



**South
Derbyshire**
District Council
Community and
Planning Services

South Derbyshire Employment Position Paper



August 2014

South Derbyshire Changing for the better

Introduction

1. This topic paper will set out the context for employment and economic policy in the emerging South Derbyshire Local Plan. It first summarises the national, sub-regional and local policy context. It then describes research undertaken to establish local employment land needs and to identify and assess potential strategic allocation sites before explaining how the identified land requirement has been apportioned among the different parts of the Housing Market Area. The current employment land supply position is then set out. Finally, the Local Plan strategy to meet the employment land needs of the District, both in quantitative and qualitative terms, is described.

Policy Context

National Planning Policy Framework

2. The NPPF identifies the economic role as one of the three dimensions of sustainable development, the others being social and environmental (para 7). It indicates that this should involve contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation and by identifying and co-ordinating development requirements, including the provision of infrastructure.
3. It indicates that local planning authorities should positively seek opportunities to meet the development needs of their area (para 14) and that planning should proactively drive and support sustainable economic development. Every effort should be made objectively to identify and then meet the housing, business and other development needs of the area and respond positively to wider opportunities for growth. Plans should take account of market signals and set a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the business community (para 17).
4. It indicates that the planning system should do everything it can to support sustainable economic growth, operating to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system (paras 18, 19). Investment in business should not be over-burdened by the combined requirements of planning policy expectations (para 21). Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:
 - set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;
 - set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
 - support existing business sectors, taking account of whether they are

- expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
 - plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
 - identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
 - facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
- 5. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities (para 22). Office developments are identified as main town centre uses (para 23) and thus subject to a sequential test, requiring them first to be located in town centres and secondly on edge of centre sites. Only if suitable sites in these locations are unavailable should out of centre locations be considered (para 24).
- 6. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (para 28). To promote a strong rural economy, local and neighbourhood plans should:
 - support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
 - promote the development and diversification of agricultural and other land-based rural businesses;
 - support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 7. Local Planning Authorities should set out strategic priorities including the strategic policies to deliver the jobs needed in the area and allocate sites to promote development and flexible use of land, bringing forward new land where necessary (para 157).
- 8. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area (para 160). To achieve this, they should:

- work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and
 - work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.
9. Local planning authorities should use this evidence base to assess (para 161):
- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;
 - the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs.
 - locations of deprivation which may benefit from planned remedial action; and
 - the needs of the food production industry and any barriers to investment that planning can resolve.

National Planning Practice Guidance

10. This sets out methodologies for the assessment of employment land need and the identification of sites for economic development. These are generally consistent with previous guidance upon which the approach taken by the HMA authorities for the assessment of need and identification of sites was based.

Local Enterprise Partnership Strategic Economic Plan

11. The Local Enterprise Partnership (LEP), D2N2, covers Derbyshire and Nottinghamshire. Its Strategic Economic Plan, submitted to Government in March 2014, makes the case for Government funding from the Single Local Growth Fund to deliver the LEP's economic plans. This will be combined with EU and local funding, from the public and private sectors, which has already been allocated to cover the period 2014-2020.
12. The vision of the LEP is to make the area more prosperous, better connected and increasingly competitive and resilient. In realising this vision, the LEP will focus on transport manufacturing, life sciences, food and drink manufacturing, construction, the visitor economy, low carbon goods and services, transport and logistics and creative industries. Most of these sectors are already well represented in South Derbyshire.
13. The Strategic Economic Plan aims to create 55000 jobs. A range of measures is proposed to assist in achieving this. In regard to land-use related activity, the Plan seeks to ensure the provision of sites and premises both to allow indigenous businesses to grow and to attract inward investment. It also seeks the provision of transport and broadband infrastructure to support growth and to accelerate the delivery of housing, which is seen as important component

of economic growth. The delivery of commercial and residential development will be partly achieved by helping partners to address constraints to implementation.

14. Priority actions are structured within a number of key themes, among which are the following:

Innovation-led growth using original equipment manufacturers and their supply chains.

15. This will include the development of Infinity Park at Sinfin Moor in Derby, which will focus on advanced engineering sectors, including aerospace, rail and automotive manufacturing. Flood alleviation, highway access and other infrastructure works will assist in the delivery of employment space, information and communication technology, business and technology support.

