

Appendix 1

List of Consultees



Appendix 1 – List of Consultees

Amber Valley Borough Council	JB Kind
ATL	Marketing Derby
Bam Boom Cloud	National Forest
Burton and South Derbyshire College	North West Leicestershire District Council
Cale Street Investments	Partnerships for Better Business (PFBB UK)
Central Joinery	Pennine Healthcare
Composite Braiding	Pentaxia
Connect Derby	PKC Group (Motherson Group)
Cushman and Wakefield	Rigby and Co.
D2N2	Rolls Royce
Derby City Council	Salloway
Derby College	Scitek
Derbyshire Economic Partnership	South Derbyshire District Council
East Midlands Chamber	Toyota
East Staffordshire Borough Council	St James Securities
Erewash Borough Council	St Modwen
E-On	University of Derby
FHP	Yusen Logistics
Harworth Estates	

Appendix 2

Derby Realistic Employment Land Supply Maps

DERBY EMPLOYMENT SITES



-  Allocated Employment Sites
-  Other Employment Sites

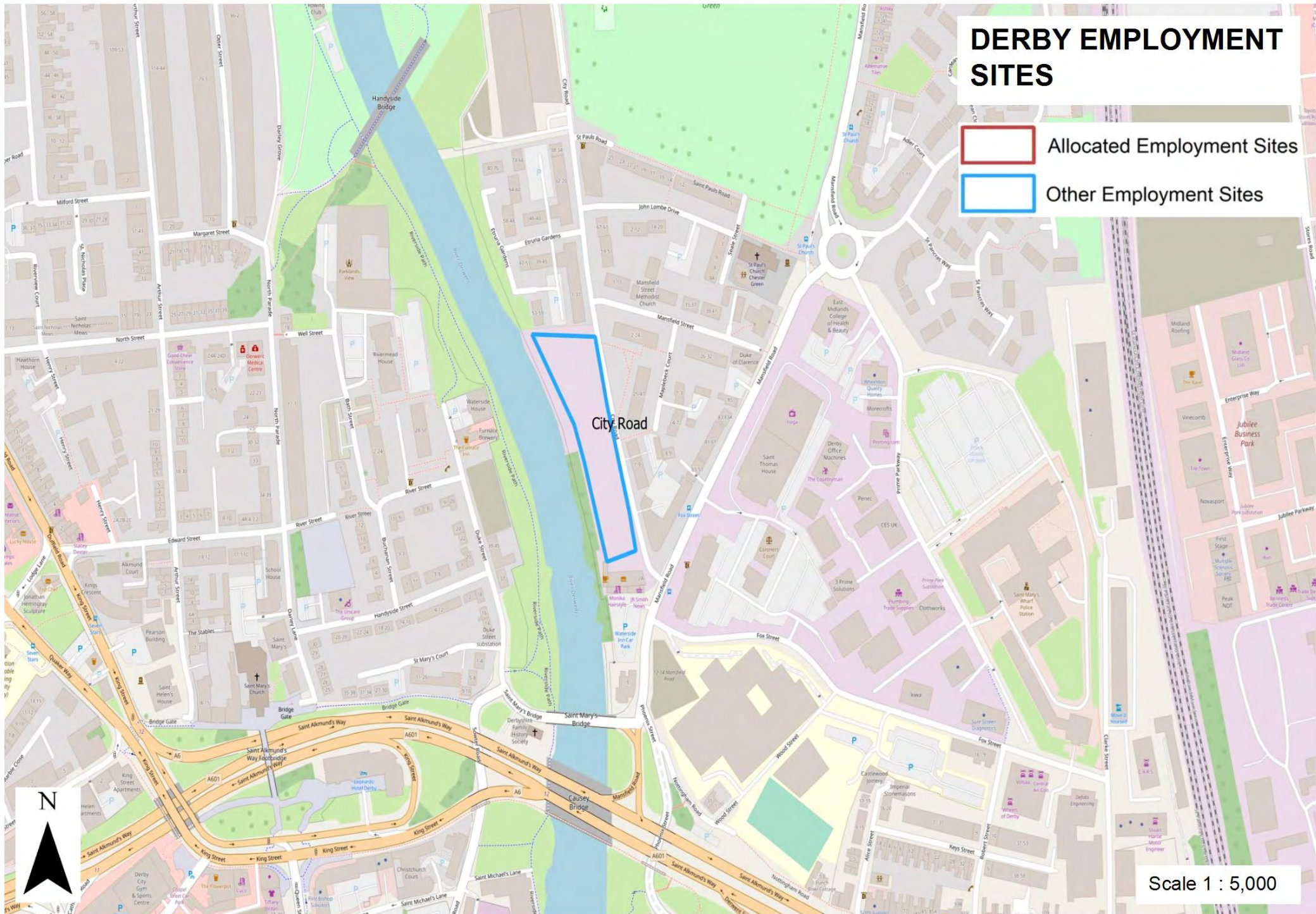
Alfreton Road



Scale 1 : 5,000

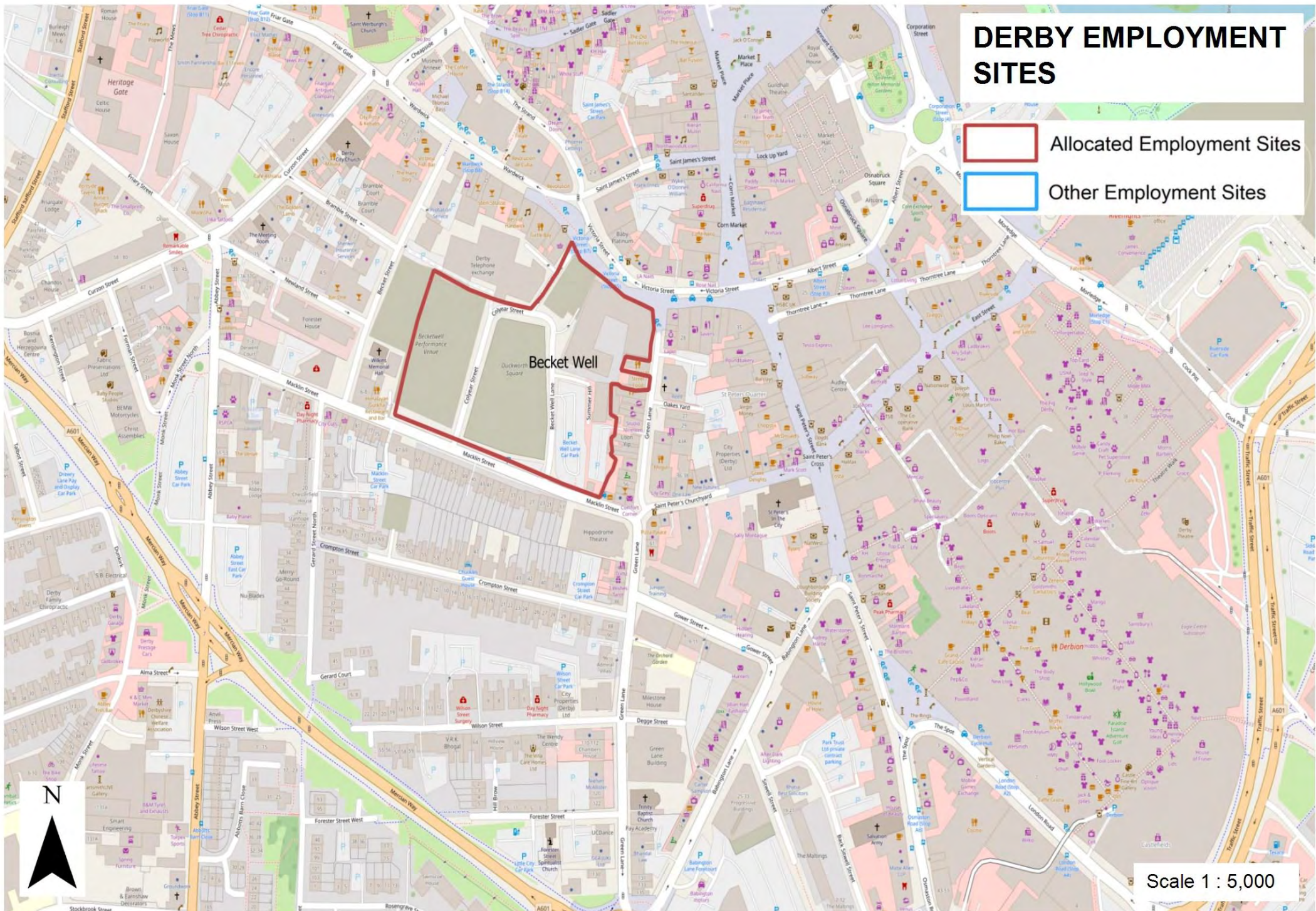
DERBY EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites



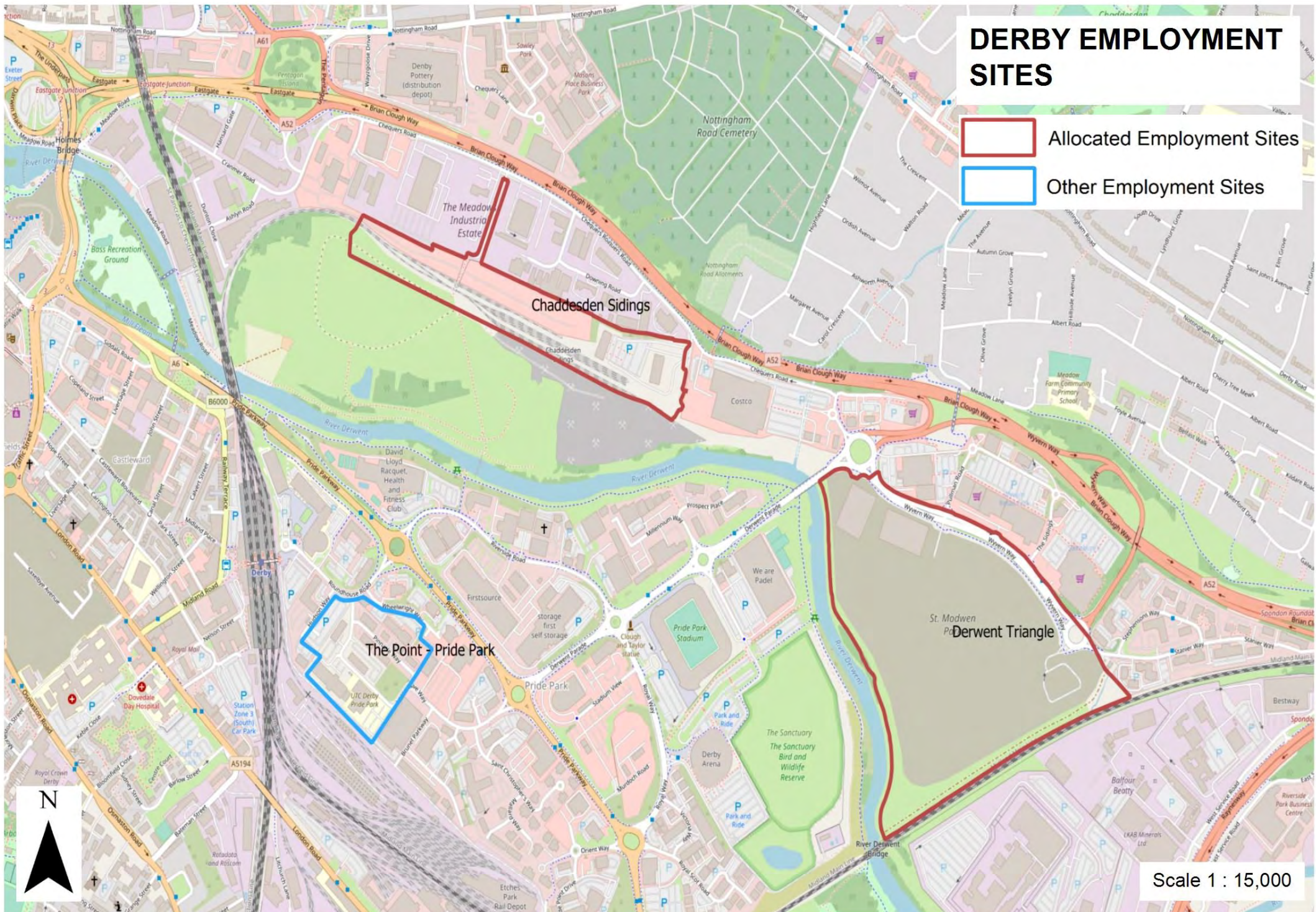
DERBY EMPLOYMENT SITES

- Allocated Employment Sites
- Other Employment Sites





DERBY EMPLOYMENT SITES

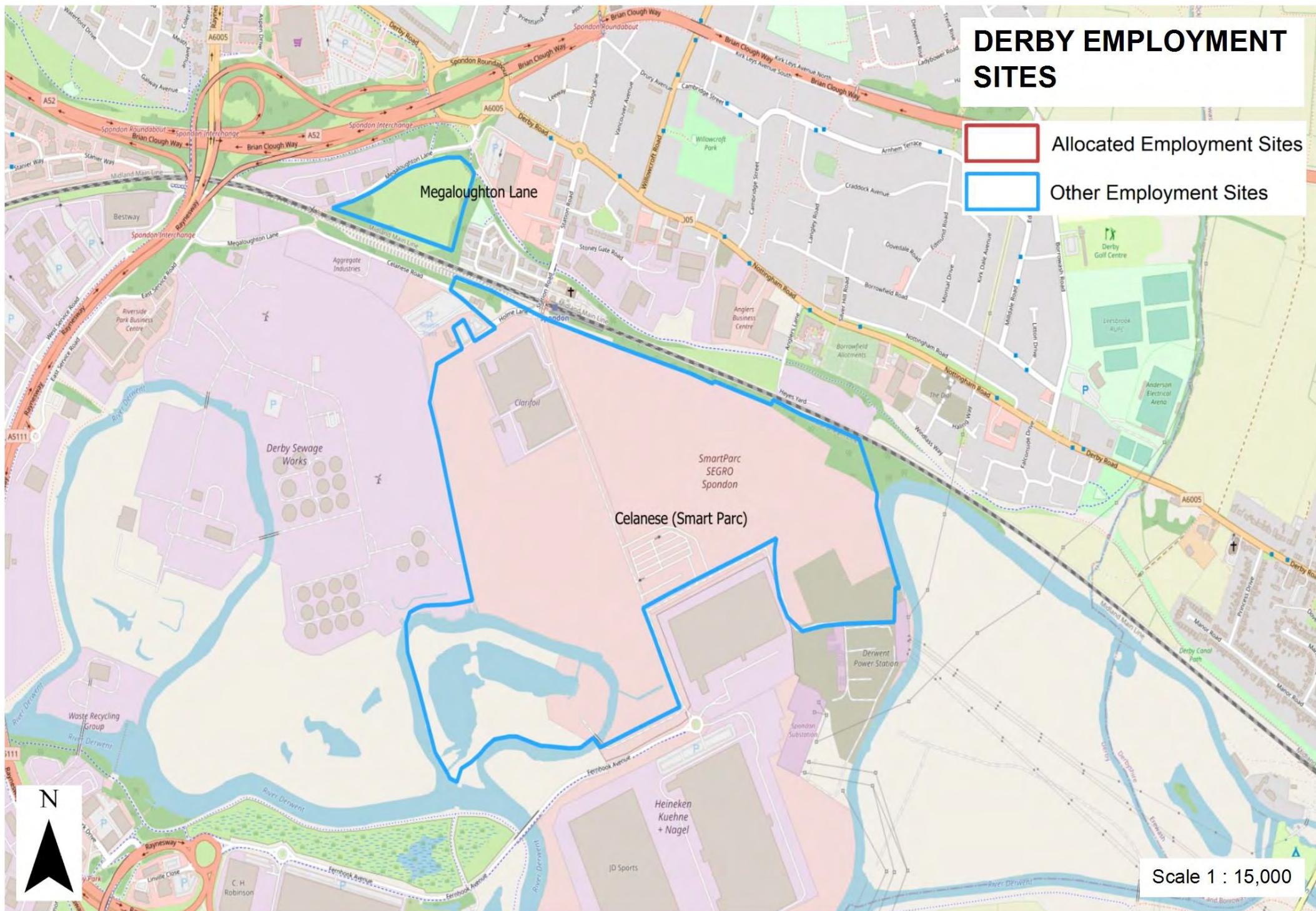
- Allocated Employment Sites
- Other Employment Sites



