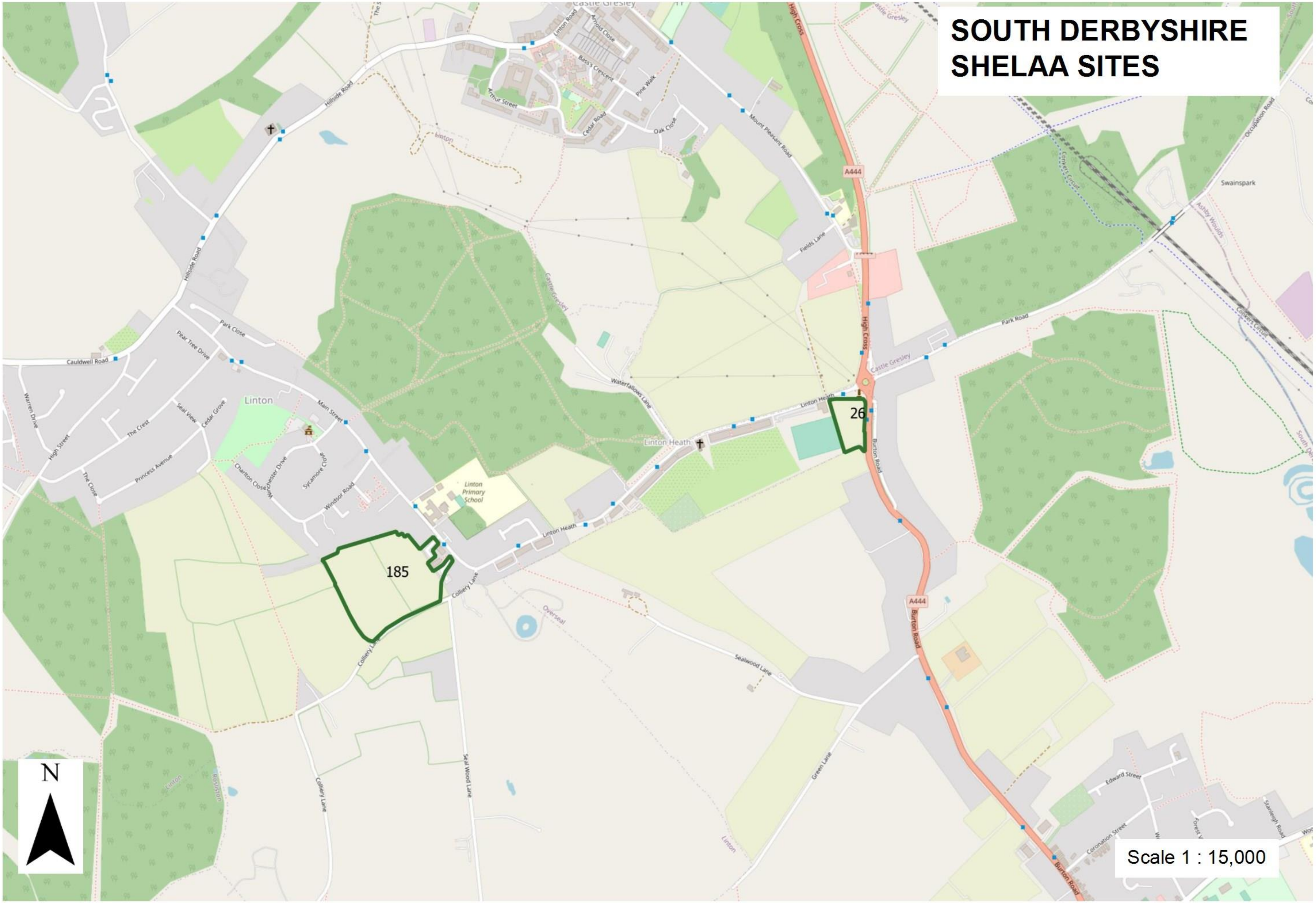


SOUTH DERBYSHIRE
SHELAA SITES
195
195
Park Road
Woodland Road
Stanton Road
A444
A514
William Nadin Way
William Nadin Way Industrial Estate
Roger Bullivant
Cadley Hill Road
Ryder Close
Boardman Road
Hearthcote Road
Handsacre Close
Gresley Wood Road
Westacre Drive
Wye Dale
Newman Drive
Woolscote Dale
Swadlincote Lane
Luton Road
Drift Road
Headstock Drive
Hewer Drive
Brunel Way
Salford Way
Edinburgh Road
Hope Way
Suffolk Way
Mount Road
Glamorgan Way
Moray Close
Castle Road
Colliery Road
Princess Street
Station Street
Bank Street
Spring Street
George Street
Albert Road
Chiltern Road
Fabis Close
Coral Lane
Church Gresley
Coton Park
Sandy Lane
Bridge Street
N
Scale 1 : 20,000