Accelerating commercial and residential development

16. This will involve place-based projects to help deliver key sites through targeted pinch point schemes on the road network, multi-modal corridor improvements, new access and other infrastructure measures. These will include the Woodville to Swadlincote Regeneration Route, aimed at assisting in the delivery of development at Occupation Lane in Woodville; a large site programme in partnership with the Homes and Communities Agency; the delivery of superfast broadband across the LEP area, beyond the BDUK target of 95% of premises, and working with partners to fully capitalise of the benefits of HS2.
17. The Plan identifies six geographical areas that form the basis for its infrastructure strategy, one of which encompasses Derby City, South Derbyshire District, Amber Valley Borough and Erewash Borough. It indicates that there is a need for infrastructure investment to assist in the regeneration of key sites. This includes the South Derby Integrated Transport Link and strategic connectivity interventions to bring forward employment land in the Southern Derby area. It also identifies infrastructure to unlock strategic growth opportunities in the wider Derby area including access to the proposed Drakelow Park development and construction of the Woodville-Swadlincote Regeneration Route.
18. The Plan notes that, apart from some prestigious city centre sites, rateable land values tend to be low and this gives rise to a shortage of speculative business accommodation.
19. In regard to tourism and leisure across the LEP area as a whole, the Plan identifies a need for capital investment in visitor attractions.

Emerging Derbyshire Economic Strategy Statement

20. The Derbyshire Economic Strategy Statement forms an integral part of the strategic planning framework for both Derbyshire County and the County Council and sets out Derbyshire's contribution to the recently approved D2N2 Strategic Economic Plan (SEP) and associated regeneration funding and delivery priorities.

21. It has been developed through the Derbyshire Economic Partnership (DEP) with the key objective of defining what Derbyshire needs to secure economic prosperity and sets out what the County can do to promote and deliver growth. To this end, the DESS represents a clear statement of intent for all local authorities and economic stakeholders in Derbyshire and serves a number of functions:
- Provides a key framework for all economic partners in the public, private and third sectors to work collectively.
 - Sets out the economic baseline on which the need and opportunities for investment and growth are evidenced and built – including the case for further freedoms and flexibilities from Government.
 - Delivers growth and prosperity through attracting investment/funding by setting out clear objectives and priorities.
 - Presents a dynamic narrative of Derbyshire to support wider discussions and decisions.
22. The DESS has been developed to guide strategic planning, joint/partnership working, investment decisions and delivery plans for all partners and economic stakeholders in Derbyshire. It is intended to ensure that Derbyshire is well positioned to influence and secure funding from the D2N2 and Sheffield City Region Local Enterprise Partnerships (LEPs).
23. It sets out Derbyshire’s “growth deal” which forms the basis for future investment and delivery, an analysis of the County’s key strengths, assets, challenges and opportunities and an economic framework for growth which sets out a vision and strategic priorities. In summary, the objectives and priorities are around:
- Boosting investment and place-making; particularly in relation to digital connectivity and infrastructure investment, unlocking development potential, and increasing the vitality of towns.
 - Fostering enterprise and business growth; particularly in relation to entrepreneurship, productivity and both the visitor and rural economy.
 - Creating the workforce to support growth; particularly in relation to skills, increasing the range and connectivity of opportunities and tackling disadvantage.
24. It includes an economic analysis of key strengths and opportunities for growth across the County and sets out the key measures which will be used to test success.
25. The DESS will be a three year rolling strategy, under continual review via the Derbyshire Economic Partnership (DEP) who will update an Action Plan on an annual basis.
26. The Strategy splits the County into three functional economic zones, South Derbyshire District, Amber Valley Borough and Erewash Borough forming the “South Zone”. This area is described as having a relatively

buoyant economy with considerable growth potential, particularly within high value added activities and supply chain development. It is an area of engineering excellence in the aerospace, rail and automotive sectors. The area has a mutually beneficial relationship with Derby in terms of flows of labour, goods and services. It is an attractive place to live and has a relatively affluent and highly skilled workforce, although with some pockets of disadvantage and a slightly ageing population. The Zone will be an important location for housing and employment growth.

