

Report

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Planning Policy Team
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
SE11 0AH

28 January 2026

Dear Sir/Madam,

South Derbyshire's Part 2 Local Plan Review Issues and Options Consultation

Representations on behalf of Land Project UK

Re. Land South of Uttoxeter Road, Foston

Introduction

CBRE Planning is instructed by Land Project UK (hereafter 'LPUK') to make representations to the South Derbyshire Local Plan Part 2 Issues and Options Regulation 18 Consultation (hereafter 'LPP2 Review'). LPUK have land interests at Land South of Uttoxeter Road, Foston ('the Site' hereafter). We enclose an indicative Site Layout at **Appendix 1**. Appendix 1 is enclosed for reference only and demonstrates one way, but not the only way industrial development could be delivered on the site.

LPUK welcome the opportunity to further engage with the Local Plan review process and recognise the importance of this process in helping guide growth in South Derbyshire District Council (SDDC). We enclose our previous representations to the Local Plan Part 1 at **Appendix 2** for information. Additionally, LPUK would welcome the opportunity to discuss their immediate aspirations for the Site, and particularly its ability to help meet demand for warehouses approximately 100,000 sq/ft and below.

LPUK are ultimately seeking an employment allocation, with the Site well placed to contribute to the District's industrial growth requirements. Whilst industrial development is not at the forefront of this LPP2 Review, we consider this the most suitable opportunity to promote the Site given it is considered non-strategic, and we believe it would be appropriate to allocate in Part 2 of the Local Plan.

With regards to the Council's Local Plan approach, we believe SDDC are taking the correct approach by proceeding with the review of the Local Plan Part 2, however must seek to allocate non-strategic employment, residential and alternative uses to ensure a holistic approach in the District..

Background

LPUK formerly submitted representations in respect of the Site's development for industrial development as part of SDDC's Local Plan Part 1 Review. We consider the LPP2 Review to be a more suitable mechanism for

promoting the Site in pursuit of a draft allocation. Notwithstanding, these representations should be read in tandem with previously submitted representations on behalf of LPUK, notably in respect of Local Plan Part 1 (see Appendix 2).

We do not propose to complete the Questionnaire accompanying this LPP2 Review as it focuses primarily on housing delivery rather than industrial.

The Site

The Site currently comprises an agricultural field. It is strategically located next to key transportation nodes and is situated on the A50 dual carriageway linking the M1 (J24A) at Derby with the M6 (J15) at Stoke-on-Trent. This 40-mile stretch is an important trunk road connecting the East and West Midlands. Additionally, Dove Valley Industrial Park lies immediately adjacent to the Site. Therefore, in addition to the Site's location in a primarily industrial local context, there is an opportunity to expand the employment cluster by delivering Land South of Uttoxeter Road.

As demonstrated in our previous representations in respect of Local Plan Part 1, LPUK have an appointed consultant team who are testing various design options for the Site. This is an ongoing process and is considering market trends, in addition to opportunities and constraints, including but not limited to urban design, highways, ecology, and arboriculture.

Approach to the LPP2 Review

The LPP2 Review confirms the publication of the revised National Planning Policy Framework (NPPF) (December 2024) is a key driver for the progression of the new Local Plan in its current form. There appear to be two approaches to the new Local Plan at present, with the Council seeking comments via Question 1 in the Questionnaire forming part of this Reg 18 consultation. Question 1 reads:

'Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system?'

If SDDC were to pursue the former option, i.e. the production of a new Local Plan in two parts, there is recognition that an ambitious timeline would need to be followed, culminating in the submission for Examination by December 2026. This is to ensure there is full Local Plan coverage prior to Council reorganisation, which is expected to be implemented in 2027 in the shape of two Councils to serve the whole of Derbyshire, one in the north and one in the south. These Councils are expected to be operational from April 2026.

Whilst LPUK support the two-part approach, we are concerned the timescales are unrealistic, particularly around the proposed submission for Examination by December 2026. In addition to the timescales being incredibly tight, the proposed reforms to the new NPPF (published in December 2025) will need to be considered, not only in the context of industrial development, but across all aspects of the new Local Plan.

In the event this approach is pursued, we consider the Site should be allocated on the basis it is located in a sustainable location in an industrial local context. The Site is well connected to the local and national highway network.

We recognise that the alternative option to undertake a single plan review is likely to lead to significant delays in Local Plan preparation given it will not be completed prior to Local Government Reorganisation. As recognised in the LPP2 Review, this could leave the District vulnerable to unplanned speculative development. This is particularly acute given the LPP2 does not consider the adoption of a new single Local Plan to be feasible prior to 2030.