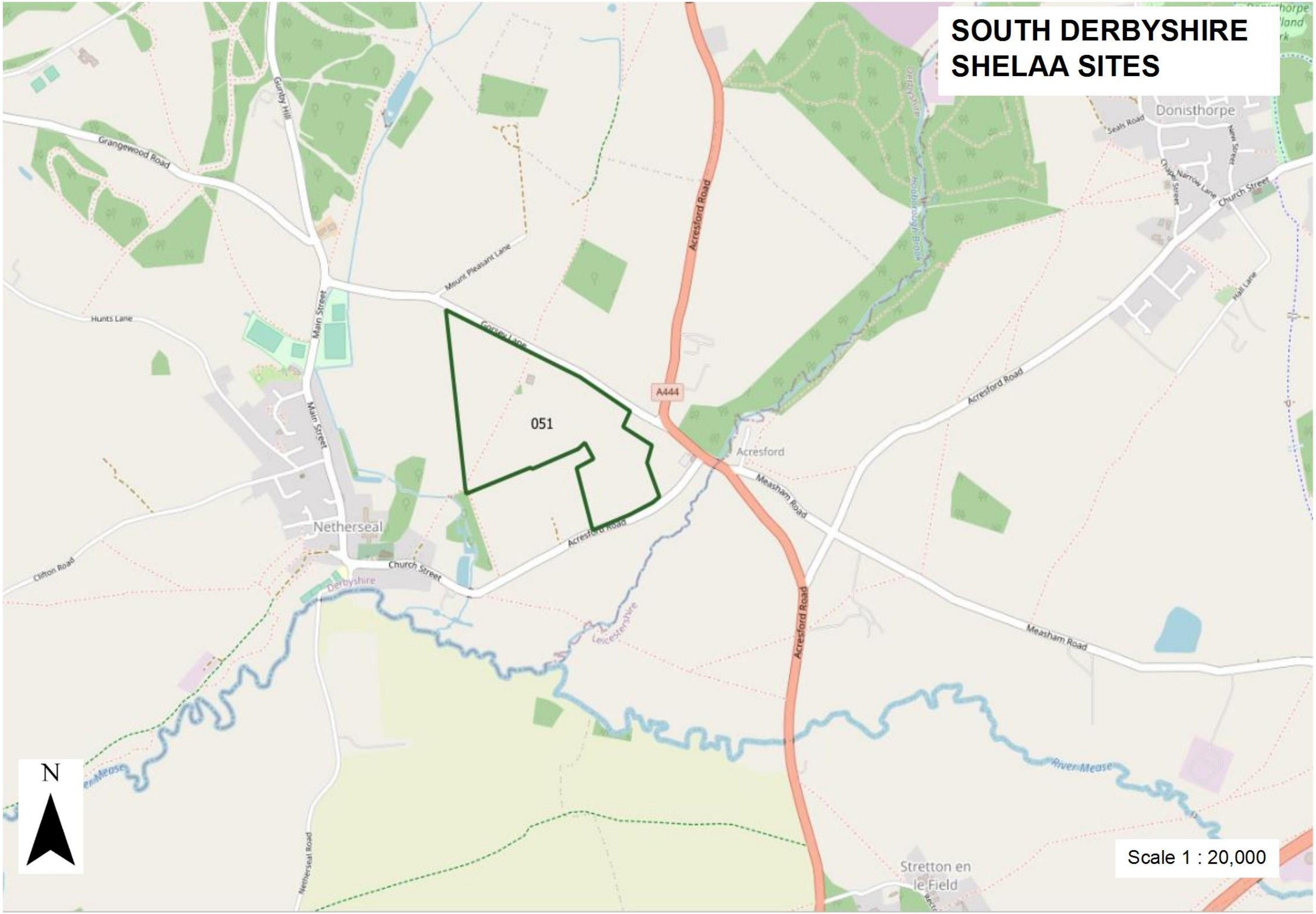
SOUTH DERBYSHIRE SHELAA SITES



SOUTH DERBYSHIRE SHELAA SITES



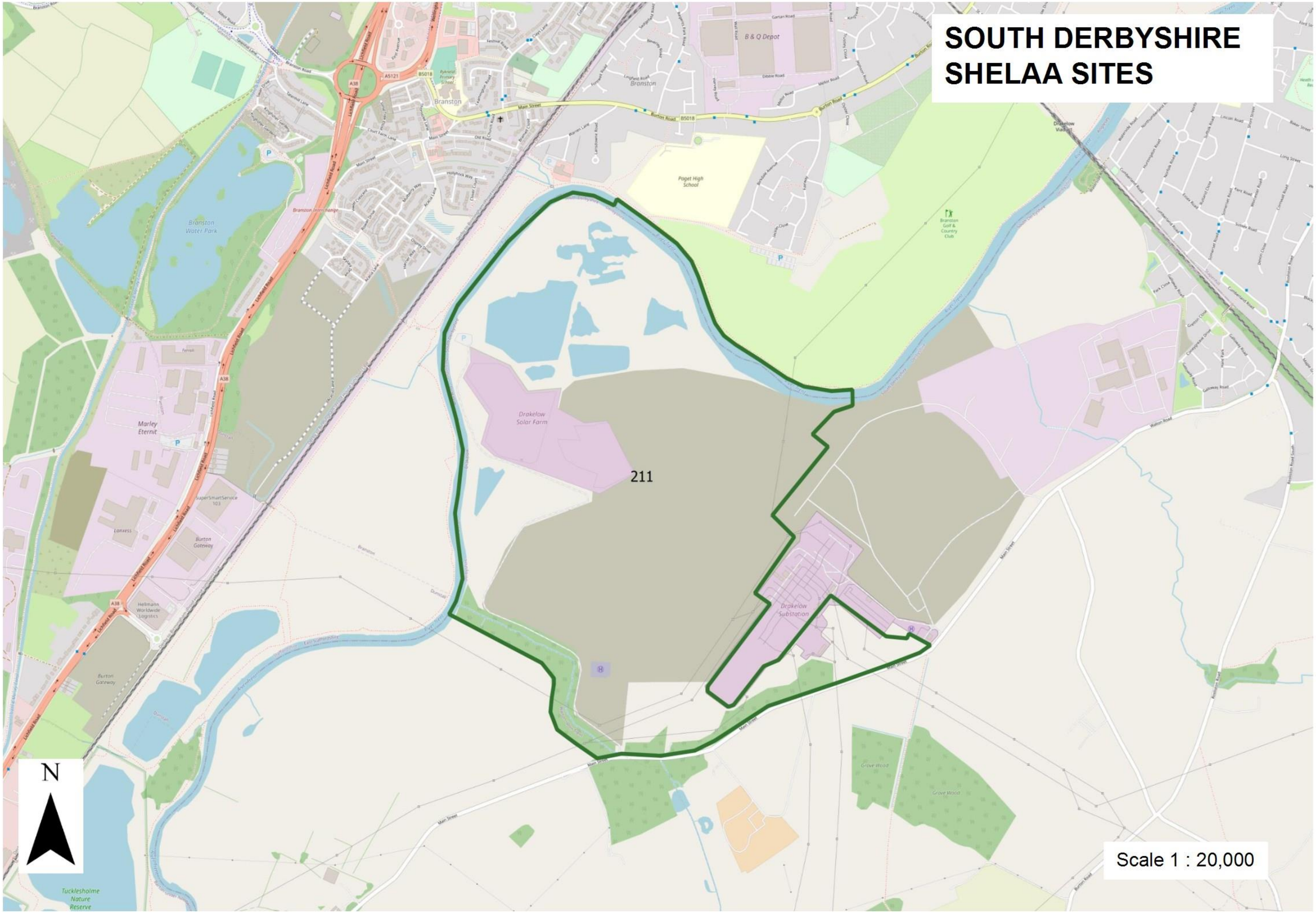
Scale 1 : 15,000

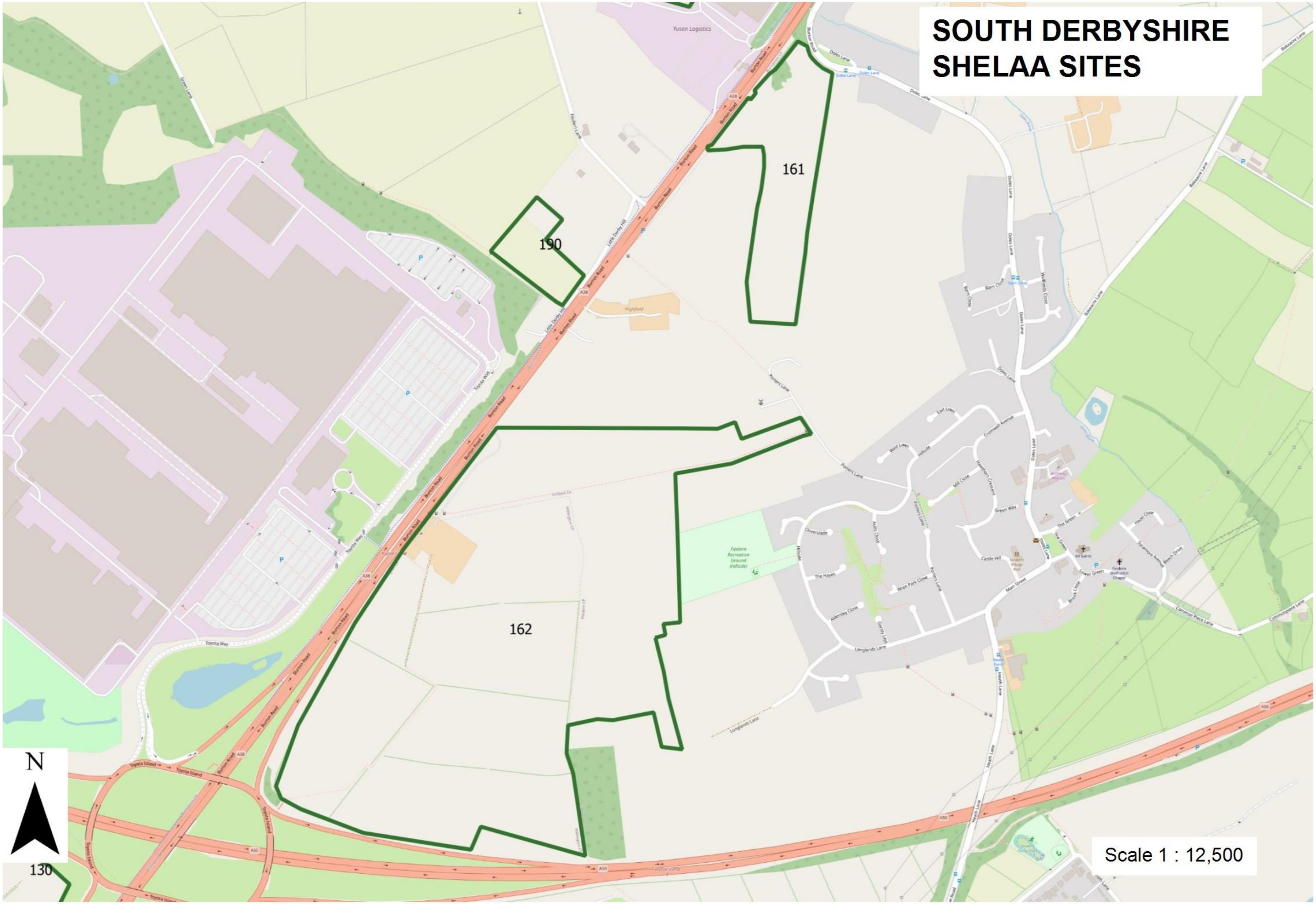


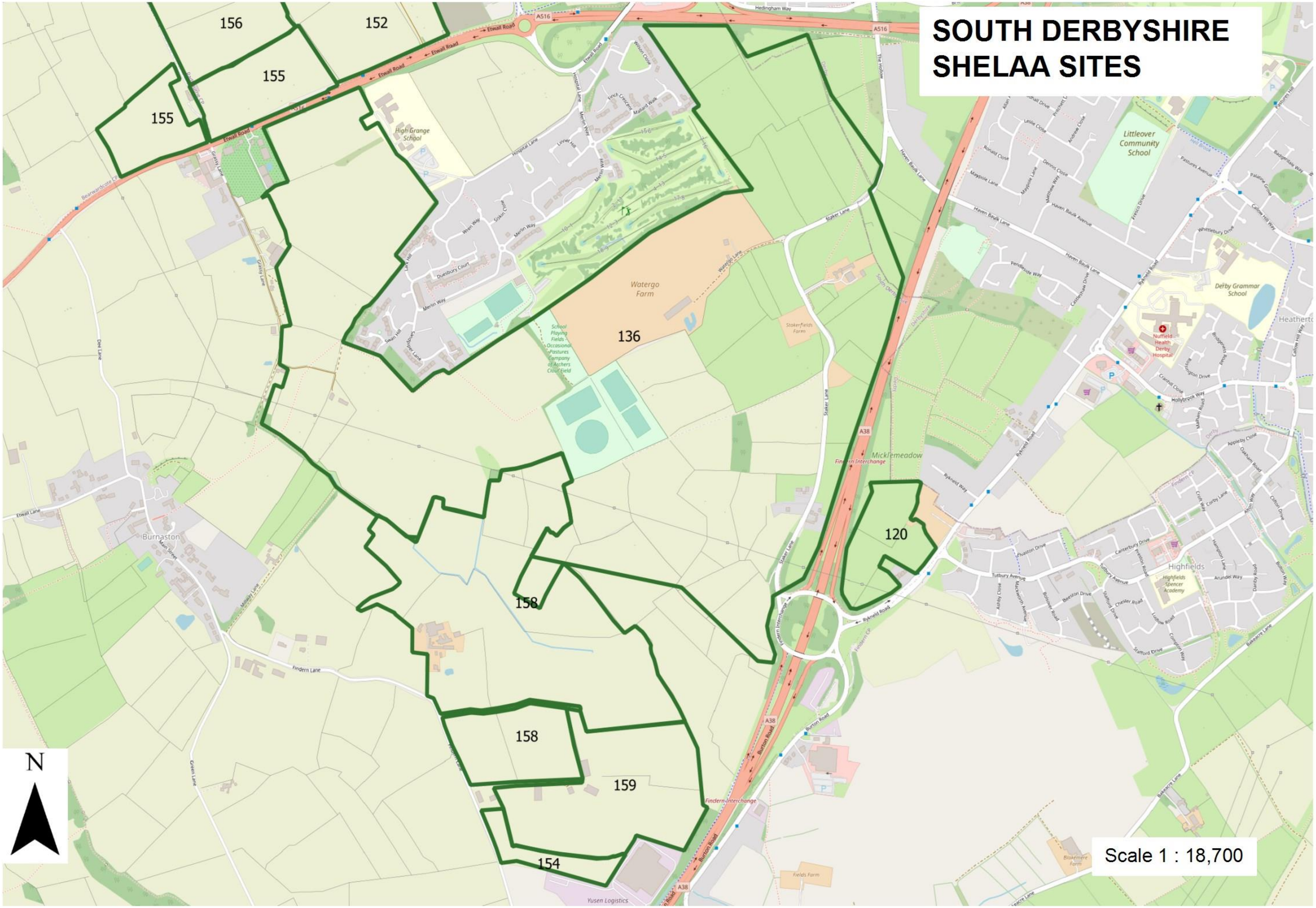
SOUTH DERBYSHIRE
SHELAA SITES
051
Donisthorpe
Netherseal
Acresford
Stretton en le Field
Grangewood Road