27. South Derbyshire has benefited from the arrival of The National Forest and is planned to accommodate much of the future expansion of Derby, including housing, employment and infrastructure. This will include Infinity Park, where land has been identified within South Derbyshire district for its potential future expansion.
28. A manufacturing growth corridor runs along the A38/A50/M1 and A52 in the north of the Zone, the development of which has been supported by the availability of major brownfield sites and a highly skilled workforce. A key priority is facilitating high quality growth along these key corridors at major employment sites with potential. Proximity to East Midlands Airport and the Nottingham Enterprise Zone, and strong road and rail connections, provide an attractive proposition for businesses. There is further scope to develop the rural and visitor economy and revive the prospects of post-industrial and market towns, with developments at The National Forest driving the diversification of the local economy and the enhancement of environmental quality.
29. Preventing widening disparities is a priority as well as continued investment in the skills and qualifications' levels of the local workforce. The zone has a fast growing population meaning it will need to accelerate employment opportunities whilst accommodating new housing development. A priority is retaining these opportunities within the Zone. There is scope for further business investment and support and a need to address some of the constraints facing local employers, e.g. transport congestion and the availability of suitable sites and premises.
30. In South Derbyshire, economic assets include strategic connectivity via the A50 and A38; a strong manufacturing base; a good supply of employment sites; key employers and supply chain opportunities, e.g. Toyota, JCB, Futaba, Bison; and the National Forest as a cultural/visitor economy asset. The area has seen growth in private sector employment and is said to have the infrastructure and workforce to attract investment and skilled workers.
31. Priorities include: Woodville Regeneration Area, including the Woodville-Swadlincote Regeneration Route; business start-up and the manufacturing sector; linking opportunities to disadvantaged communities; and Swadlincote town centre.
32. The Strategy identifies three key themes, each with its own set of strategic objectives, as follows:

“Boosting Investment and Place Making”

- Invest in infrastructure to improve connectivity and create the conditions for growth
- Unlock the potential of Derbyshire’s land and property assets
- Attract new businesses to diversify and grow our economy
Increase the vitality and viability of towns

“Fostering Enterprise and Business Growth”

- Deliver a high quality business support offer to support business growth and resilience
- Develop an enterprising culture
- Raise business productivity by encouraging more higher value added and knowledge-intensive businesses
- Maximise the potential of the visitor economy
Strengthen the rural economy

“Creating the Workforce to Support Growth”

- Raise workforce skills
- Connect people to economic opportunity
- Create a skilled future workforce
- Tackle disadvantage and help hard to reach individuals and communities into economic activity

South Derbyshire Economic Development Statement (2013)

33. The economic Vision for the District is:

34. **To promote greater economic wellbeing in South Derbyshire, in order that it becomes a healthier, more prosperous and safer place to live with better jobs and prospects for local people and businesses.** This will be implemented through three key objectives and the realisation of a series of Ambitions:

Objectives and Ambitions

35. **Raising Productivity** to enable people and business in South Derbyshire to become more competitive and innovative.

Ambition 1: Raising **skills** levels, promoting a culture of learning and improving training facilities

Ambition 2: Attracting new **inward investment** and encouraging reinvestment by existing businesses

Ambition 3: Developing **tourism** and the woodland economy, maximising the potential of The National Forest to address rural issues

Ambition 4: Providing **business support** and innovation assistance, particularly in key growth sectors

36. **Ensuring Sustainability** to provide the infrastructure for businesses and communities to thrive in South Derbyshire

Ambition 5: Improving **accessibility** to opportunities, particularly employment and training

Ambition 6: Providing **sites and premises** for future employment needs, coordinating provision with transport and other infrastructure

Ambition 7: Continuing the revival of Swadlincote **town centre** as a service centre and focus for the community and visitors

37. **Achieving Equality** to help all people in South Derbyshire to realise their full Potential

Ambition 8: Overcoming **employability** barriers to entering the workforce, particularly amongst people facing multiple challenges

Ambition 9: Raising **aspirations** and expectations, particularly amongst young people

38. The District Council will contribute to the objectives set out for tourism in The National Forest Strategy 2004-14 and **Vision & Action Plan for Sustainable Tourism in The National Forest** (2009). Further information is set out in the South Derbyshire Economic Development Strategy 2008-2012.