Industrial Demand

The NPPF sets out that planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

We note SDDC's Employment Land Review has not been updated since 2023. Whilst we refer to it here, clearly it is outdated, with the shortage referred to below most likely exacerbated.

Moreover, in previous representations, we identified a demonstrable lack of space across South Derbyshire in the sub 100,000 sq ft market of Grade A quality, with it evidenced that a greater number of sites to meet this requirement (circa. 15-20 acres) was required.

Economic Development

As mentioned above, industrial uses are not the focus of this Issues and Options consultation. Therefore, we do not propose commenting on the LPP2 Review in detail. We reserve the right to comment on future consultations.

Notwithstanding the above, it is unclear why employment needs are not planned for in the same manner as housing as the two are intrinsically linked (as set out in the NPPF). Growth should also not just rely on urban extensions, with growth focused on sites that are demonstrated as suitable and can provide a mix and balanced type of warehouse space.

Summary

There is a demonstrable need for additional employment floorspace of the type indicatively proposed at LPUK's Site. Additionally, there is a gap within the Council's own emerging Local Plan evidence base for non-strategic industrial sites. Therefore, as currently proposed, SDDC need to allocate additional industrial sites to meet this demand. LPUK's Site is well placed to do so.

We trust that these representations are clear and will be fully considered by the South Derbyshire Planning Policy/ Local Plan Team. We would welcome further engagement with Council Officers as the draft Plan progresses to help shape future policy, particularly in respect of industrial development.

If there are any points of clarification, please do not hesitate me (mark.singer@cbre.com) or my colleague (jonathan.stoddart@cbre.com). We would be grateful if you confirmed receipt of these representations.

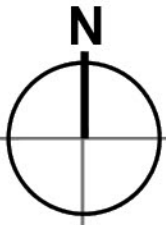
Yours faithfully,



Appendix 1 – Indicative Site Layout



- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipient's responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.



SCHEDULE OF ACCOMMODATION
(Gross Internal Area)

		Site Boundary: 19.20 Acres (7.77 Hectares)
Unit 100		
Warehouse Area	-	102,268 ft² (9,501 m²)
Office (Incl. GF core)	-	11,363 ft² (1,056 m²)
Total Area	-	113,631 ft² (10,557 m²)
Unit 200		
Warehouse Area	-	76,321 ft² (7,090 m²)
Office (Incl. GF core)	-	8,480 ft² (788 m²)
Total Area	-	84,801 ft² (7,878 m²)
Unit 300		
Warehouse Area	-	34,982 ft² (3,250 m²)
Office (Incl. GF core)	-	3,886 ft² (361 m²)
Total Area	-	38,868 ft² (3,611 m²)
Total Area	-	249,366 ft² (23,167 m²)

----- Foul Sewer (to be confirmed)

● Tree Preservation Order

rev	amendments	by	ckd	date
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Uttoxeter Road, Foston

Site Layout

CBRE

umc
architects

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RIBA PoW Stage:	2 - Concept Design
Document Suitability:	S1
Drawn / Checked:	JM / CA
Date:	09/08/2024
Scale:	1:1250 A1
UMC Project Number:	22013
Document Reference:	Drawing no: Revision:
22013 - UMC - ZZZZ - SI - DR - A	0005 B

25m SCALE 1:1250



Appendix 2 – Previous Representations

Planning Policy Team
Civic Offices,
Civic Way,
Swadlincote
DE11 0AH

Sent via email only to local.plan@southderbyshire.gov.uk

Dear Sir/Madam,

Regulation 19 Representations - South Derbyshire Local Plan Review (Part 1)

CBRE Planning has been instructed by our client, Land Project UK (hereafter 'LPUK'), to submit further representations to the emerging South Derbyshire Local Plan. This letter should be read alongside our previous representations submitted to both the emerging Local Plan Regulation 18 consultation in January 2023 and also the Strategic Housing and Employment Land Availability Assessment in April 2024. Both sets of representations are included as an Appendix.

LPUK welcome the opportunity to further engage with Council Officers through the Local Plan process and recognise the importance of this process to help guide strategic growth in the Borough. In addition, LPUK would welcome the opportunity to discuss their immediate aspirations for their land interests at Land South of Uttoxeter Road, Foston (hereafter 'the site'), to demonstrate how the proposals can assist in providing modern warehouse space, helping to meet demand for warehouses of sub 100,000 sq/ft.