Scale 1 : 15,000

DERBY EMPLOYMENT SITES

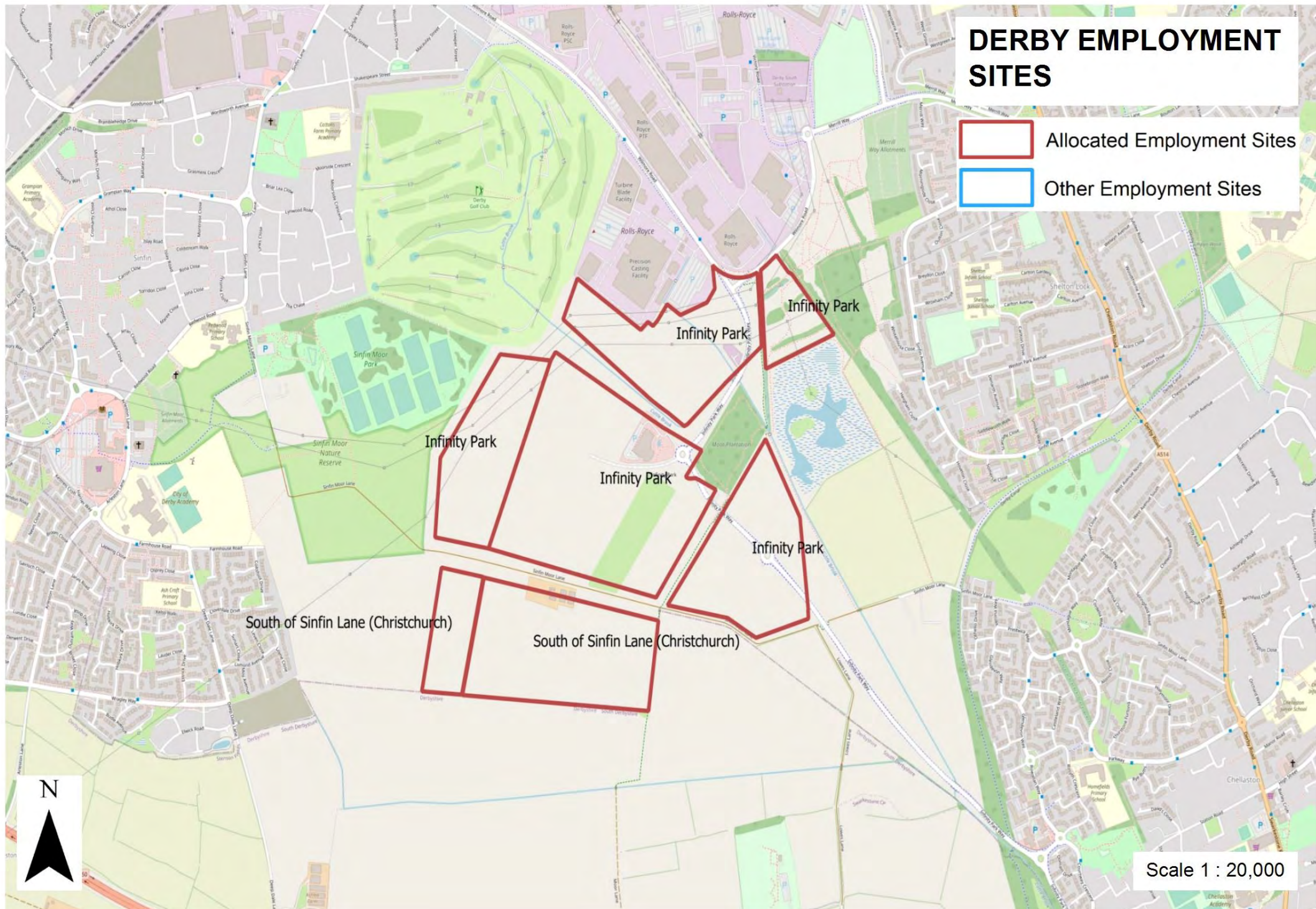
-  Allocated Employment Sites
-  Other Employment Sites





Scale 1 : 15,000

DERBY EMPLOYMENT SITES

- Allocated Employment Sites
- Other Employment Sites



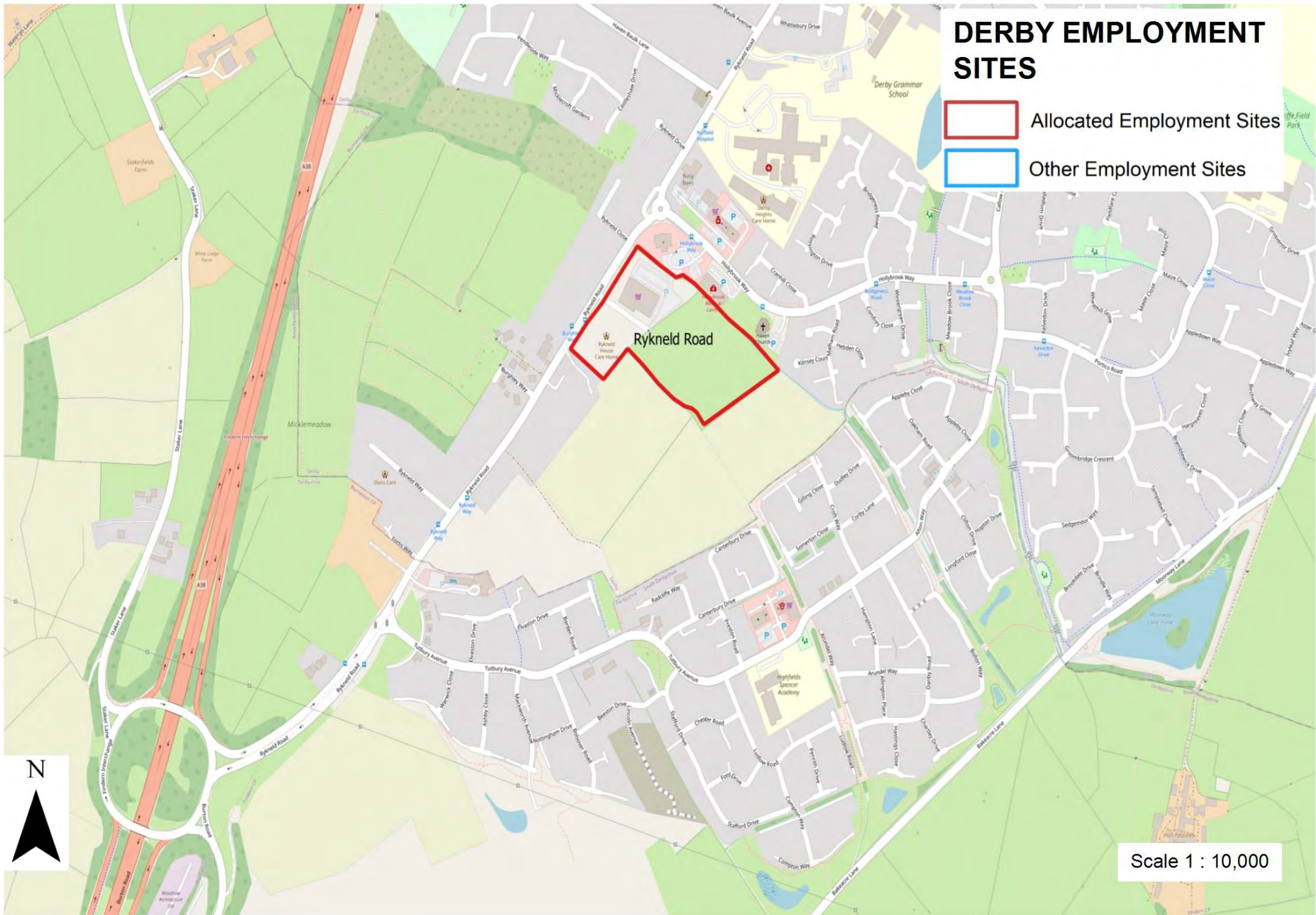
DERBY EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites



Ryknel Road

N

Scale 1 : 10,000



DERBY EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites

Dunstall Park Close (RR Car Park)

Victory Road

Scale 1 : 20,000



Appendix 3

Sites Scoring

Appendix 3 – Site Scoring System

Sustainability and Accessibility	Location	Proximity to strategic highway network (A6, A38, A50, A52, A511, A444): <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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		<ul style="list-style-type: none"> 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

		<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<p>May be physical (including access), planning, or legal</p> <p>Reduce score by 2 for each constraint</p> <p>If there are none – score 10</p>
	Environmental Setting	<p>Subjective, score 0 to 10, examples:</p> <ul style="list-style-type: none"> Good quality business park/greenfield location – score 10 Moderate quality industrial estate – score 5 Poor quality industrial estate/in-fill location – score 2
	Flexibility	<p>Subjective, score 0 to 10:</p> <p>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.</p> <p>Consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.</p>
Site Availability		<ul style="list-style-type: none"> 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 Sinfen 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	9/2019/1431 Sinfen 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

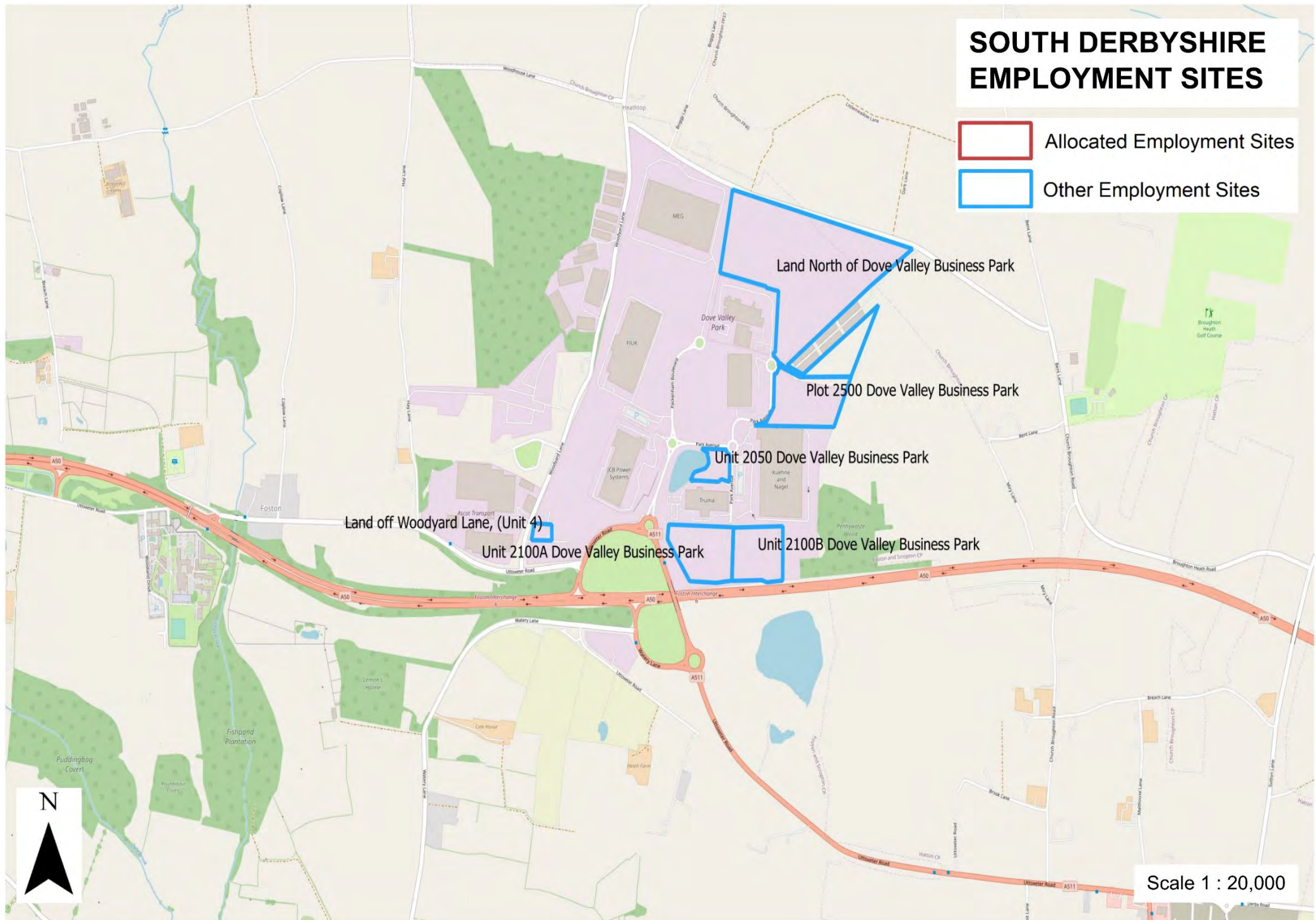
Source: BE Group, 2023

Appendix 5

South Derbyshire Realistic Employment Land Supply Maps



SOUTH DERBYSHIRE EMPLOYMENT SITES

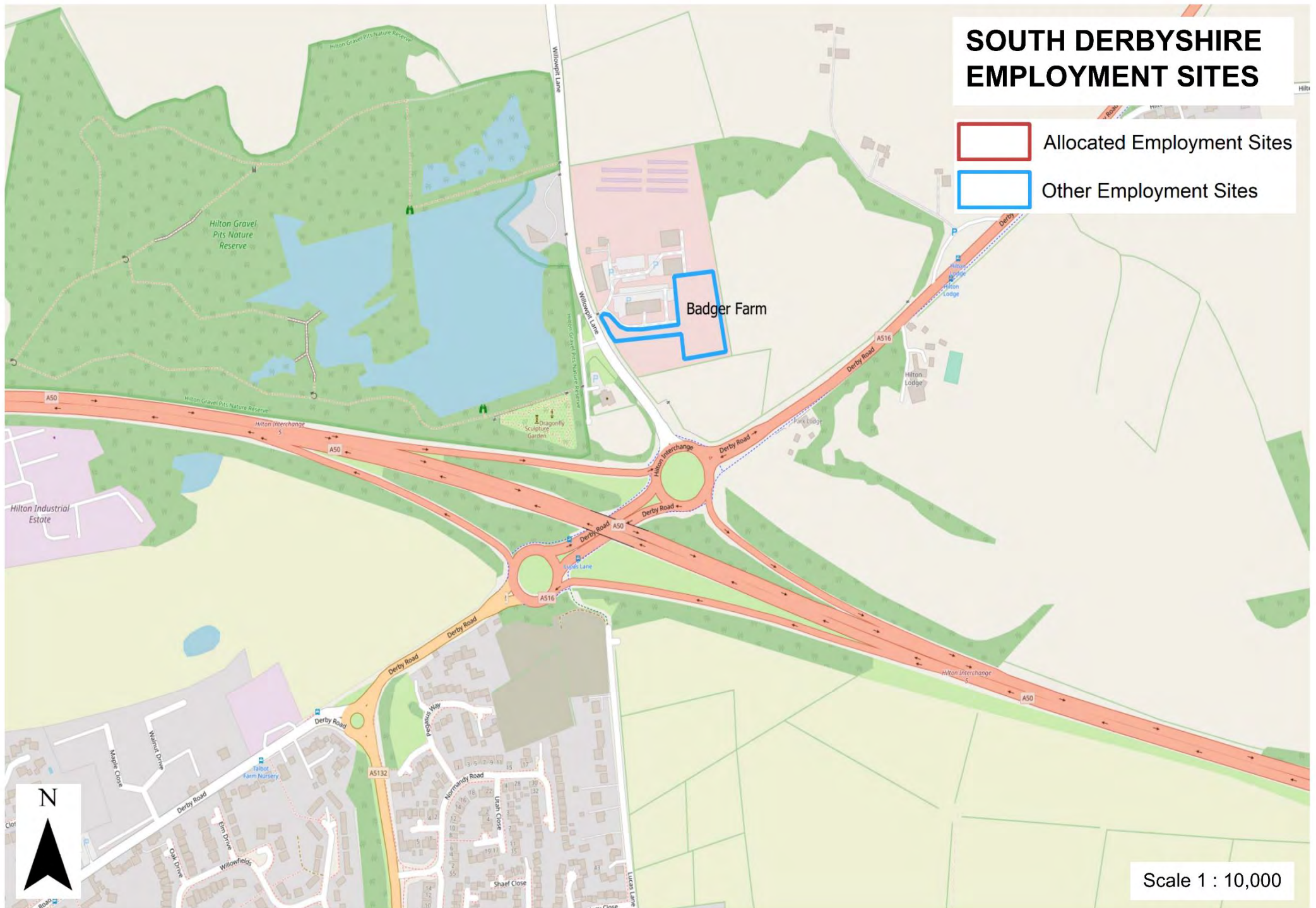
-  Allocated Employment Sites
-  Other Employment Sites



Scale 1 : 20,000



SOUTH DERBYSHIRE EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites



Scale 1 : 10,000

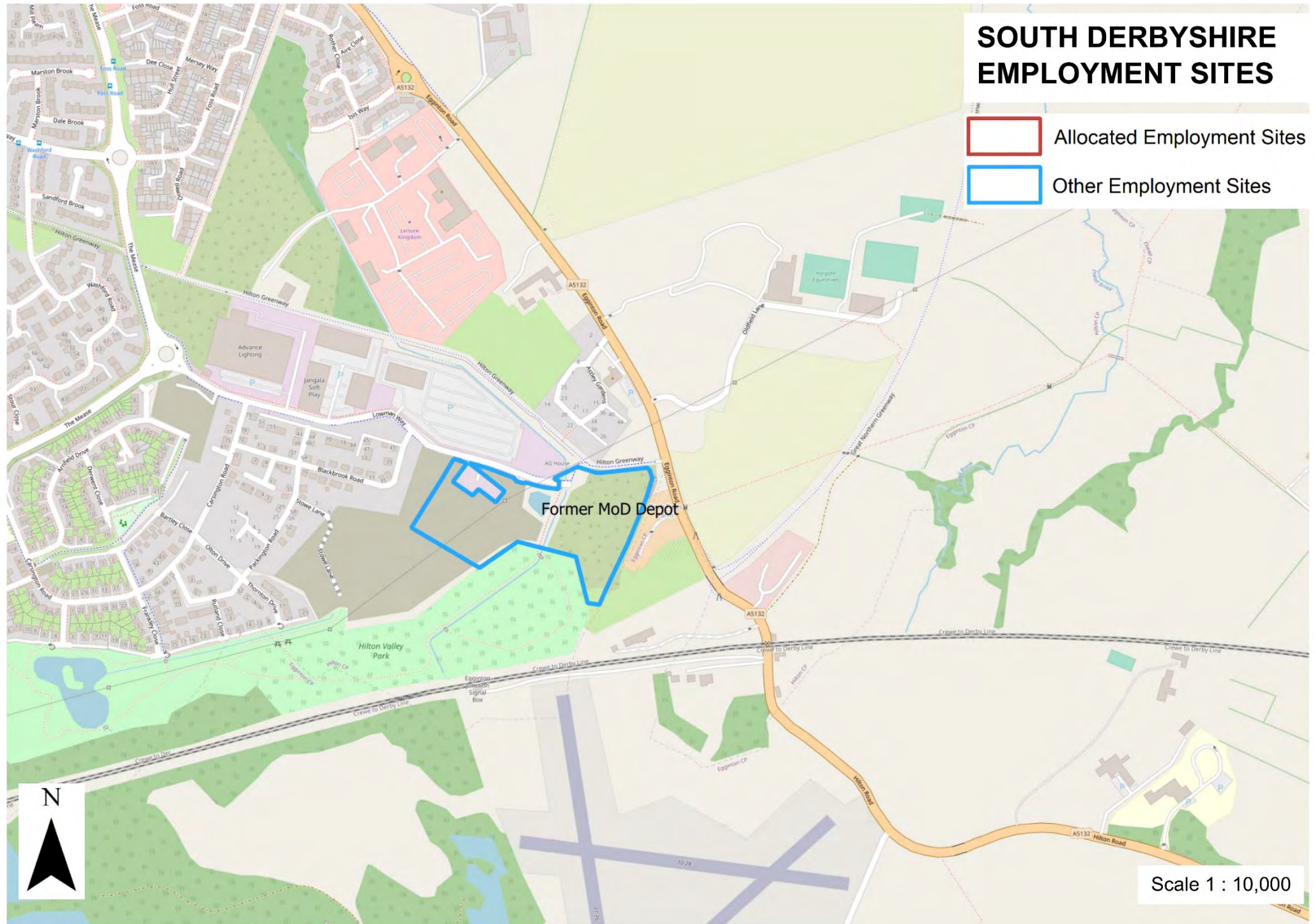
SOUTH DERBYSHIRE EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites


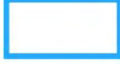
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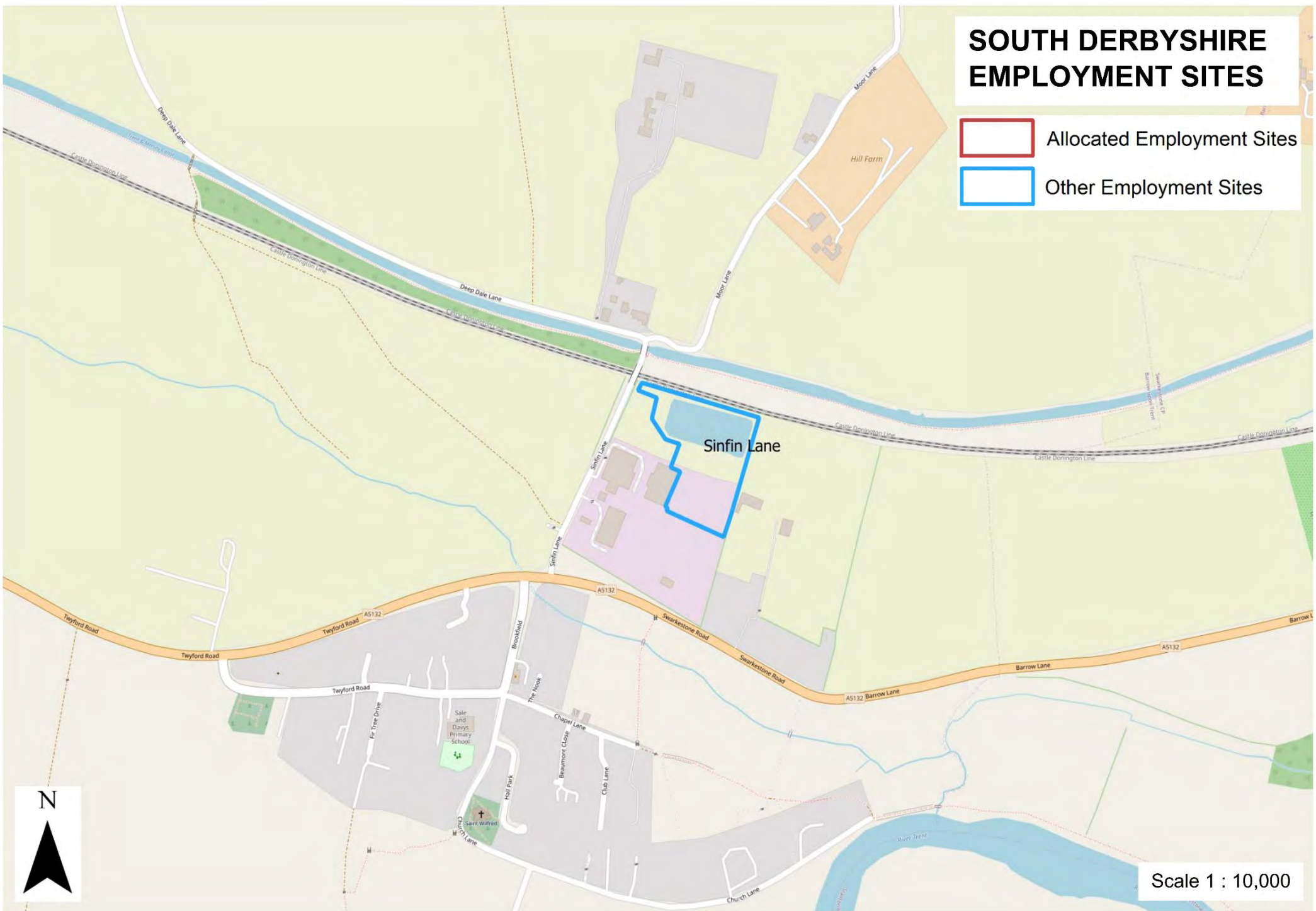


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SOUTH DERBYSHIRE EMPLOYMENT SITES

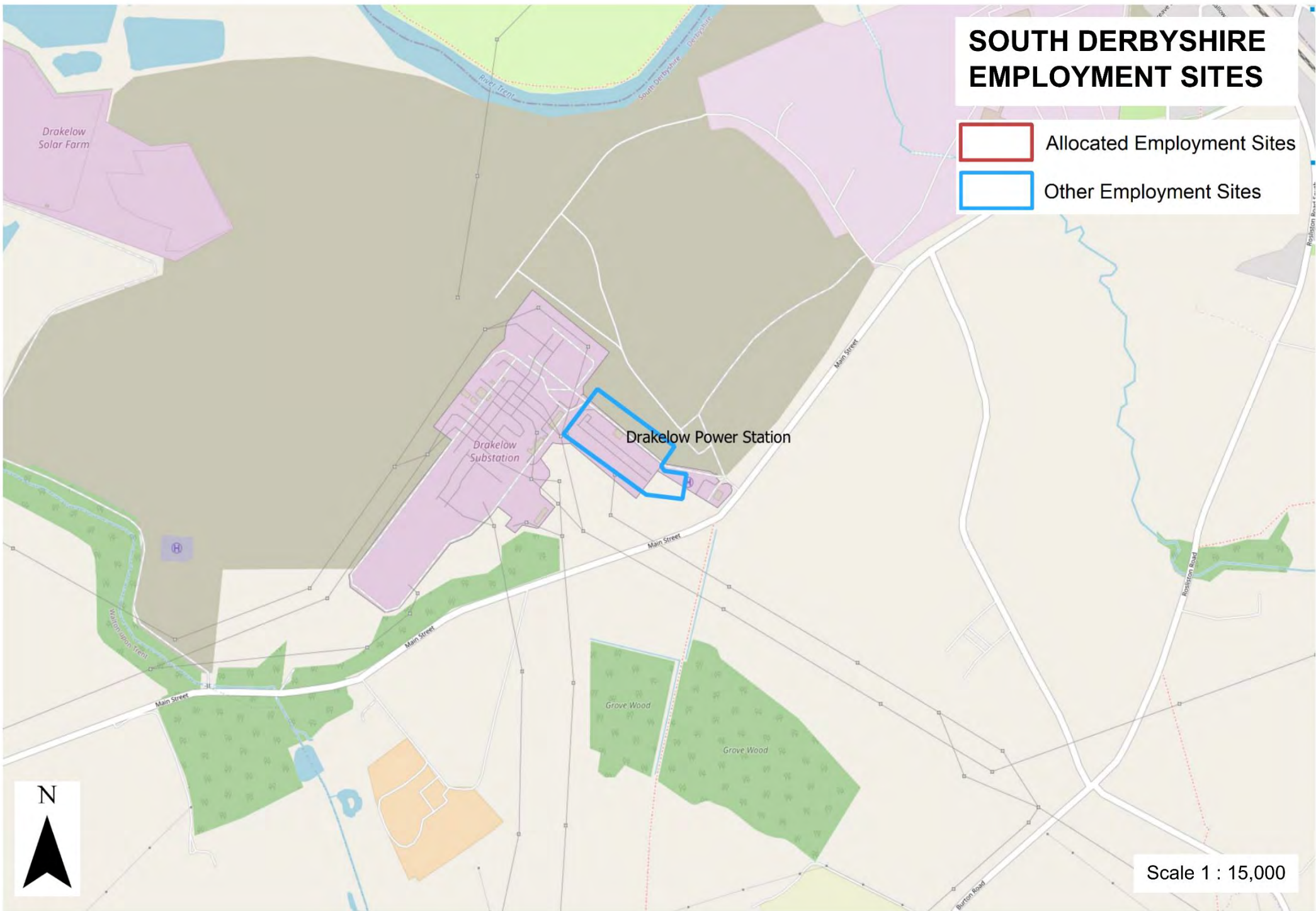
-  Allocated Employment Sites
-  Other Employment Sites



Scale 1 : 10,000



SOUTH DERBYSHIRE EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites



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



Scale 1 : 15,000

SOUTH DERBYSHIRE EMPLOYMENT SITES

-  Allocated Employment Sites
-  Other Employment Sites

E1C Woodville Regeneration Area



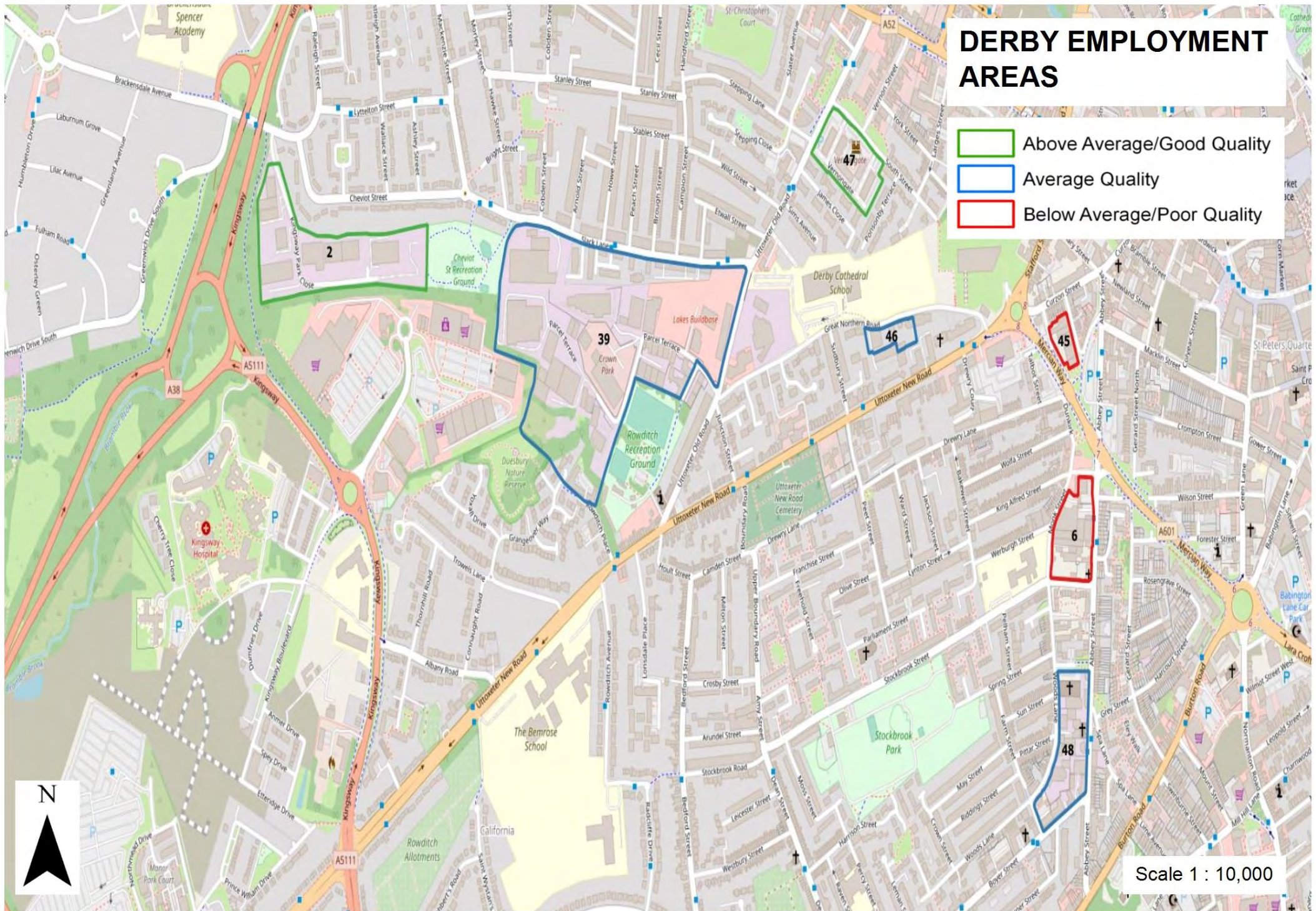
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Appendix 6

Derby Employment Area Maps

DERBY EMPLOYMENT AREAS

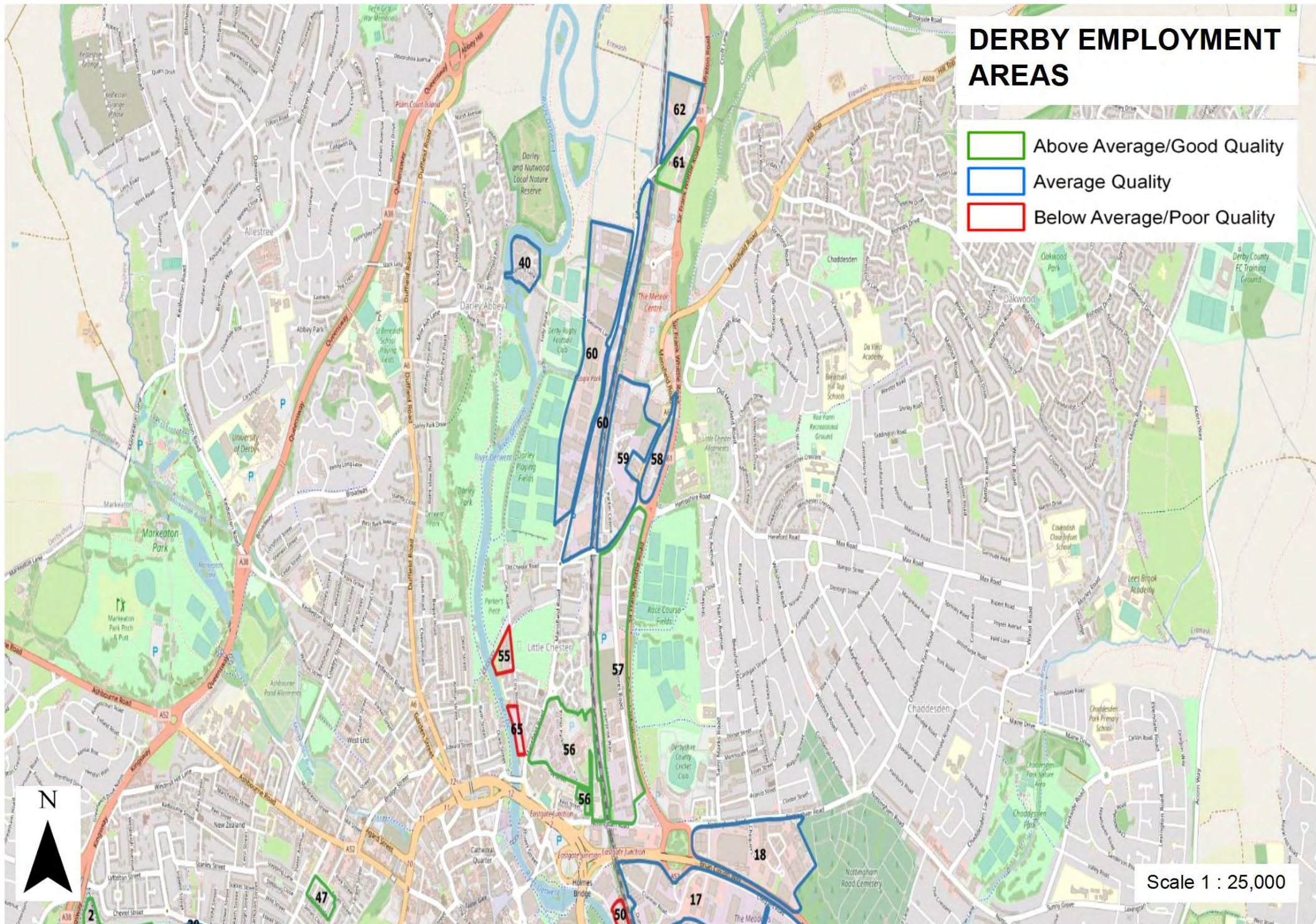
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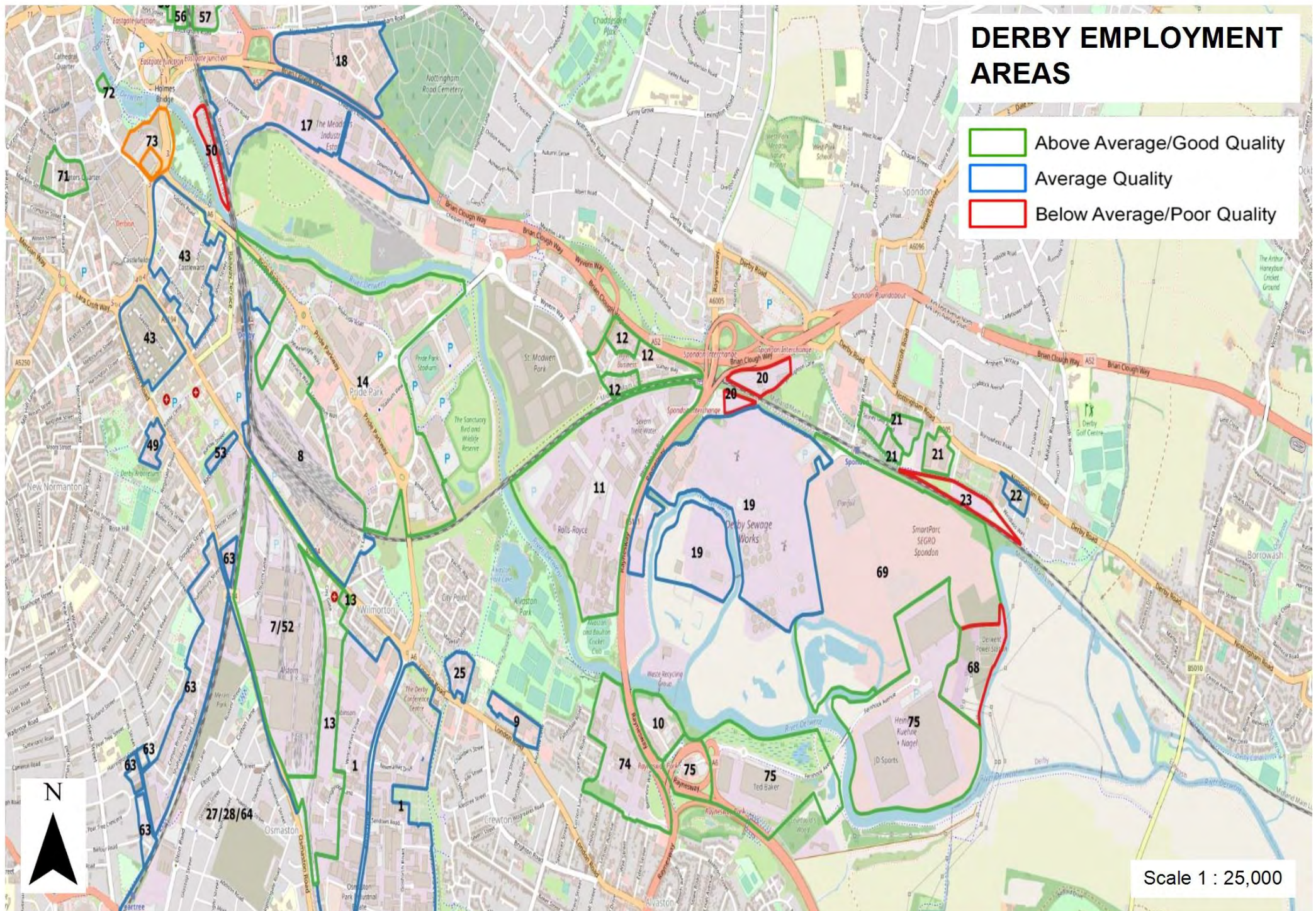
DERBY EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