Local Evidence Base

Derby Housing Market Area Employment Land Review (March 2008)

39. This report assesses the supply, need and demand for employment land and premises (use class B) in the Derby Housing Market Area. It comprises three main elements:
- An assessment of the study area's economy to inform the amount, location and type of employment land and premises required to facilitate its development and growth. This included liaison with businesses, land agents and business support agencies.
 - A review of the current portfolio of employment land and premises (in the case of South Derbyshire, the review of premises was carried forward from the South Derbyshire Local Plan Review, completed in 2007)
 - Recommendations on the future allocation of employment land and premises to maintain the study area's economic growth.
40. It finds that there is too much employment land in the Derby HMA and that poor quality land will have to be deallocated or redeveloped for other uses, although new allocations will be needed to meet modern business

requirements. It notes that Derby is the most oversupplied of the three HMA authorities, whilst South Derbyshire has a slight undersupply. It indicates that more land is needed to service Swadlincote, such as land at Occupation Lane, Woodville, and that elsewhere the District may be able to utilise some of Derby's surplus. Major allocations will need to be retained to accommodate structural change, compensate for the failures of the property market and to meet industrial demand, especially in Amber Valley and South Derbyshire. It notes that Derby has a strong engineering sector that shows little sign of relocating and will need to modernise. South Derbyshire has seen strong demand from the logistics sector, attracted by the A50 and A38 road links. The next priority for Derby is to bring forward Chellaston Business Park (now referred to as Infinity Park).

41. In both Derby and South Derbyshire, although some land will be expensive to remediate and bring forward, even low quality sites are likely to be developed. The former power station sites are identified as land supply opportunities, as is land at Occupation Lane, Woodville, although development at these locations may be dependent upon substantial infrastructure improvements to link them to the strategic road network. It should be noted that at both former power station sites, planning consent was subsequently granted for the development of gas fired power stations. In addition, a large part of the former Drakelow Power Station site is allocated for mixed use residential and employment development in the emerging Local Plan. Land at Occupation Lane is allocated predominantly for employment development, but with an element of housing.
42. There is found to be good demand for small business and managed workspace throughout the HMA, although this is in short supply. Although most companies seek moderate quality premises, there is a need for better quality land and premises for a smaller proportion of businesses.

Call For Sites

43. The HMA authorities approached land owners, developers and agents in 2009 requesting that they submit details of sites for consideration by the local planning authorities for inclusion for industrial and business development in their respective Local Plans.
44. The submitted sites were assessed in regard to the constraints and opportunities they presented, all of which are set out in the South Derbyshire Employment Site Assessment Summaries, published in April 2013.

Derby Housing Market Area Employment Land Forecasts Update

45. This report updates demand forecasts set out in the Derby Housing Market Area Employment Land Review. It was considered necessary to update the forecasting to reflect changes in economic circumstances and the economic outlook, and to take account of revised assumptions on expected population growth at the HMA level. It does not look at the supply of employment land as this was not considered by the local authorities to have changed substantially since the HMA Employment Land Review was undertaken.

46. It produces separate forecasts using three methodologies:
- “Labour demand” based on Experian forecasts of jobs growth in the area;
 - “Labour supply policy-on” which is based upon the Experian forecasts but takes account of anticipated growth in the number of residents in work, as identified in the Derby HMA Housing Requirements Study and
 - Extrapolation of past employment development completion trends, using the 10 and 20 year averages of past employment development completion rates in the HMA.
47. In simple terms, in regard to the extent of employment land provision, the report considers the results of the “labour demand” approach to be overly conservative, whilst the extrapolation of past trends produces unrealistically high forecasts. Whilst the “labour supply policy-on” forecast is arguably based on an optimistic set of assumptions about employment growth in the HMA, it would align with the national planning policy emphasis on supporting economic growth and with the level of housing provision proposed for the HMA.
48. The “labour-supply policy-on” methodology identifies a net land requirement for the HMA of 273.29 ha, taking account of the need to replace anticipated losses of established employment sites and premises and building in a margin for flexibility to reflect market churn.
49. The report notes that the extent of variation between the results produced using the different forecast methodologies highlights the difficulty of making accurate predictions. However, the information provides a robust basis from which a policy approach can be derived.