The comments made within these representations are of a specific nature, relating to LPUK's land interests within the borough, however they have broader connotations as we do have concerns about the delivery of employment sites of a certain scale over the plan period.

We understand why the Council have taken the approach to submitting, effectively Part 1 of the plan, with a very limited number of site allocations, however we believe this haste will slow down growth and the mix and balance of the allocations do not allow the future demand for employment sites specifically, to be met. We therefore, do not believe the draft Plan is currently sound as it has not been positively planned and does not address paragraph 23 of the National Planning Policy Framework (2023) 'NPPF' which states that:

'Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)' (our emphasis added).

We believe that the plan could be improved by including new allocations rather than rely on rolling over historic allocations from the previous plan, which have not been delivered yet.

In order to demonstrate how the plan can be made sound, we set out:

- 1) The site details our client is promoting
- 2) Industrial market demand analysis has been provided
- 3) Response to the Questions

We believe that the plan can be made sound with additional site allocations, including Foston.

The Site:

The site is an agricultural field. It is strategically located next to key transportation nodes and is situated on the A50 dual carriageway that links the M1 (J24A) at Derby with the M6 (J15) at Stoke-on-Trent. The 40 mile stretch is an important trunk road extending in an east/west direction connecting the East and West Midlands. In addition, Dove Valley Industrial Park lies immediately adjacent to the site, with the opportunity to expand the employment cluster through LPUK's site.

As highlighted in our previous representations, LPUK have a consultant team appointed who are testing various design options for the site. This is taking into account opportunities and constraints, including input from Architecture, Highways, Ecology and Arboriculture specialists. This team of consultants are confident a sustainable development can be achieved on the site and we are pursuing an application-led strategy.

Industrial Demand:

The NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The UK logistics market had performed exceptionally strongly leading up to the Covid-19 pandemic. Logistics was regarded as "the growth sector" on the back of strong occupier demand arising from the UK's already relatively high adoption rates of on-line shopping. Consequently, substantial capital was already being invested into the sector such that the logistics market had experienced substantial yield compression, rent increases and land price inflation.

The Covid-19 pandemic significantly increased the occupier demand for logistics space as the market penetration of on-line shopping rates spiked a change in retail patterns, which drove an unprecedented increase in occupier demand. This in turn created competitive tension in the logistics property market, leading to further compression of yields and increase in land values throughout 2020 to the first half of 2022.

This market growth continued until Q3 2022 when the "bubble" finally burst. Influenced largely by the September 2022 Mini Budget and a worsening global economic and political climate, leading to increased property yields, increased interest rates, increased construction costs and a slower occupational market.

Whilst occupational rates and take up fell in 2023 as the market slowed, there has been an up turn in demand through 2024 with a total of 17 million sq ft (<100,000 sq ft) let in the 9 months to October, representing a 28% increase year on year compared to 2023. **The greatest take up of**

space nationally continued to be the East Midlands (within which South Derbyshire is located) representing 38.1% of total take up.

Within the East Midlands region, four deals completed to October 2024 totaling 947,000 sq ft. Total take up in the region was 5.5 million sq ft. Despite this growth in take up, almost 12 million sq ft of floorspace, through increased speculative floorspace both completed or in construction, is available across the region. **However, this is largely focused on the 100,000 sq ft plus market creating a lack of available space at the sub 100,000 sq ft range.**

Relating this to South Derbyshire, there are currently only four available buildings sub 100,000 sq ft and of these buildings, three are second hand with only one (circa 30,000 sq ft) being Grade A space available at Dove Valley Park. The ability to operate Grade A space is now a key requirement of the sector and occupiers entering the market, thus it's no surprise that the second hand stock is still on the market.

In conclusion, there is a demonstrable lack of space across South Derbyshire in the sub 100,000 sq ft market of Grade A quality and it is evident that a greater number of sites to meet this requirement (circa. 15-20 acres) are required.

Response to Consultation Questions:

Question 1 (Vision): Do you agree with the revised Vision for South Derbyshire (yes/no)?

No. The importance of a clear and concise Vision for the borough should not be understated as it has the ability to guide development and set the direction for future strategic development. LPUK are broadly supportive of the Vision as drafted, however would advise this should go further.

For example, it is disappointing to see no specific reference to the terms "employment" or "Freight and Logistics" within the Vision. Given the Boroughs strategic geography within the Midlands to the rest of the UK, and its appeal to occupier supply chains, we advise the omission of such terms is an oversight and this should be included.