Gunby Hill
Main Street
Mount Pleasant Lane
Gorsey Lane
Hunts Lane
Acresford Road
A444
Measham Road
Church Street
Clifton Road
Netherseal Road
Seals Road
New Street
Narrow Lane
Chapel Street
Hall Lane
Derbyshire
Leicestershire
River Mease
Hooborough Brook
N
Scale 1 : 20,000

SOUTH DERBYSHIRE
SHELAA SITES
Longdon Park School
Hilton Road
Hilton Road
Hilton Road
10-28
17-35
05-23
Egginton Road
Egginton Road
A5132
Carriers Road
Gravelpit Plantation
Ashgrove Lane
Brunt's Lane
Blacksmith's Lane
Duck Street
Main Street
7
Dove Grove
Elmhurst
Elmhurst
Egginton
Fishpond Lane
Church Road
N
Scale 1 : 20,000

SOUTH DERBYSHIRE SHELAA SITES




SOUTH DERBYSHIRE
SHELAA SITES
161
190
162
130
N
Scale 1 : 12,500


SOUTH DERBYSHIRE
SHELAA SITES
156
152
155
155
136
120
158
158
159
154
Watergo Farm
High Grange School
Littleover Community School
Derby Grammar School
Nuffield Health Derby Hospital
Burnaston
Highfields
Mickleemeadow
Etwall Road
A516
A38
Staker Lane
Findern Lane
Green Lane
Burton Road
Findern Interchange
Yusen Logistics
N
Scale 1 : 18,700