Liaison with Neighbouring Local Authorities

50. On going liaison between South Derbyshire District Council officers and representatives of neighbouring local authorities indicated that they intended to meet their own identified employment land needs within their administrative boundaries.

Distribution of Housing Market Area Employment Land Provision

51. Subsequent to the publication of the Derby Housing Market Area Employment Land Review Forecasts Update, further work was undertaken on the HMA Housing Requirements Study, which resulted in the upward revision of the number of residents forecast to be in work over the plan period to 21957 from the previous 21300.
52. Using the implied jobs to floorspace ratio used in the Employment Land Forecast Review (1 : 20.786), it is estimated that there will be a need for a net total of 456419 sq m of new B1, B2 and B8 floorspace in the HMA over the plan period. Using the implied floorspace to land area ratio used in the Employment Land Forecast Review (divide floorspace by a factor of 0.0002155), the HMA net land requirement is calculated as 98.358 ha.

53. Using the forecast land requirements for the replacement of losses (based on estimates by the three local authorities) and the buffer margin used in the Employment Land Forecast Review, the HMA gross land requirement is calculated as follows:

Table 1: HMA Employment Land Need

Net requirement	Replacement of losses	Margin	Gross requirement
98.358 ha	98.09 ha	79.9 ha	276.348 ha

54. The HMA authorities determined that in order to achieve a sustainable balance of jobs and housing, it would be desirable to distribute employment land provision in proportion with the distribution of new dwellings proposed in the Draft Local Plans of the three HMA planning authorities. Apportioning employment land provision on this basis between the Derby Urban Area (Derby and adjoining land within South Derbyshire District and Amber Valley Borough), the rest of Amber Valley Borough and the rest of South Derbyshire District, the requirement for each part of the HMA is as follows:

Table 2: Employment Land Distribution

	Dwellings	% of housing growth	Employment Land (ha)
Derby Urban Area	19730	55.8	154.2 (154)
Remainder of South Derbyshire	6754	19.1	52.782 (53)
Remainder of Amber Valley	8870	25.1	69.3 (69)

55. Since the Pre-Submission version of the South Derbyshire Local Plan was published, the housing requirement for the HMA has been revised upwards once again, the additional housing being allocated to sites within Amber Valley Borough, potentially both within and outside the Derby Urban Area. The employment land implications of this additional provision will need to be addressed.
56. Further, Derby City Council has re-based its housing land requirement to 2011, from the previous 2008. To reflect this in terms of employment land provision, the marginal buffer for employment land provision within the Derby Urban Area has been reduced proportionately (15%).

Current Employment Land Position

57. The employment land availability position in South Derbyshire as at 31 March 2014, is set out below.

Table 3: Current Land Supply

Completions since 1st April 2008	14.16 ha
Sites with planning permission	51.77 ha
Total	65.93 ha

58. All completed developments and sites with planning consent lie beyond the DUA. Derby City Council has indicated that there is sufficient available land within the city itself to meet both its own needs and those of sites lying outside the city, but forming part of the DUA.
59. Policy E1 of the South Derbyshire Local Plan identifies the following strategic employment land allocations, all of which lie outside the DUA:

Table 4: Strategic Allocated Sites

New Land	Size (ha)
E1A Cadley Hill, Swadlincote	3
E1B Hilton	7
E1C Woodville Regeneration Area	12
Committed Land	
E1D Tetron Point	8.08
E1E Dove Valley Business Park	19.27
E1F Former Drakelow Power Station	12
E1G Cadley Hill	5

60. The sites with planning consent form part of the 51.77 ha total identified in Table 3, the remainder being represented by sites unallocated sites .
61. The total land supply for South Derbyshire can be calculated by adding the strategic allocated sites without planning consent to the current land supply, as follows:

Table 5: Total Land Supply

Current land supply	65.93 ha
New land on strategic allocated sites	22 ha
Total	87.93 ha

62. Whilst this total level of provision would appear to significantly exceed the identified need for South Derbyshire outside the DUA of 53 ha, the quantum of established industrial and business land and premises forecast to be lost through redevelopment for other purposes in South Derbyshire is now expected to be greater than the level assumed in the HMA Employment Land Forecasts Update as a consequence of the proposal to redevelop part of the established Hilton Business Park for residential purposes (Local Plan Policy H7), which was made subsequent to the publication of the HMA Employment Land Forecasts Update. This in itself will result in the loss of some 20 ha of employment land.