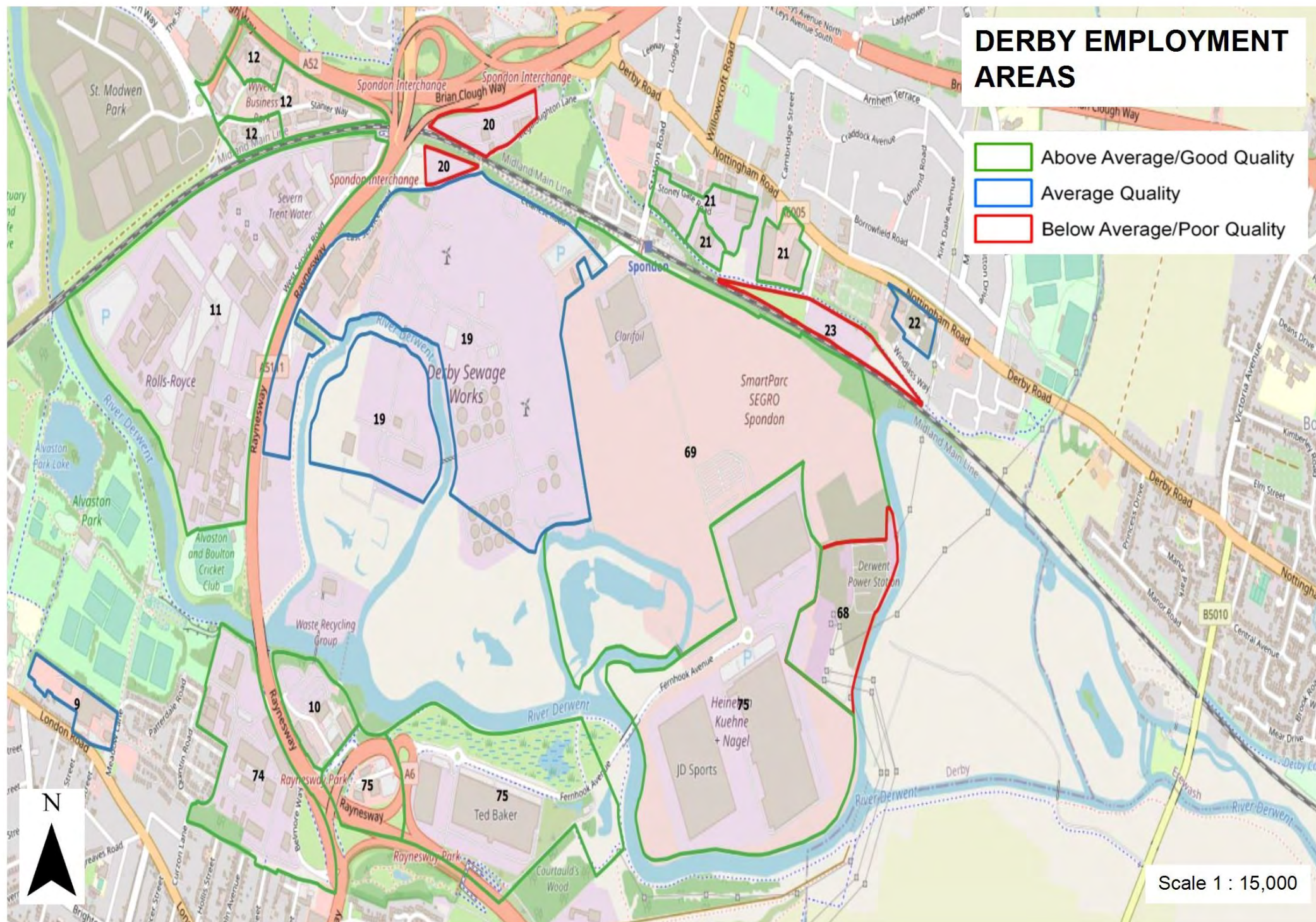
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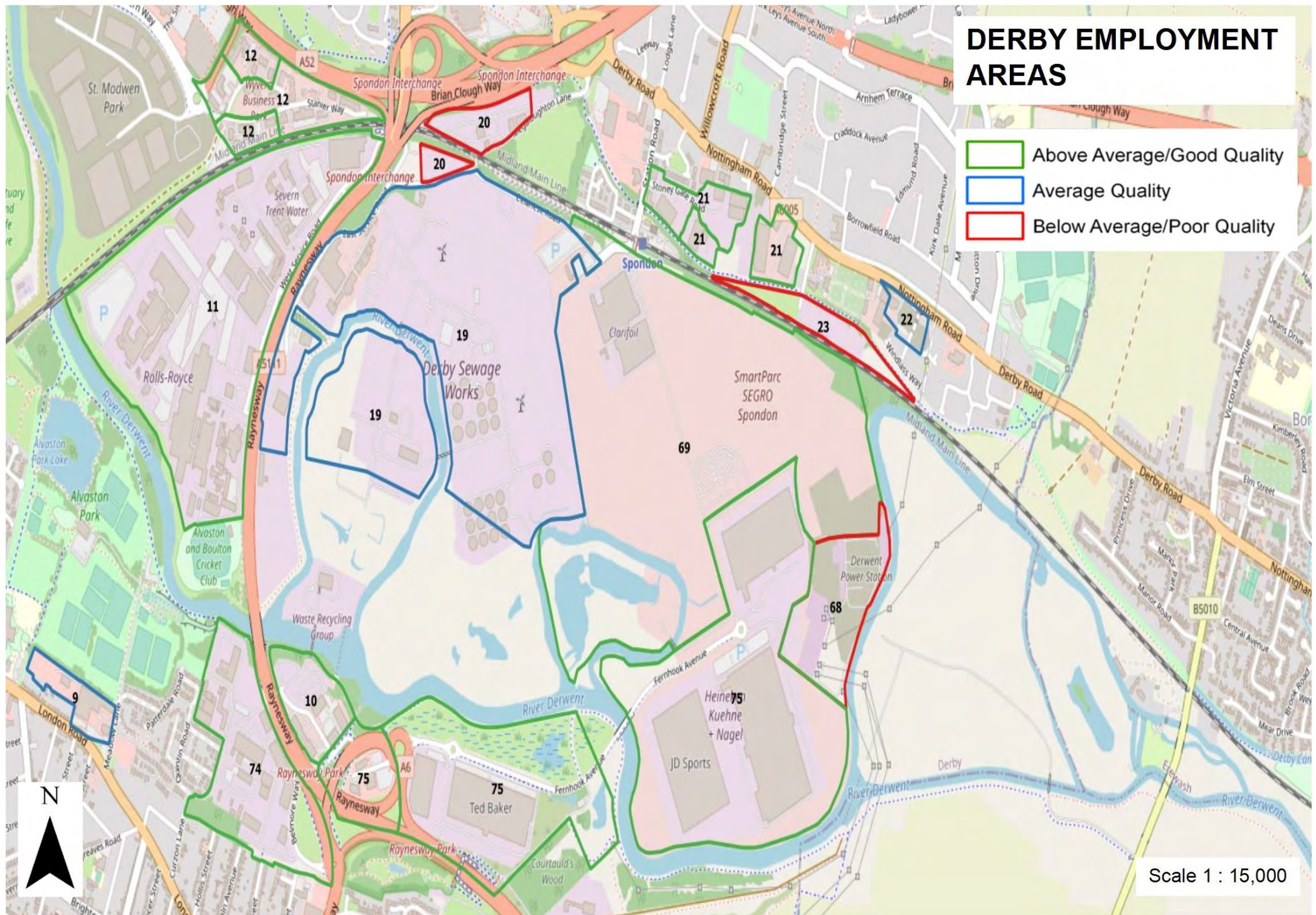
DERBY EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



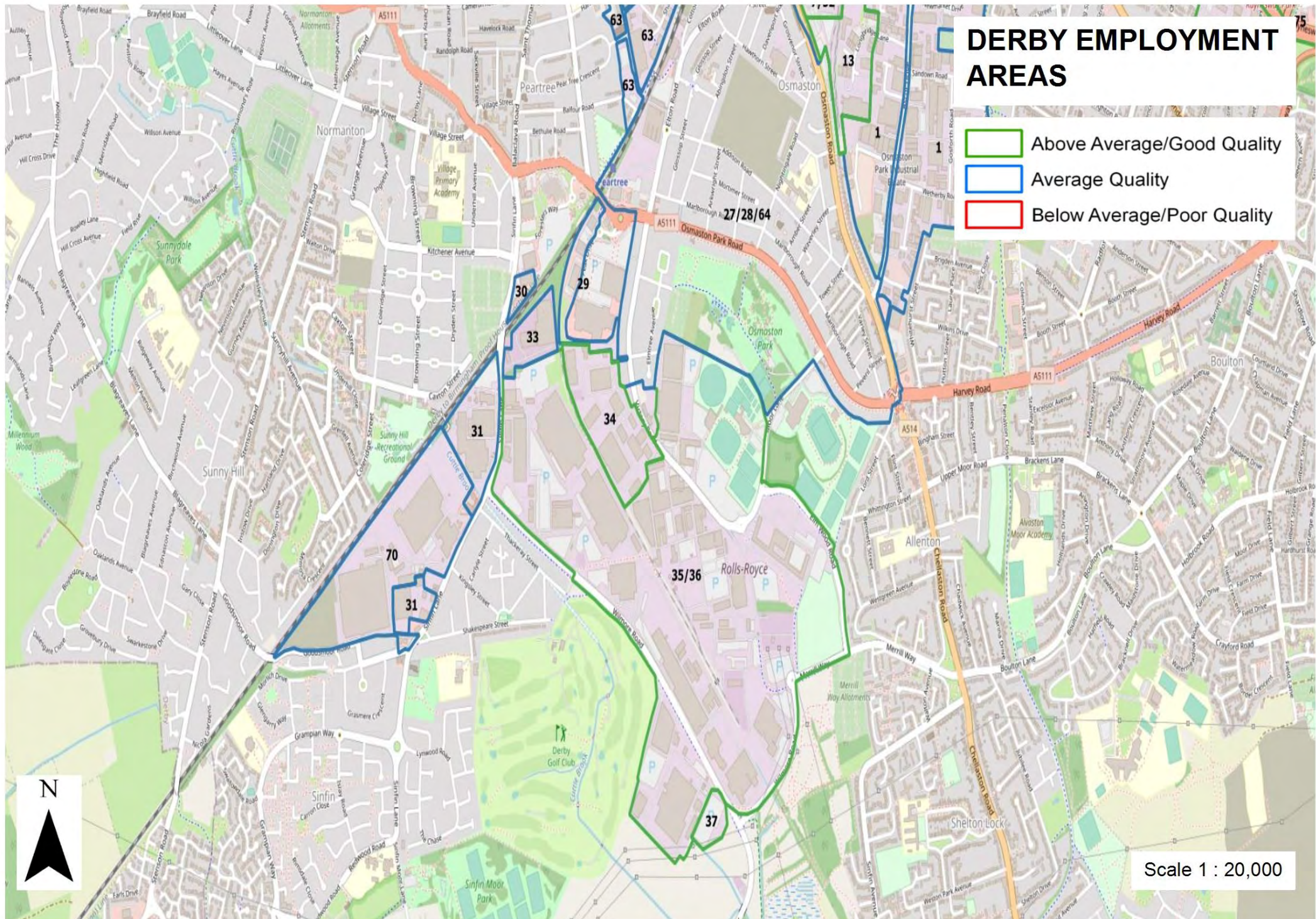
DERBY EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



