LOCAL PLAN FOR BOLSOVER DISTRICT EXAMINATION

Employment Land Trajectory

30 November 2018
1) **Introduction**

1.1 This employment land trajectory seeks to provide an indication about when the sites allocated in the Publication Local plan for B class employment may be likely to come forward.

1.2 Historical trends tell us that employment land comes forward in peaks and troughs, as shown in the bar chart¹ below, indicating B class employment land take up from 1999/2000 to 2014/2015. Given the range of sizes of site allocated in the Publication Local Plan, a similar type of pattern is most likely to occur again in the next 15 years.

1.3 We are currently facing an uncertain future nationally in terms of the impact of Brexit, the wider economic climate and trading and employment relationships with other countries. This makes it very difficult to predict the future with any degree of certainty, especially in relation to this issue. However, despite the uncertainties, we have utilised the data we have to make an approximation of when sites may come forward.

1.4 In accepting the nature of these past trends, it is not realistic to pinpoint the exact year that every site will be developed. Apart from a situation where a site might be under construction now, and therefore developed the following year, it is unlikely that such a judgement over the longer term could ever be that accurate. We know there are likely to be peaks and troughs, largely caused by major sites not coming forward until there is a justifiable quantum of demand to trigger release, but neither we nor the market know exactly when they will occur.

1.5 The decision about when a site is likely to come forward, between years 3 – 18 of the employment land period is an officer judgement using information supplied by the site proponent, and information in relation to the site’s planning

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status. However it is also subject to all sorts of market and economic variations that cannot be accurately plotted.

1.6 For sites above 2 hectares, site areas are averaged out over a build out period no lower than 1 ha a year. This reflects the possibility of sites coming forward in smaller phases, but again the exact size of each phase, or indeed if the site is developed as one single unit is difficult to predict.

1.7 An exception to this however is applied to the smaller sites, (below 2 ha) where an individual year has been selected, and also to a site allocated and justified in the commentary below.

1.8 The trajectory is shown in Appendix 2, in the form of a bar chart for years 1 – 18 of the plan period from 2015/16 to 2033/34. Please note the information corresponding to years 1 -3 relates to land already developed.

2) Sites Commentary

Clowne Garden Village Strategic Site – 20 ha

2.1 An outline planning application, including the 20 ha of employment land, was reported to the Council’s Planning Committee on 26th June 2018, and it was resolved to approve the application and refer it to the Secretary of State subject to conditions. In accordance with this resolution, the application was referred to the Secretary of State on 2nd July 2018. On 19th July 2018, the Government wrote back to the Council advising that the Secretary of State is content that the application should be determined by the local planning authority. The Council is currently proceeding with the determination of the application and the S106 Agreement is being prepared.

2.2 As an update to paragraph 4.16 of the Employment Position paper (PP3), information more recently received from the site proponents confirms that 20 hectares will be coming forward at a rate of 2 ha per year from 2020/21 for 10 years.

Erin Road (Seymour Link Road) Central and Southern Plots – 7.1 ha

2.3 As an update to of the Employment Position Paper (PP3) paragraph 4.12 and 4.19 the firm that was due to occupy the southern plot has now located on another part of the Markham Vale estate and as such will not be occupying this plot. This also means that there is no need to distinguish between a central and southern plot and it is proposed that they are renamed as one site - Seymour Link Road.

2.4 The site proponents confirm that they are receiving regular enquiries and consider that the site would be developed within 2 – 4 years. On the basis that development plateaux have been created, 7.1 ha would come forward between 2020/2021 and 2022/2023 at 2.36 ha per year.

Explore Business Park, Steetly – 10.7 ha

2.5 The need for development plateaux created either side of Explore Way, Steetly totalling 10.70 ha is dependent on Laing O’Rourke winning future contracts. The
site has outline planning permission allowing for reserved matters by 2020. At
November 2018, there are no detailed proposals for the site and therefore the sites
are unlikely to be developed in the next two years. Given the uncertainty
surrounding winning future contracts it would also be a reasonable estimate that
development of them could be spread over a ten year period between 2020/2021
and 2030/2031 at no less than 1 ha a year.

Wincobank Farm, South Normanton – 14 ha

2.6 The reasoning behind this allocation was to provide for a large scale logistics site,
suitable for a large single occupier. However, the Council did not wish to restrain
the development market by limiting the potential for the site in this way so simply
allocated it for B1, B2, B8 uses only. Should a large logistics occupier take on this
site it is likely that it would come forward as a significant peak of development in
the future, but probably not within the next five years due to other pressures and
interests.

2.7 In the last month a planning application has been resubmitted for a Retail Park on
the southern part of the site and B class employment units on the northern half. In
the event of the grant of planning permission for such a use, it is possible that the
employment units might come forward on the northern part of the site, which is
affected by HS2, in the next 5 years.

2.8 Given that there are alternative proposals being considered at the moment, and
that development plateaux do not currently exist, it is unlikely that the site will be
developed in its entirety for B class employment uses within the next 5 years. The
justification for this site is based upon being available for a large single user, and
therefore in this instance the site has been included as coming forward mostly in
one year for 14 ha at the mid-point of the Plan period.

Land between Brickyard Farm and Barlborough Links – 3.45 ha

2.9 The site has detailed planning permission for an office building, workshop and
manufacturing facility and a HGV Trailer park. The site is proposed to form the
Head Office and Depot of Explore Transport Limited. Explore Transport is a joint
venture between Select Plant Hire Company Ltd (a Laing O’Rourke construction
company) and WS Transport Ltd (a partner of the Eddie Stobart Group).