Qualitative Considerations

63. The Local Plan provides land for employment development on a number of sites throughout the District, offering market choice in terms of location and site characteristics. It seeks to achieve a sustainable pattern of development through the use of land that is readily accessible to areas of housing growth whilst addressing opportunities to attract investment in areas of high market demand.
64. In the Swadlincote Urban Area, land at Tetron Point, to the South of Cadley Hill, at Swadlincote Lane and at Occupation Lane will help to balance proposed housing growth. Development at Occupation Lane, Woodville (Policy E6), will assist in the economic, social and environmental regeneration of that part of the District, supported by the proposed Woodville to Swadlincote Regeneration Route (Policy INF4). The employment allocation at Drakelow will help to balance housing growth in that location, as will the allocation at Hilton. Also in the interests of encouraging a sustainable pattern of development by encouraging employment development close to population centres, Policy E2 allows for industrial and business development in appropriate circumstances within or on the edge of urban areas or Key Service Villages.
65. The strategic allocation at the established Dove Valley Business Park, comprising remaining plots of varying sizes, will allow the District to take advantage of identified demand for employment development in the A50 corridor through the use of brownfield land on an established site that offers immediate access to the trunk road network.
66. All sites are offered for development in Use Class categories B1, B2 and B8 to allow the flexibility needed to respond to ever changing market requirements over the plan period.
67. The evidence base indicates that a particular part of the market where demand has not been met in the past is that of small and grow-on units and small serviced plots. To this end, Policy E1 includes a requirement for such provision as part of the wider development of a number of the strategic sites.
68. Whilst the strategic sites offer plots of varying sizes, provision has been made for the release of land to the North of Dove Valley Business Park (Policy E5)

to meet the needs of single occupiers requiring large scale units where these cannot be accommodated on the strategic sites identified under Policy E1. This approach will help to ensure that potential business investment is not lost to the District and is consistent with the emphasis accorded to supporting economic growth in the National Planning Policy Framework.

69. The development of Infinity Park within Derby City will help to nurture high value business development, benefiting the economy of the Derby Urban Area and the HMA as a whole. In recognition of the importance of this site to the future economic prospects of the area, land at Sinfin Moor is protected in the South Derbyshire Local Plan to allow for its potential future expansion (Policy E4). However, transport mitigation measures additional to those already planned for would be needed in order to enable such development to take place.
70. In order to encourage the growth and retention of existing businesses within the District, Policy E2 provides for the expansion of existing premises.
71. Although the established stock of employment land and premises within the District has been found to be of good quality, it is accepted that a small proportion will be redeveloped for alternative purposes during the plan period due to obsolescence and Local Plan Policy E3 allows for this to happen where existing employment activity is incompatible with neighbouring land uses or where it has been demonstrated to the satisfaction of the Council that the continued use of the site for industrial and business purposes is no longer economically viable.
72. Rural economic diversification is encouraged by national policy and there are many successful examples of such activity throughout the District, helping to maintain the economic vitality of rural communities. To allow the continuation of this trend and in recognition of the encouragement given to rural economic diversification at the national, sub regional and local level, Local Plan Policy E2 takes an accommodating approach in regard to further development of this kind.
73. Likewise, the visitor economy is increasingly importance to the District, particularly as the National Forest becomes established and Policy INF10 seeks to encourage such the development tourism facilities in appropriate locations.
74. There is interest in the development of Strategic Rail Freight Interchange facilities within the District. Due to their scale and nature, such proposals must be determined by the Secretary of State for Transport and therefore no assumptions can be made as to whether permission will be granted for such development. However, the Local Plan includes a policy (INF3) setting out the local criteria to be taken into account in considering applications for such development.

Conclusion

75. The District Council has co-operated with neighbouring authorities in identifying the extent of employment land need, in both quantitative and qualitative terms. The Local Plan identifies land to meet this requirement along with a set of Employment and Infrastructure development control policies.