DERBY EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



Scale 1 : 20,000

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

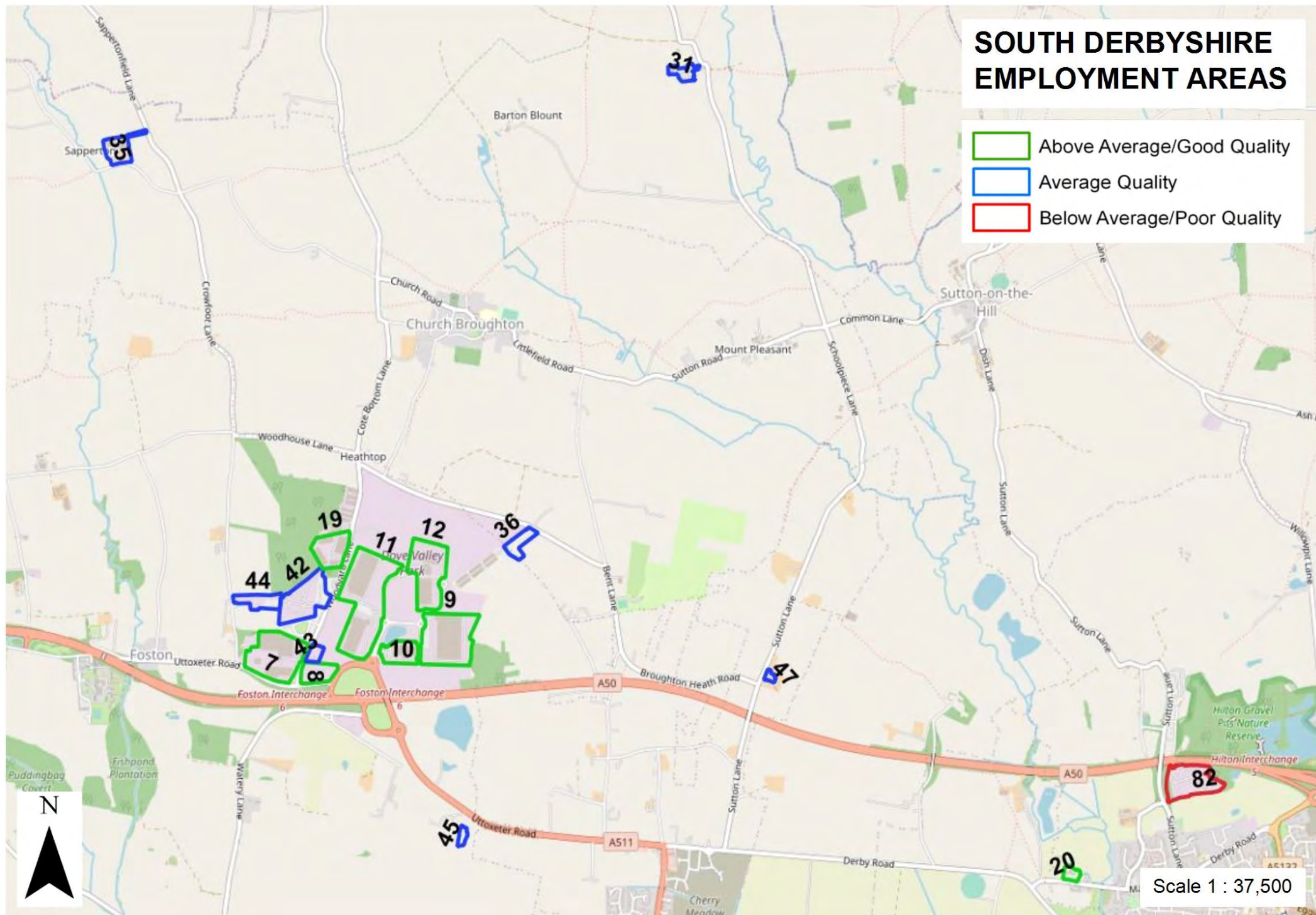
Source: BE Group, 2022

Appendix 8

South Derbyshire Employment Area Maps

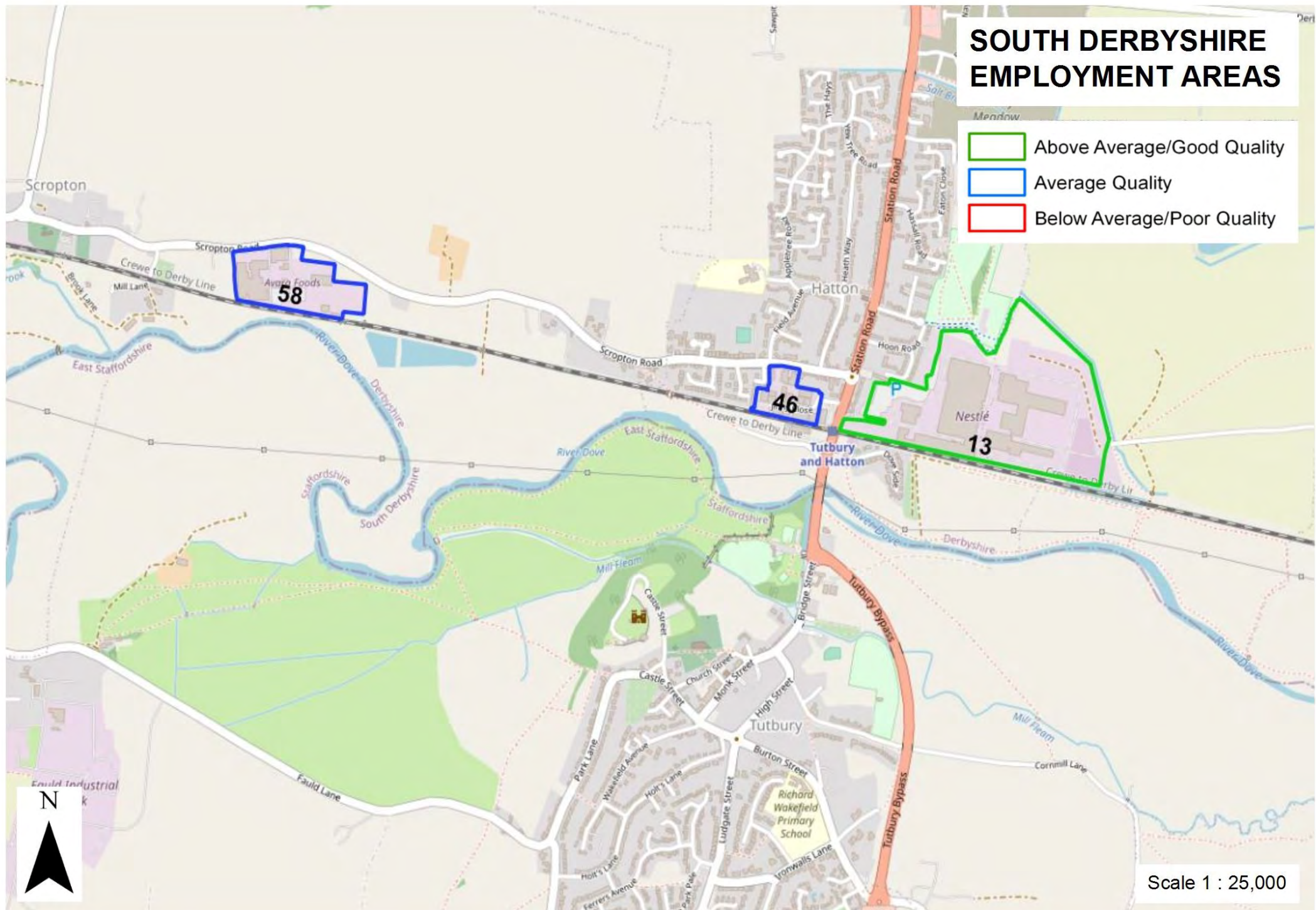
SOUTH DERBYSHIRE EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



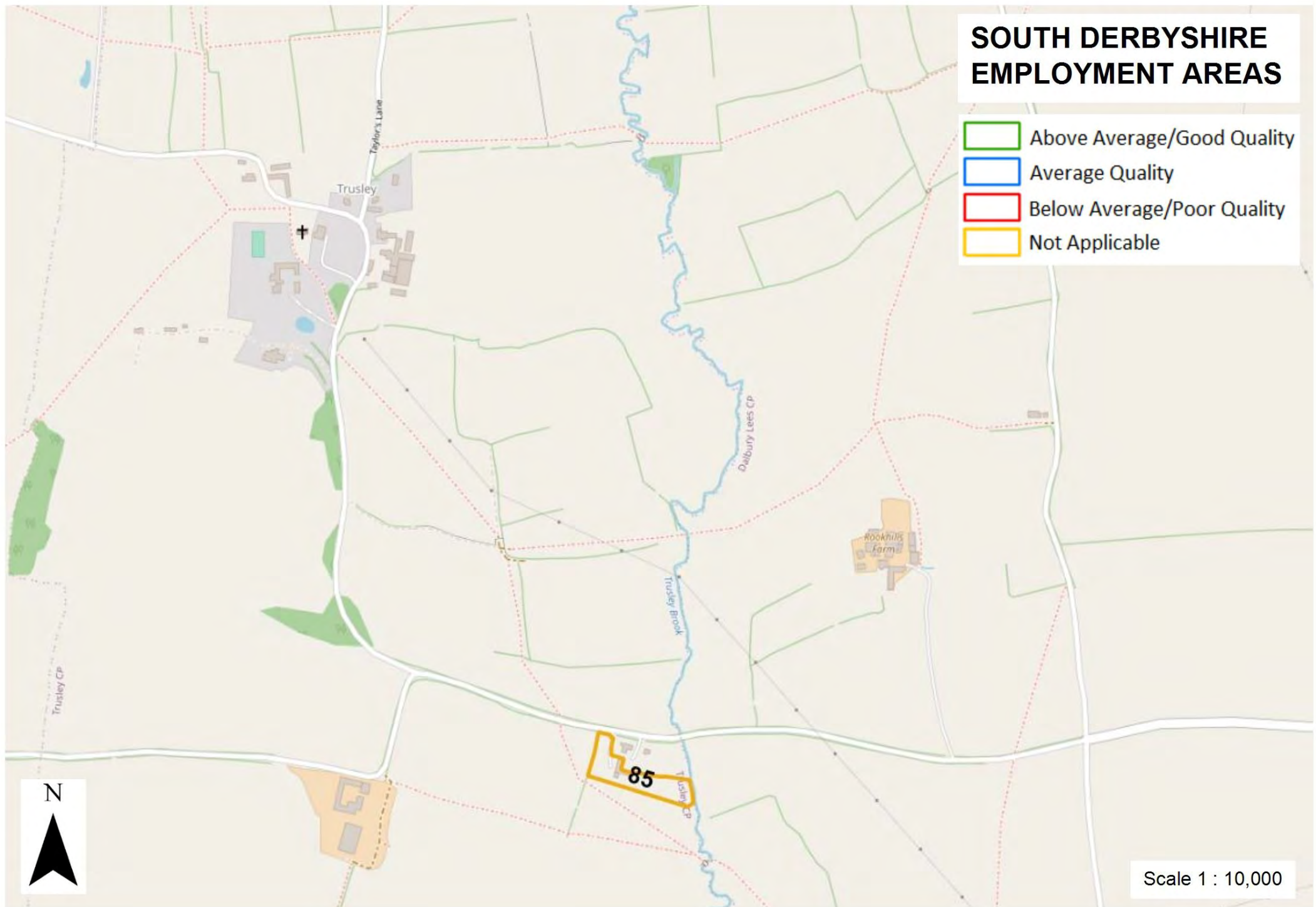
SOUTH DERBYSHIRE EMPLOYMENT AREAS

- Above Average/Good Quality
- Average Quality
- Below Average/Poor Quality



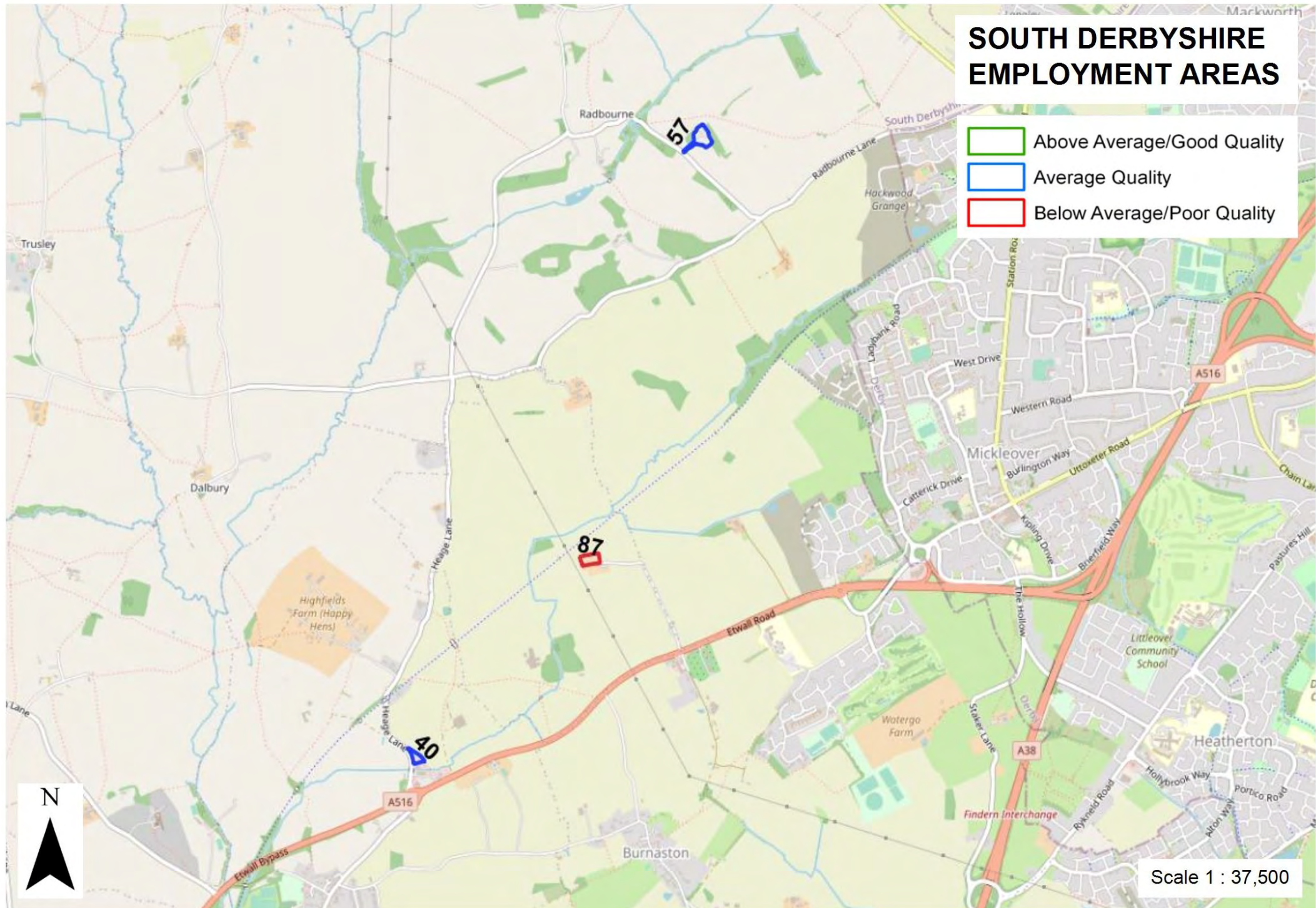
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-  Not Applicable



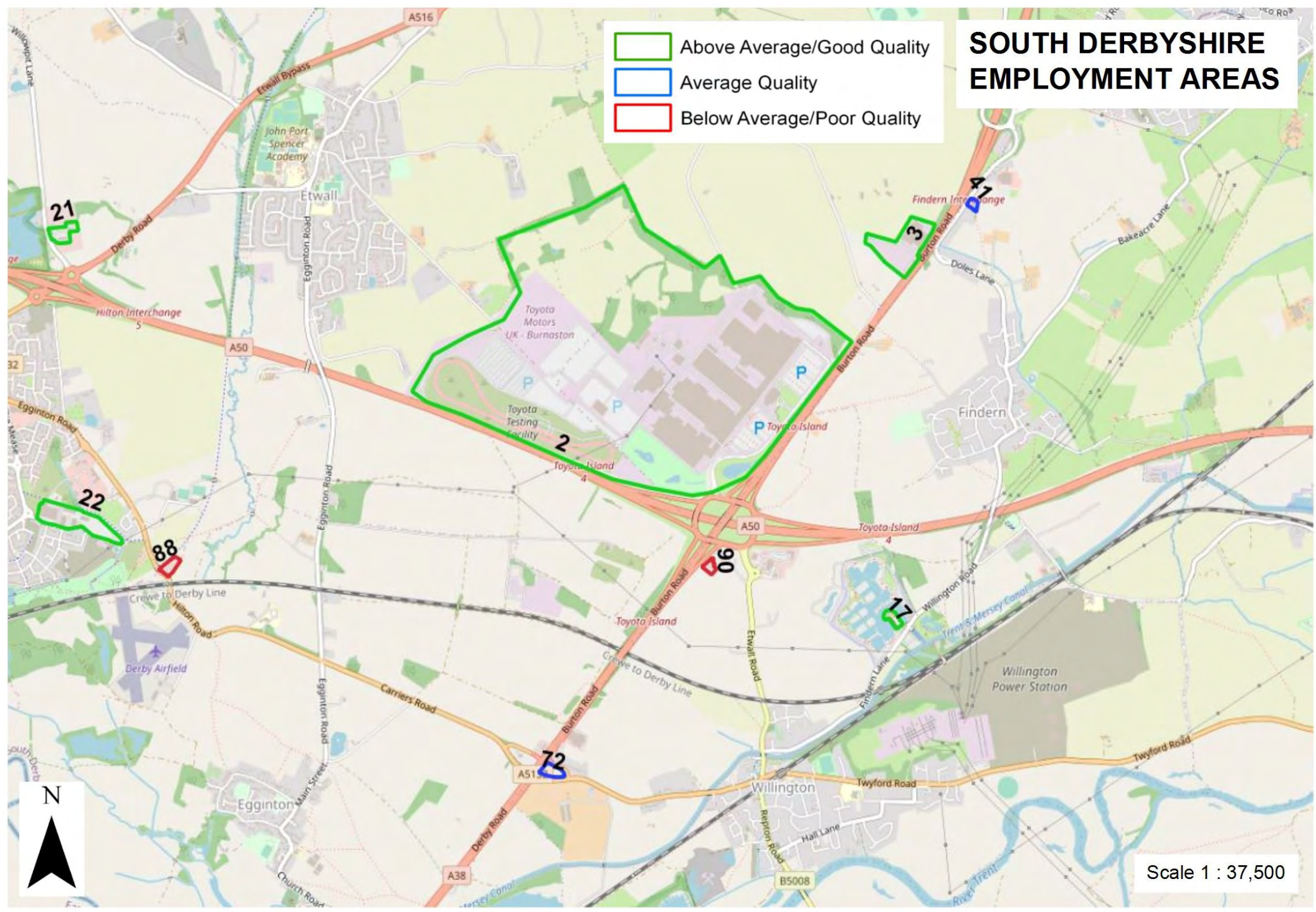
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- ☐ Below Average/Poor Quality