2.10 The employment part of the proposal is set to lapse on 1st August 2021. Without
any further information from the applicant about when the site is likely to come
forward it is estimated that the site will come forward in the three years from
2020/2021 at no less than 1 ha a year.

Land West of Farmwell Lane, South Normanton – 3.15 ha

2.11 This last remaining plot within Bolsover District of the cross boundary (with Ashfield
District Council) Castlewood Business Park. The site has an outline planning
permission and plots are coming forward on the Ashfield side showing continuing
interest in this location. The site owners, Clowes developments, are receiving
regular enquiries about the plot and would anticipate a planning application within
the next 18 months. As a development plateau has already been created, it would
be reasonable to assume the site could be developed in three years from 2020/2021 at no less than 1 ha a year.

**Whitwell Colliery - 5.5 ha**

2.12 This 5.5 ha former colliery land site forms part of a much larger strategic allocation including residential, and a country park. Subject to planning permission being granted by 2019, Welbeck estates have indicated that their build out programme, shows 2 ha of employment development to come forward by 2024/2025 and a further 2 ha to come forward by 2029/2030. As a conservative estimate, the development of these plots have been added to these years for the amounts stated.

**Coalite – 32 ha**

2.13 The 32 ha Coalite site is included within the Publication Local Plan as a Priority Regeneration Area. The site has outline planning permission for employment uses. The Council recognised that there were significant issues in terms of funding, and there is still a lot of work to do as part of the remediation of the site and further complexities have been added by the routing of HS2 through part of the site. At this stage the Council do not consider it appropriate to be reliant on the delivery of this site to meet its employment requirements.

2.14 The Council is now proposing an amended policy criterion in agreement with the landowner, Marcol, to enable the full reclamation of the site in line with an agreed programme of work and delivery plan.

2.15 The site promoters have indicated that they would like to move forward with reserved matters applications for the northernmost plots on Buttermilk Lane, Plots 6, 7 and 8. A design framework for the buildings has been agreed.

2.16 Therefore subject to a planning permission that includes the agreement of a programme of work and delivery plan, it is possible part of this site North of Buttermilk Lane could come forward in the plan period. However, the decontamination of the site is still a major issue and the timing of the delivery of the site remains uncertain without knowing the detail of the programme of work and delivery plan and how the decontamination of the site fits into that. Therefore this site is not included within this trajectory.

**Small Sites**

**High Hazels Road, Barlborough – 1.18 ha**

2.17 This 1.18 ha site has detailed planning permission, however the intended occupier has since found an alternative location for their business, meaning this permission will not be implemented. An access has been created into the site, but no development plateau exists. It is unlikely that the site will come forward without a new planning permission.

2.18 Without more up-to-date information from the owner/agent, it would be prudent to allocate this site to the final 10 years of the plan period. Given that this is a
successful business park location, Year 6 would appear to be a reasonable estimate, 2023/2024 for 1.18 ha.

**Land South of Maisie’s Way, South Normanton – 1.05 ha**

2.19 This site is in a very accessible and attractive location close to Junction 28 and represents a natural continuation, and the third phase of an estate of prestigious two storey offices built by developer Sladen Estates.

2.20 The owners are working towards submitting a planning application for offices on the site, and would anticipate a planning application to be submitted by August 2019. Therefore, it is considered that the site (1.05 ha) would be developed by 2021/2022, subject to planning permission.

**Weighbridge Road, Brook Park, Shirebrook – 1.07 ha**

2.21 This site is currently used for the storage of shipping containers, in association with the adjacent larger Sports Direct warehouse. A temporary planning permission permitted that use but this lapsed in 2016. The site has continued to be used for this purpose for the past two years. In October 2018, planning permission was granted for a flexible energy generation unit on 0.37 ha of the site, leaving 0.7 ha of the site still available.

2.22 Apart from the recent energy unit, the landowner has not indicated an alternative use for the site, it is anticipated that the current use will continue, and it therefore has been developed although not legitimately in planning terms through a new planning permission. It is anticipated that a new, possibly, retrospective planning permission for the remaining 0.7 ha will at some point be forthcoming by 2020/21, and the use legitimised soon thereafter.

**Colliery Road, Creswell – 0.46 ha**

2.23 At November 2018 a planning application (18/00087/OUT) is being considered by the Council for the residential led, mixed-use redevelopment of land to the south of Colliery Road, Creswell. Comprising of circa 300 dwellings, circa 0.8 hectares of employment land, convenience retail, community scale leisure facility, medical centre (including demolition of vacant church building) and the upgrade of Colliery Road to adoptable standard.

2.24 The employment provision is intended as single storey, small scale B1, B2 and B8 units aimed at start up business and existing firms in the area.

2.25 There has been no build out schedule provided by the landowner. Subject to planning permission, there is no indication that the site would come forward early on in the plan period and given that it is a complicated site, with potentially a number of reserved matters applications coming forward for different uses, at potentially different times, it would be a reasonable estimation to envisage the development of this small site in 2028/29.
The landowners, Derbyshire County Council, are involved in protracted negotiations concerning selling/leasing the site to a local firm. This is expected to be finalised within the next few months. A planning application should be forthcoming after this, and therefore the development of the site is likely, subject to planning permission, by 2021/22.

3) Conclusion

3.1 Based upon the information provided by site proponents it is considered that this is a reasonable attempt at estimating when the employment allocations are likely to be developed.

3.2 It accepted that this trajectory currently sees no B1, B2 or B8 development coming forward in the next two years, 2018/2019 and 2019/2020. However, this is not a situation that is uncommon, as past trends have shown.
## Appendix 1

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Appendix 2

Employment Land Trajectory 2015 – 2033

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