Furthermore, employment needs should be planned for in the same manner as housing as the two are intrinsically linked (as proposed by the draft NPPF (2024)). Growth should also not rely on urban extensions "*in particular*", with growth focused around the borough and on sites that are demonstrated as suitable and can provide a mix and balanced type of warehouse space.

Question 2 (Objectives): Do you agree with South Derbyshire's Objectives (yes/no)?

No. As set out in our response to Question 1, we would request that specific reference is made to "employment" or "Freight and Logistics" within the emerging Local Plan's Objectives. Given the renewed emphasis from the Labour Government on this sector, we advise reference should be included.

Furthermore, we advise that the Objectives should be forward thinking and include direction around the needs of power and ecological mitigation to facilitate development. As drafted, it is unclear how the Council will seek to manage these vital components that underpin growth over the plan period. For example, will the Council seek to create Habitat Banks for Biodiversity Net Gain requirements?

Question 3 (The Plans Strategy): Do you agree with the Plans Strategy (yes/no)?

No, as currently drafted, we consider the plans Strategy for Employment needs to be insufficient and unsound. It is paramount that the emerging Local Plan provides a range of unit sizes and ensures a mixed and balanced set of warehouse products for future occupiers.

As outlined above, and having reviewed the Employment Land Review and subsequent emerging Local Plan allocations (discussed below), we consider there is a demonstrable lack of space across South Derbyshire in the sub 100,000 sq ft market of Grade A quality and it is evident that a greater number of sites to meet this requirement (circa. 15-20 acres) are required.

In addition, we do not consider the Council's approach to bringing forward allocations from the 2016 Local Plan Part 1 to be sound and have concerns these will not be delivered over the plan period. There is also a question around validity of this approach and how the allocations are 'strategic' allocations. For example, half of the eight sites are under 5ha, with three of the sites being 0.71 ha, 2 ha and 2.5 ha respectively. The Plan then has a significant jump to new allocations which are 68ha and 70ha. It is therefore clear that a gap exists in size of site and type of product that can be delivered through the emerging Plan as currently drafted.

We are happy to provide the Council and/or Inspector with further evidence around Industrial Demand within South Derbyshire if this would be helpful.

Question 4 (Derby's Unmet Need): Do you agree that the Draft Local Plan Part 1 Review is providing the correct quantum of housing towards Derby City unmet need?

We welcome the Council's aspiration for growth and desire to accommodate some of the unmet housing need from nearby Boroughs. LPUK advise that the additional employment needs of such growth should also be planned for as the two are intrinsically linked. This ensures the long term growth of South Derbyshire.

Question 5 (Strategic Allocations): Do you agree that the following strategic sites should be allocated for development? Sites include STRA1: Infinity Garden Village, STRA2: Land south of Mickleover and STRA3: Former Drakelow Power Station.

LPUK do not object to the principle of strategic sites for development. However, it is vital that the emerging Local Plan caters for development needs now, and in the absence of Planning Decision Notices, it cannot be guaranteed that the sites can be delivered in the short term (0-5 years), and we have concern that the immediate employment needs of the borough are not being efficiently planned for.

Furthermore, it is clear from the draft allocations that further technical work is still required to ensure the feasibility of the scale of growth envisaged within the allocations, with reference to the need for the Council to work with infrastructure providers to address issues such as transport, health and school provision. Given the questions we've raised around deliverability and timescales of the new allocations, we recommend other sites are also allocated in the emerging Local Plan for employment purposes that are deliverable now and of a small-medium scale.

Question 6 (Strategic Allocations): Irrespective of your answer to Question 5, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at STRA 1: Infinity Garden Village?

Please refer to our response to Question 5.

Question 7 (Strategic Allocations): Irrespective of your answer to Question 5, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at STRA 2: Land South of Mickleover?

Please refer to our response to Question 3 and 5. Due to the size of the site as 5-10ha, we also question the validity of the site as a "Strategic Allocation".

Question 8 (Strategic Allocations): Irrespective of your answer to Question 5, do you agree with the policy requirements, extent of the site, facilities and infrastructure proposed at STRA 3: Former Drakelow Power Station?

Please refer to our response to Question 5.

Question 9 (Local Plan Policies): Do you have any comments to make regarding the Draft Local Plan policies?

Below we set out key comments to each Emerging Local Plan policy of relevance to employment for the short, medium and long term Planning Strategy for the site.