- Above Average/Good Quality
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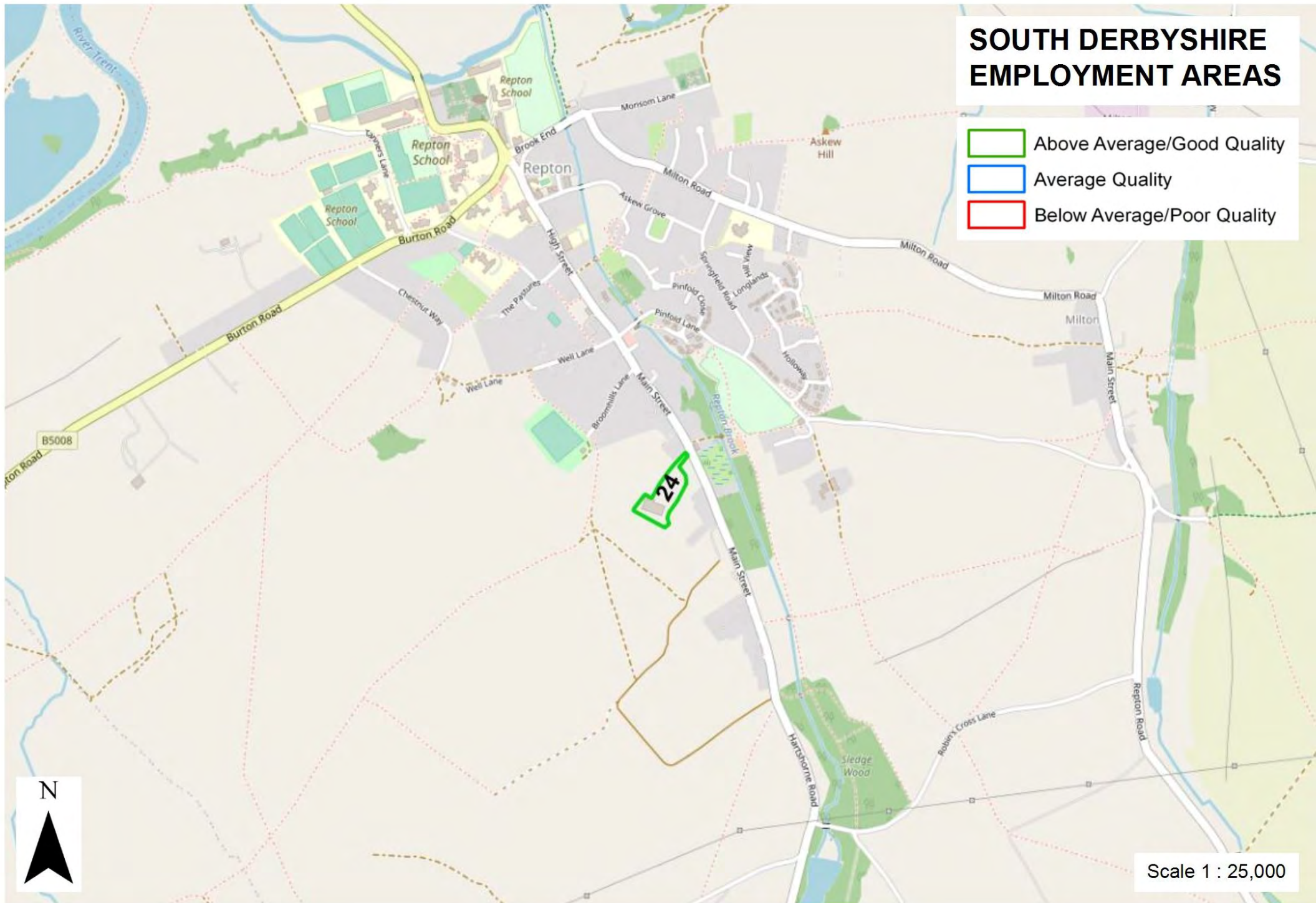
SOUTH DERBYSHIRE EMPLOYMENT AREAS



Scale 1 : 37,500




SOUTH DERBYSHIRE EMPLOYMENT AREAS

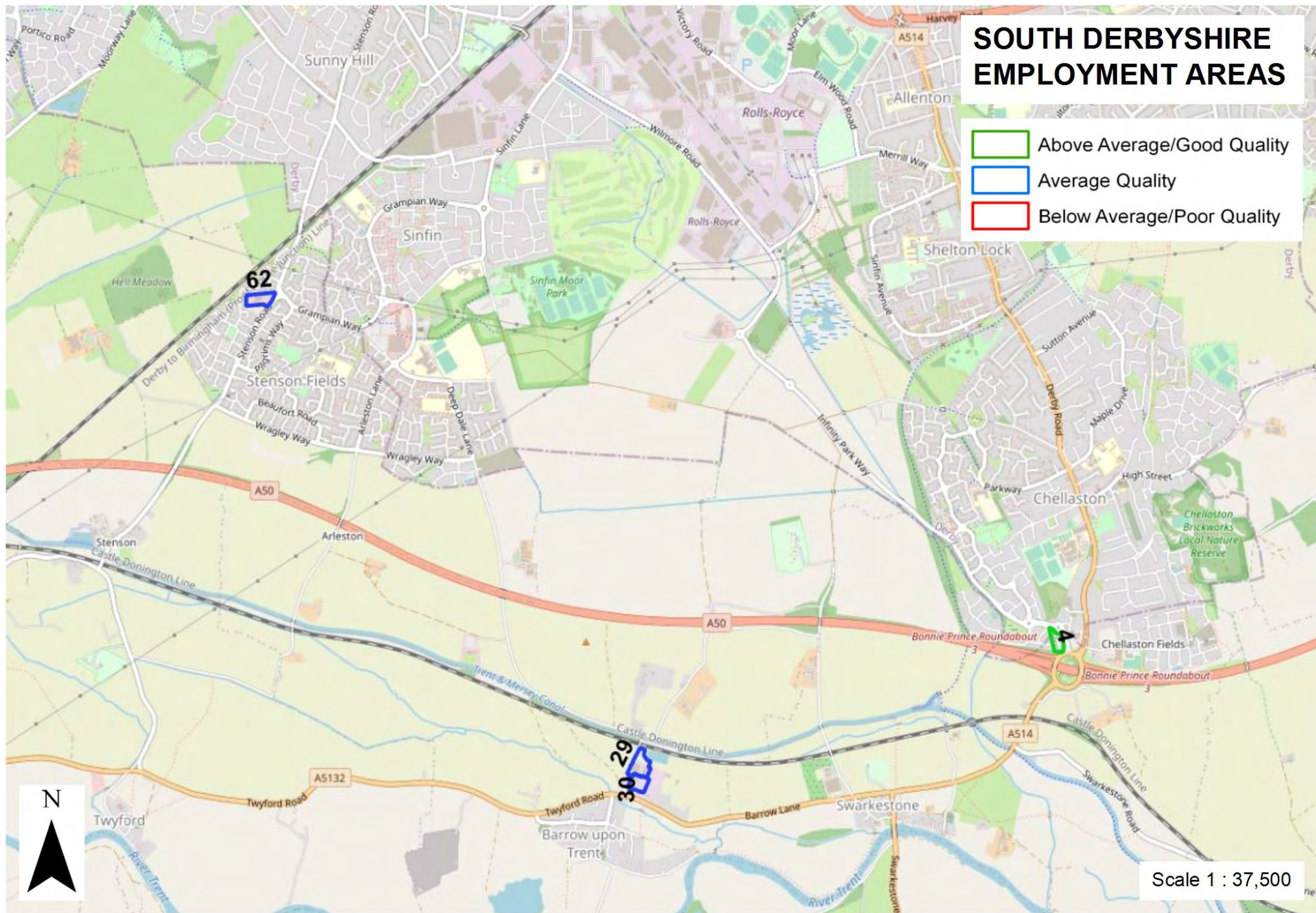
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-  Average Quality
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Scale 1 : 25,000

SOUTH DERBYSHIRE EMPLOYMENT AREAS

-  Above Average/Good Quality
-  Average Quality
-  Below Average/Poor Quality



Scale 1 : 37,500

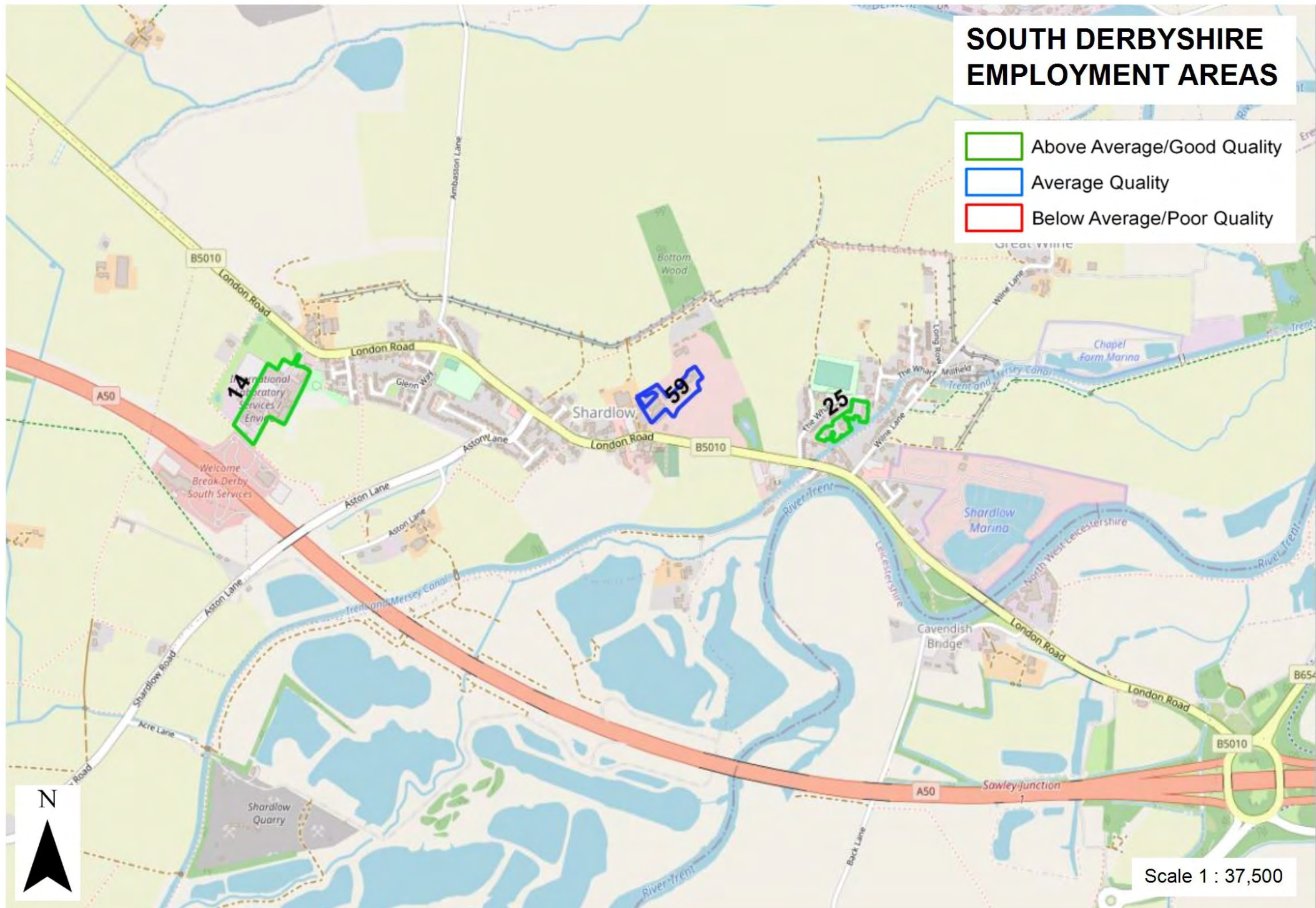
SOUTH DERBYSHIRE EMPLOYMENT AREAS

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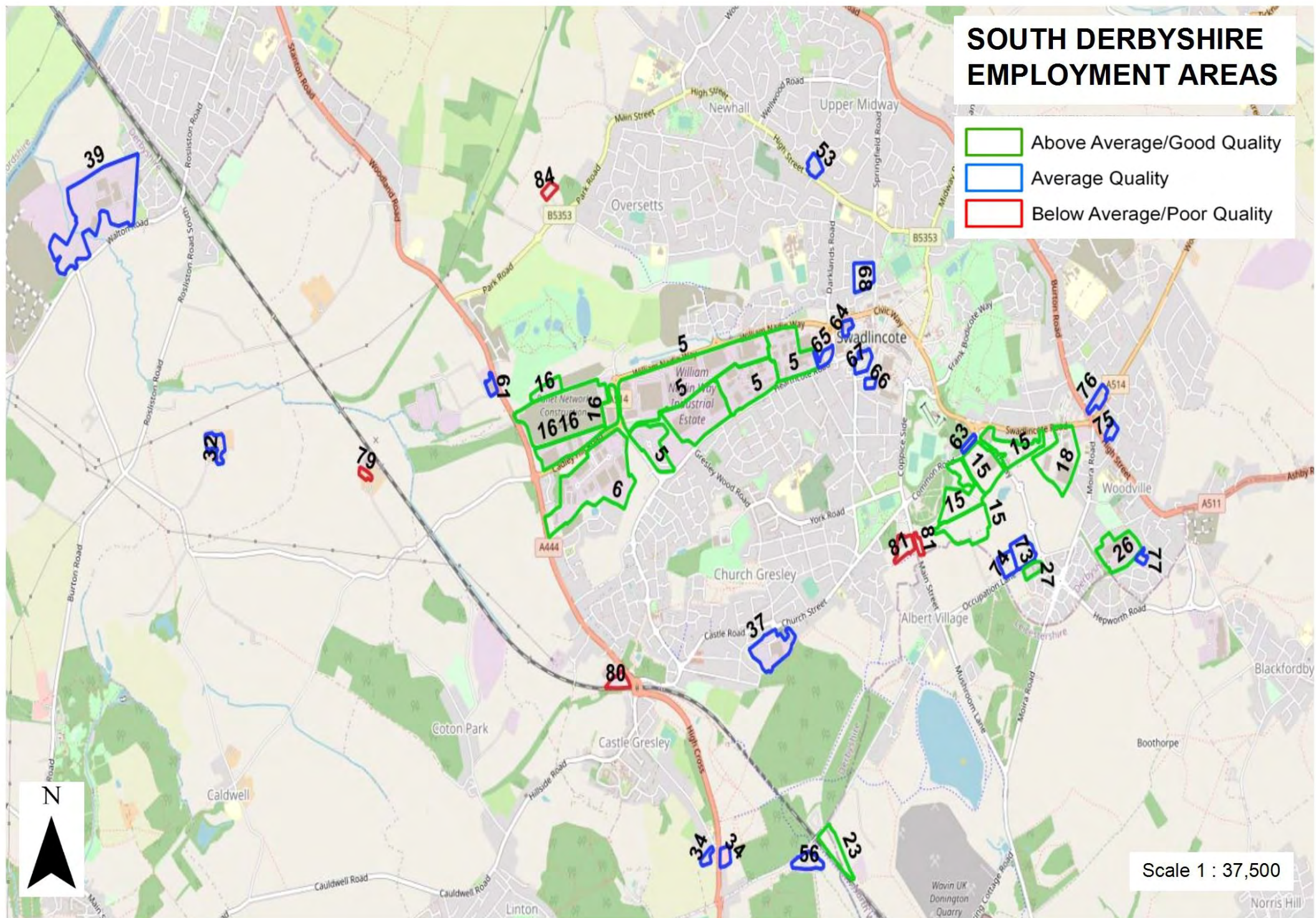


SOUTH DERBYSHIRE EMPLOYMENT AREAS

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- Average Quality
- Below Average/Poor Quality

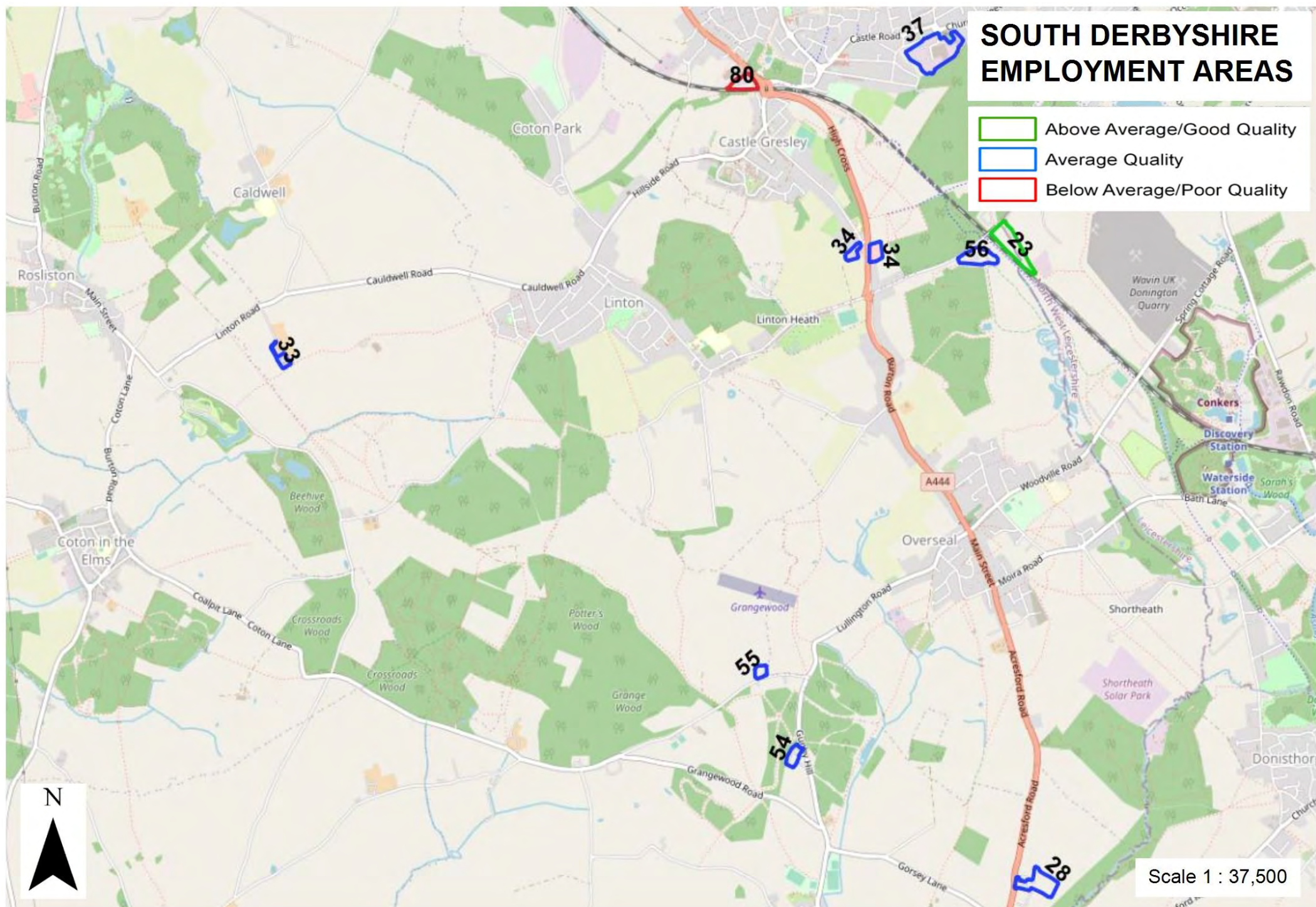


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- ☐ Average Quality
- ☐ Below Average/Poor Quality