- **Policy E1: Strategic Employment Land Allocation:** As outlined in our response to Question 3, we do not consider the Council's approach to bringing forward allocations from the 2016 Local Plan Part 1 to be sound and have concerns these will not be delivered over the plan period. There is also a question around validity of this approach and how the allocations are "strategic" given their size.
- **Policy E2: Other Industrial and Business Development:** We advise this policy should go further and enable additional development opportunities. As drafted, development of land for industrial and business uses outside of allocations will only be permitted where the proposal:
 - i. lies within a settlement boundary or*
 - ii. is for the redevelopment of established industrial or business land or premises or*
 - iii. is for the expansion of an existing business.*

We would advise that an additional clause is added that states where there is evidence of demand or it can assist in the creation of an employment cluster. This enables other developments to come forward and be assessed on their own merits.

- **Policy E3 Existing Employment Allocations:** As drafted, the policy enables a change of use to non industrial uses in allocated areas if there is evidence of marketing for a period of 6 months. LPUK advise that given the demand for this land use, as demonstrated within the Council's own emerging Local Plan evidence base, the Council should further strengthen the marketing test to at least 12 or 24 months. The Council's position should be to enhance protection of this land use.
- **Policy S5 Employment Land Need:** The policy should make clear that the intention of the policy is also to protect and intensify existing industrial and logistics floorspace. This is currently not included. Furthermore, reference should be made that some I&L operators fall within the Sui Generis use class and this is suitable within employment/industrial schemes that come forward.

Question 10 (Evidence Base): Are any additional evidence base documents required, other than those listed within Appendix 4 of the Draft Local Plan Part 1 Review (yes/no)?

No. LPUK have reviewed Appendix 4 of the Local Plan and would highlight the following two documents.

- **Infrastructure Delivery Plan:** There is currently no evidence a document is being prepared to underpin the emerging Local Plan and the scale of growth envisaged.

- **Landscape Character of Derbyshire (2014):** This document should be updated given its age and impacts to development potential across the borough. Landscape Character's change over time and reliance on a ten year old document is not considered sound.

We would expect these documents to be included and/or reviewed in the next iteration of plan. They should also be available for consultation in advance of Local Plan adoption.

Question 11 (Evidence Base): Do you agree with the content and extent of the existing evidence base (yes/no)?

No. Please see our response to Question 10. We also have the following observations regarding the Employment Land Review (2023).

- LPUK are encouraged that all forecasts expect growth in employment across South Derbyshire over the plan period. This confirms that future demand will remain.
- LPUK would recommend that the Employment Land Review Is updated to take into account the latest ONS population forecasts (eg 2024).
- LPUK agree the A50 Corridor (where LPUK's site is located) is a focus for logistics interest, especially third-party logistics.
- LPUK agree that there is a need for Mid Box (2,800-9,300 sqm) units, with supply shortages of all types and sizes, especially freehold options.

Question 12 (Sustainability Appraisal): Do you agree with scope and findings of South Derbyshire's Sustainability Appraisal (SA)?

The Sustainability Appraisal (hereafter 'SA') has found that the policies within the Employment and Economy chapter generally perform well. However, as outlined above within Question 3, LPUK has concerns that a clear gap in size of site and type of product that can be delivered exists within the emerging Local Plan. Specifically, the plan fails to cater for the sub 100,000 sq ft market of Grade A quality and it is evident that a greater number of sites to meet this requirement (circa. 15-20 acres) are required.

Question 13 (Other Comments): Do you have any other comments you wish to make?

The draft Local Plan Part 1 Review has been produced prior to the finalisation of the changes to the National Planning Policy Framework (hereafter 'NPPF') announced by the 2024 Labour Government. These changes are likely to increase the number of homes required for development within South Derbyshire and the subsequent employment needs.

LPUK are also keen to discuss their aspirations for Foston and are happy to provide any further evidence in relation to the Industrial market and subsequent demand within the borough.

Summary:

The demand for industrial and logistics space has been accelerated and heightened following the Covid-19 pandemic. As the demand profile and growth of the market has changed over the last few years, so has the type of product demanded by the market to service this growing need.

We believe there is a need for additional employment floorspace of the type deliverable at LPUK's site and that a gap exists within the Council's own emerging Local Plan evidence base. Therefore, as currently proposed, we believe the approach to employment needs within the emerging Local Plan is unsound.

We trust that these representations are clear and will be fully considered by the South Derbyshire Local Plan Team. We would welcome confirmation that they have been received and LPUK would also welcome further engagement with Council Officers as the Draft Plan progresses to help shape future policy.

If there are any points of clarification, please do not hesitate to contact me on the details above or my colleague Jonathan Stoddart (Jonathan.stoddart@cbre.com).

Yours faithfully,