SOUTH DERBYSHIRE EMPLOYMENT AREAS

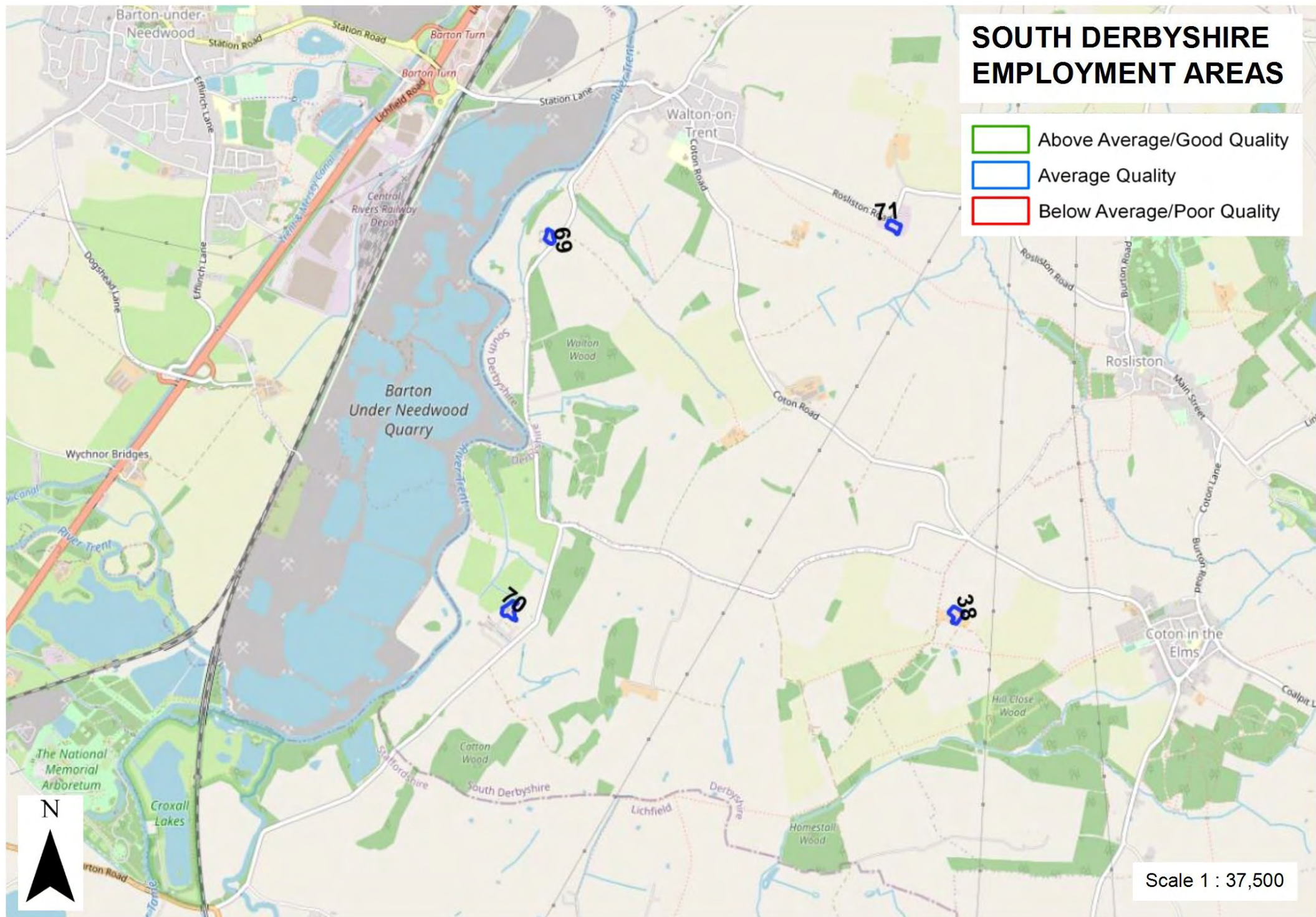
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Scale 1 : 37,500

SOUTH DERBYSHIRE EMPLOYMENT AREAS

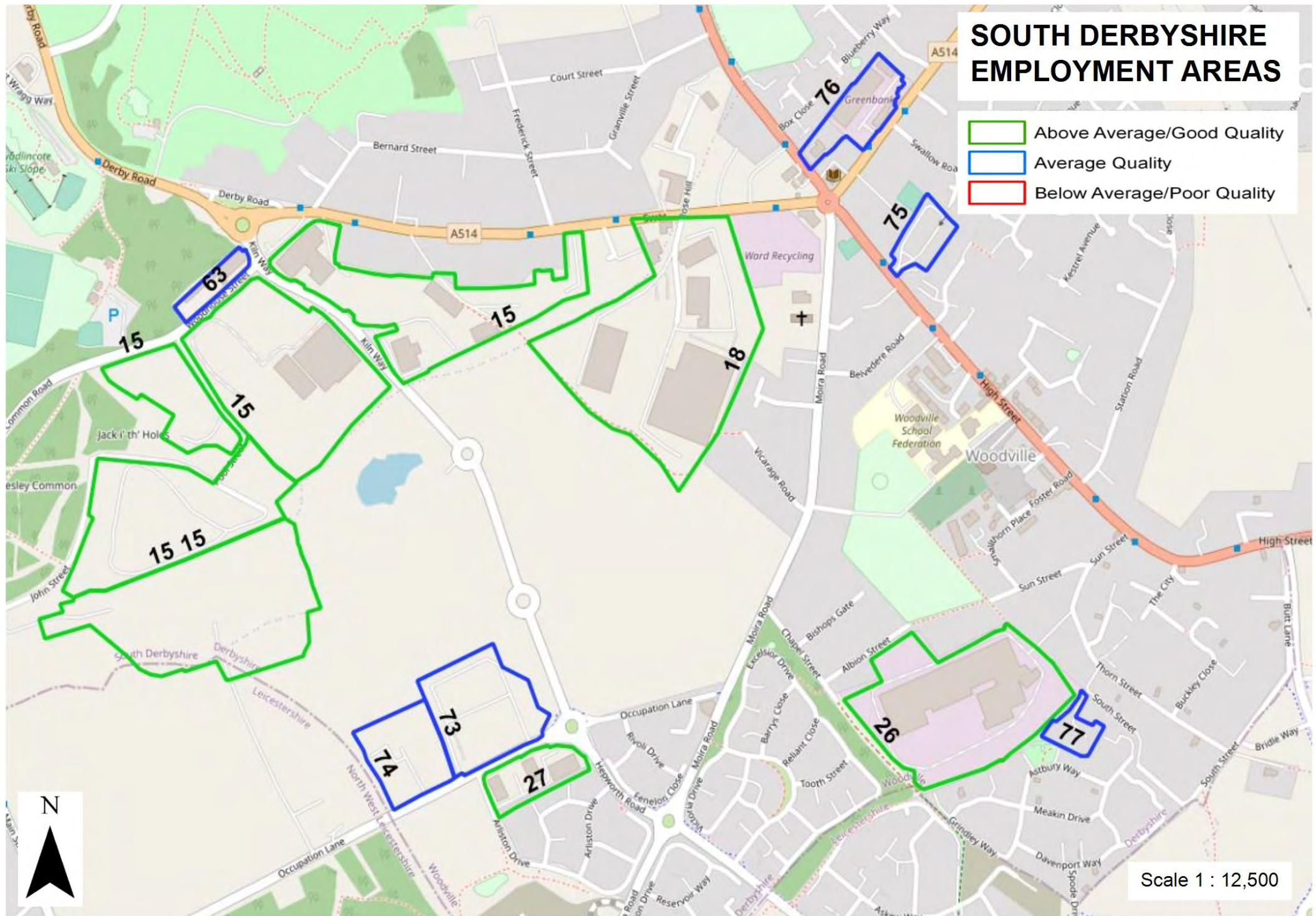
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SOUTH DERBYSHIRE EMPLOYMENT AREAS

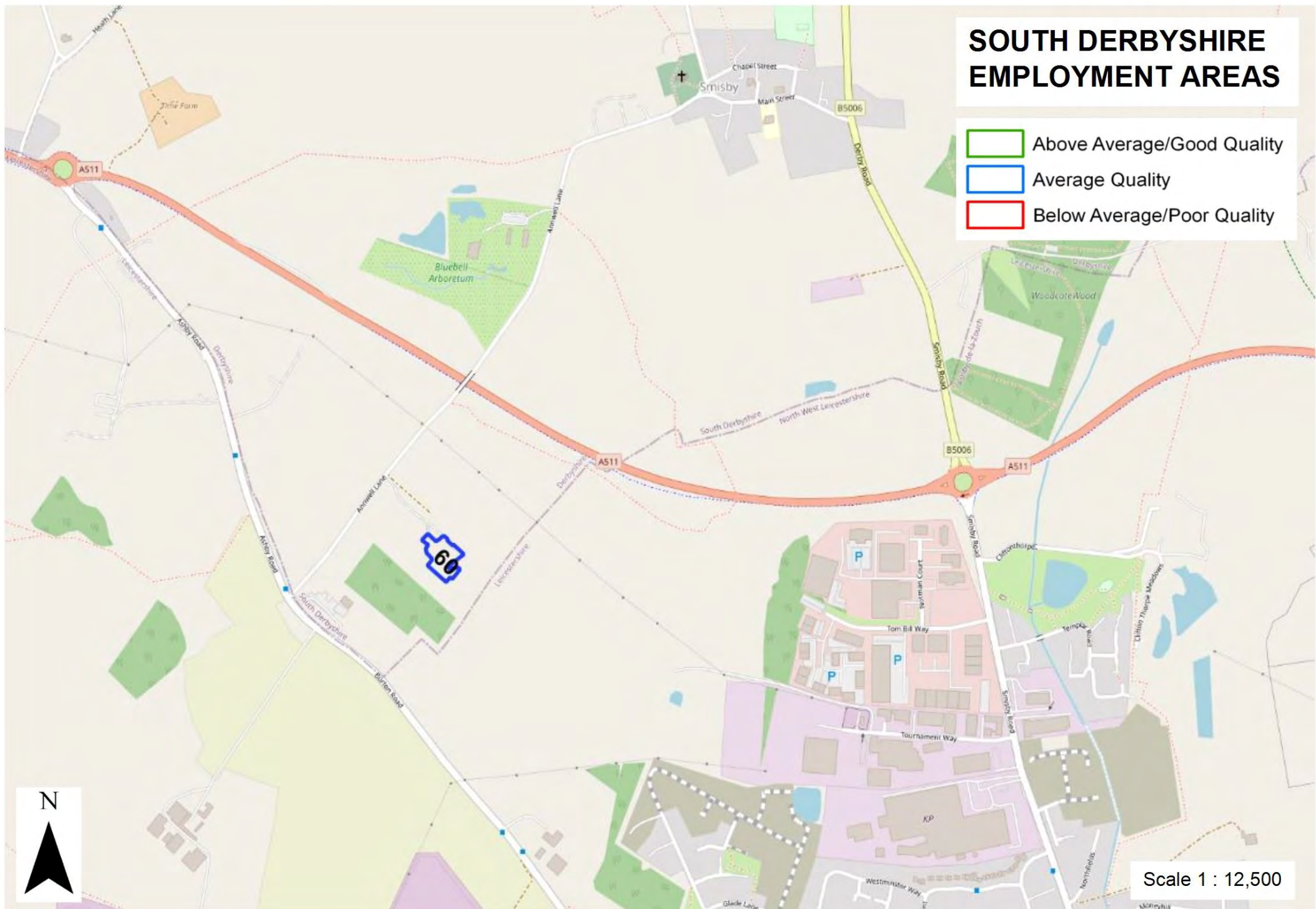
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- Average Quality
- Below Average/Poor Quality



Scale 1 : 12,500

SOUTH DERBYSHIRE EMPLOYMENT AREAS

-  Above Average/Good Quality
-  Average Quality
-  Below Average/Poor Quality



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				
	<i>Redevelopment Land Completed, where Relevant</i>	A: Additional Land Completed, where Relevant	Comments	<i>Redevelopment Land Completed, where Relevant*</i>	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 0.27	Losses
2011/12	0.15	0.15		0.25	0.18	5.05	-4.87	Completions <i>(Data from Council Monitoring)</i> 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 <i>(Data from Council Monitoring)</i> 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 <i>(Data from Council Monitoring)</i> All Additional Land Completed = 1.07 Losses 3.03
2014/15	7.28	12.39		0.94	15.81	1.76	14.05	Completions <i>(Data from Council Monitoring)</i> 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 <i>(Data from Council Monitoring)</i> 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 <i>(Data from Council Monitoring)</i> All Additional Land Completed = 1.31 Losses 1.49
2017/18	0.70	2.80		1.98	4.93	0.73	4.20 Completions <i>(Data from Council Monitoring)</i> 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 <i>(Data from Council Monitoring)</i> Additional Land Completed = 3.53 Redevelopment Land Completed =

								2.65 2.57	Losses
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)
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			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	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

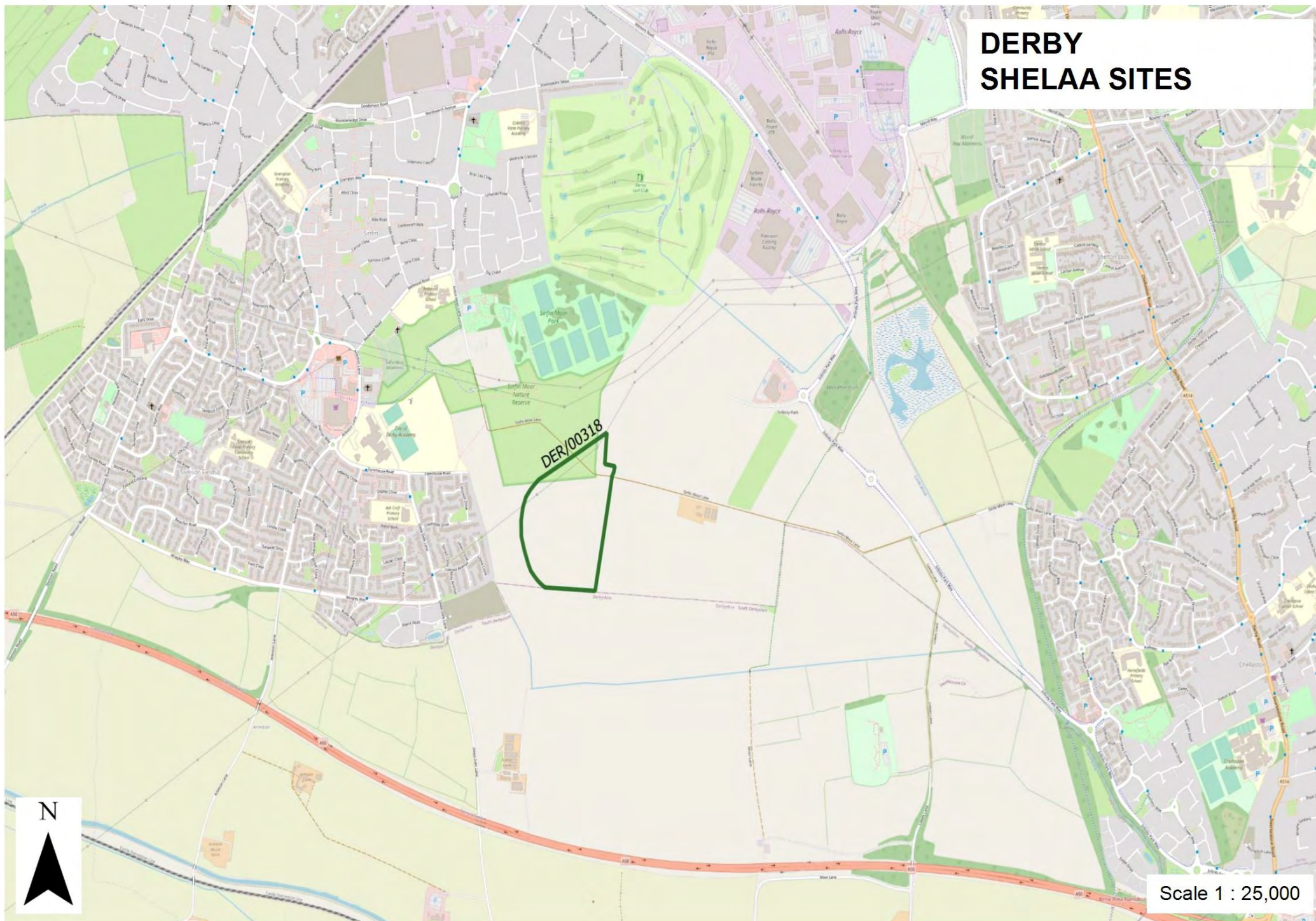
Derby SHELAA Area Maps

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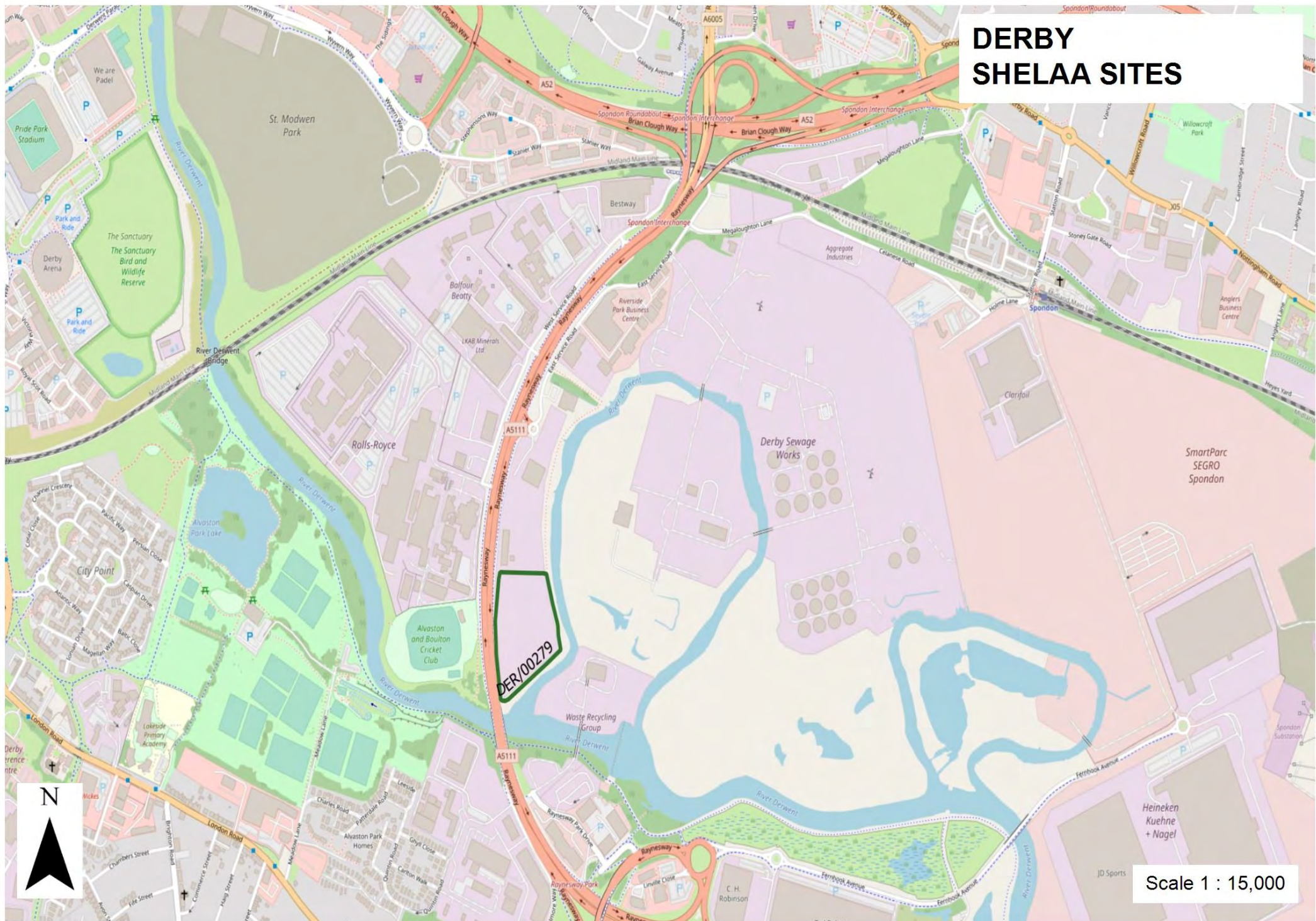
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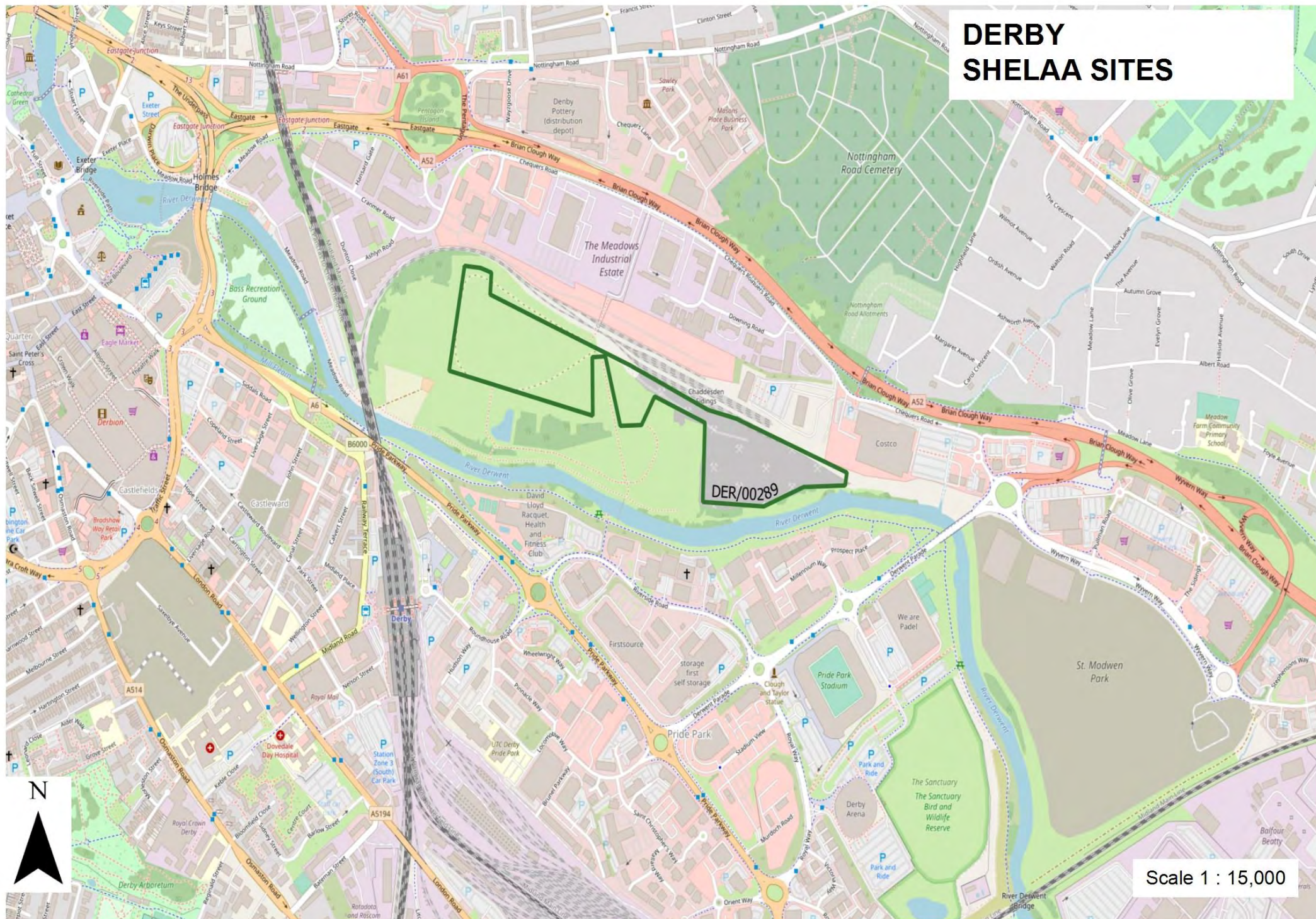


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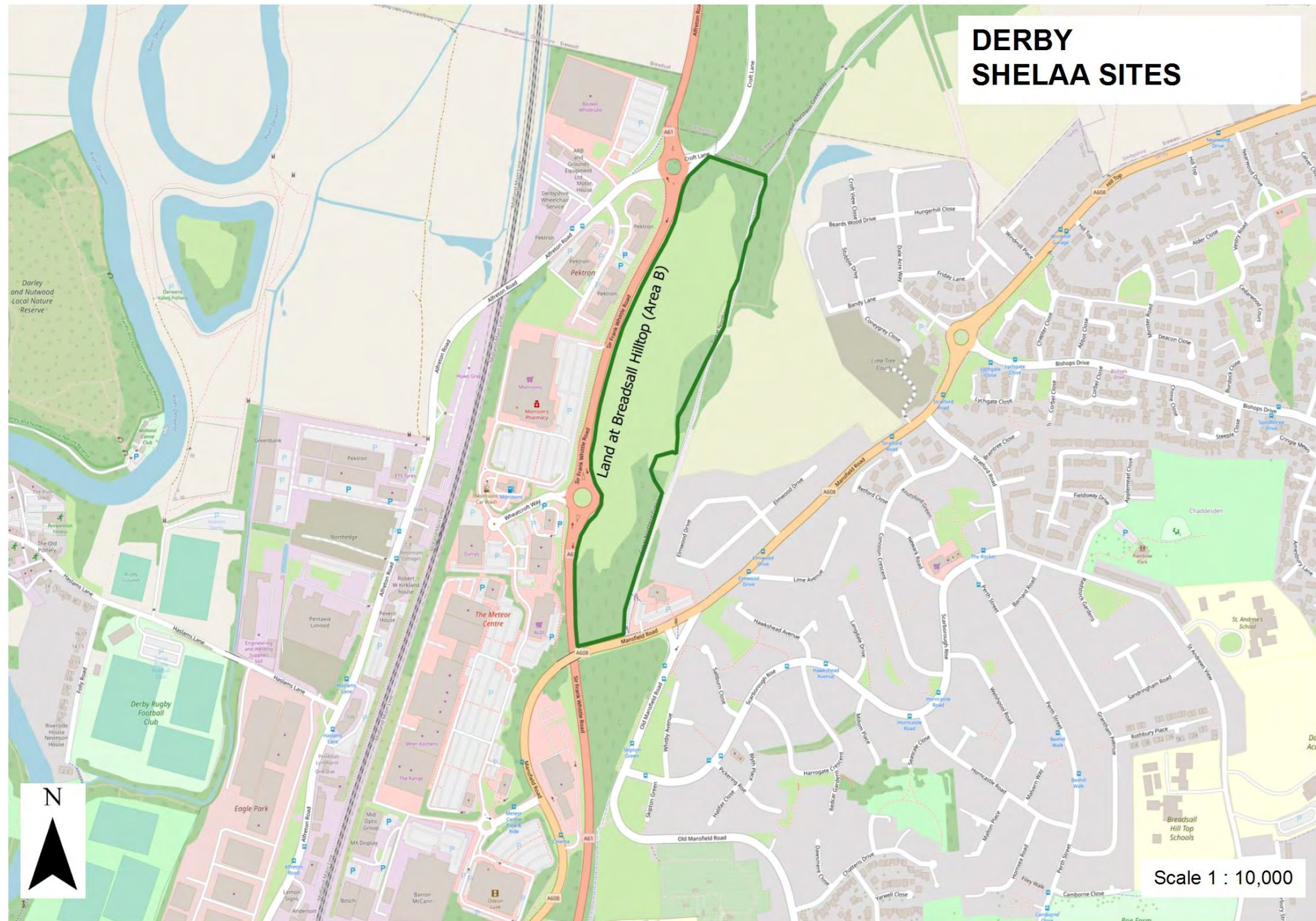
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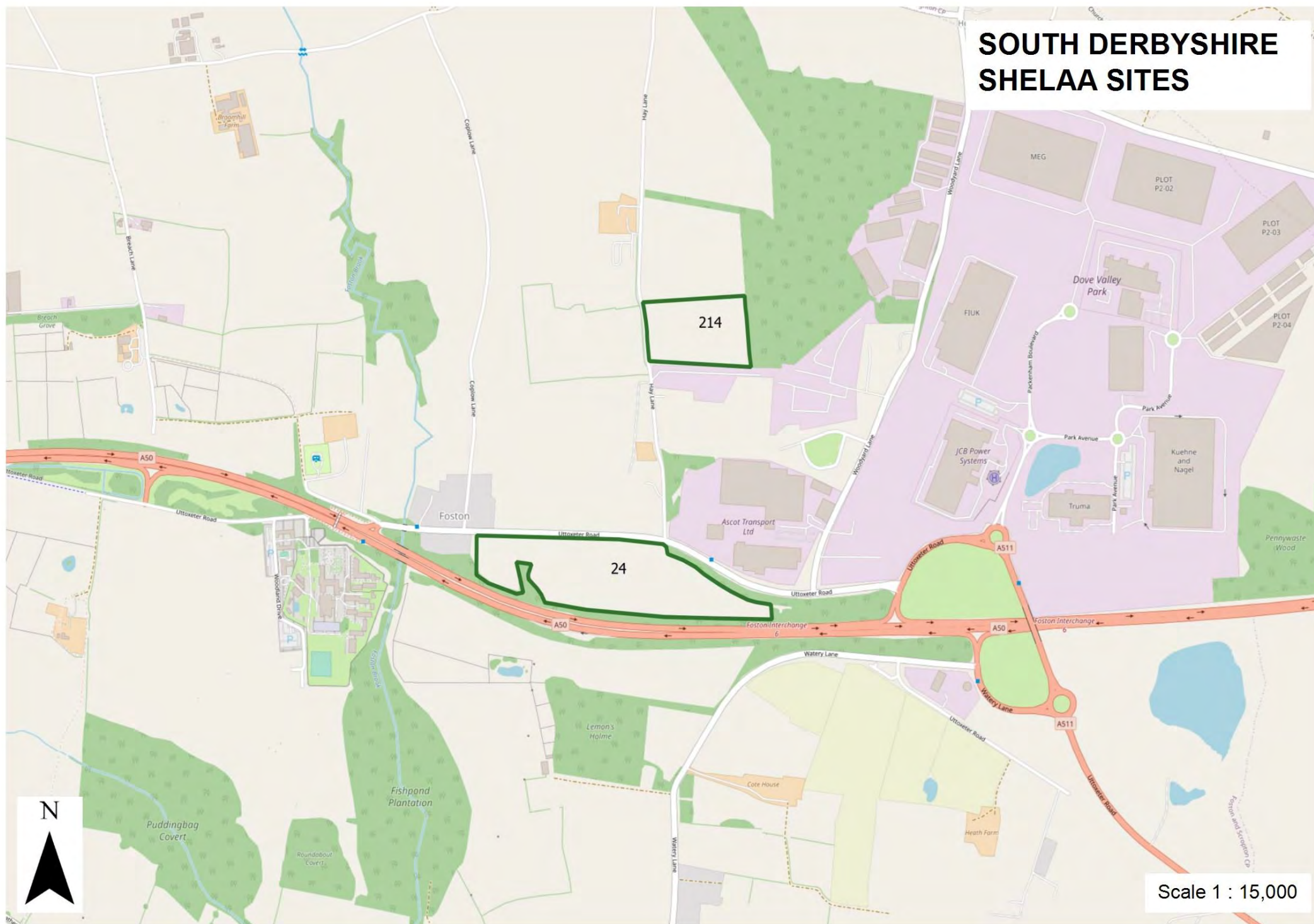
Land at Breadsall Hilltop (Area B)

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Appendix 16

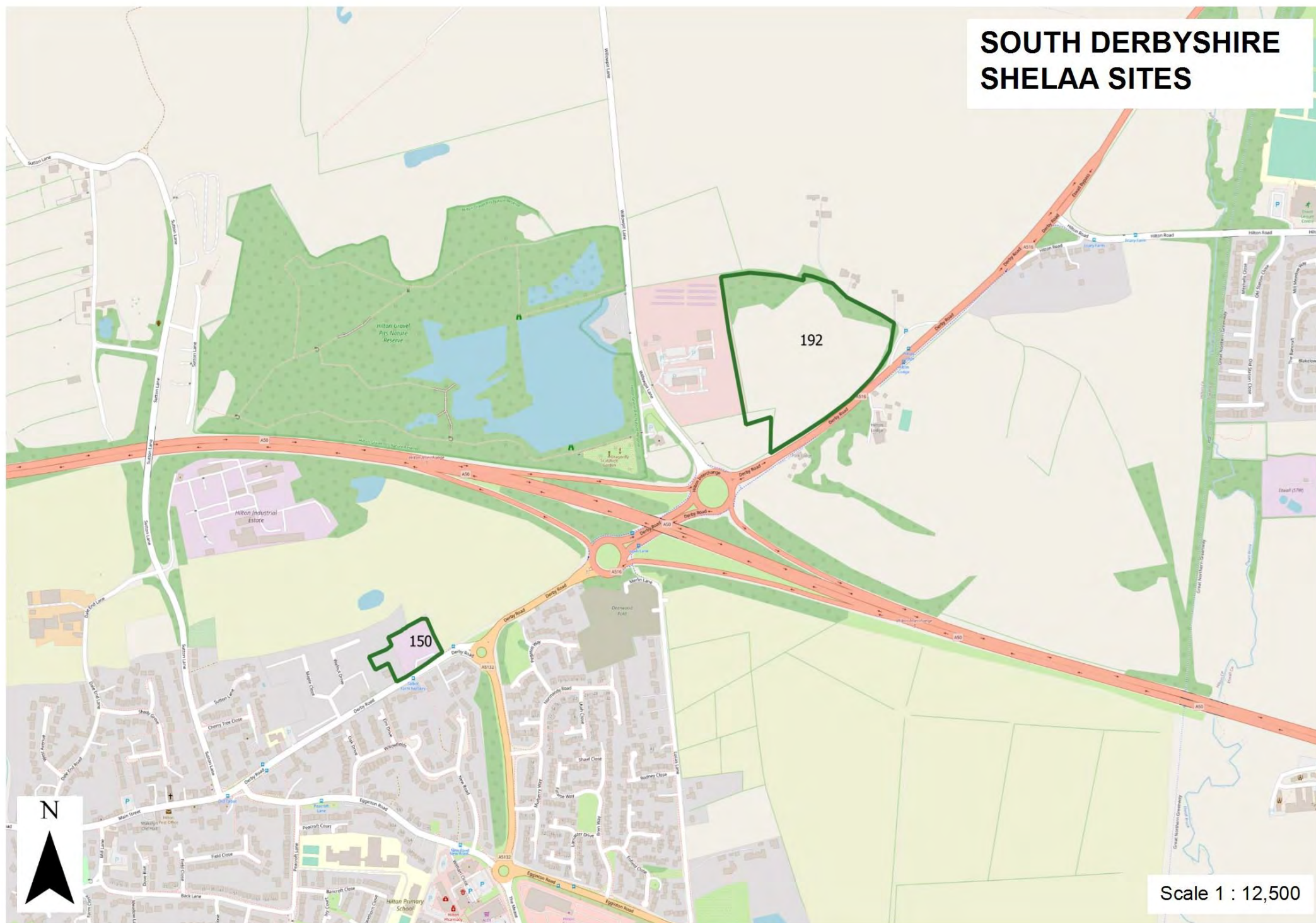
South Derbyshire SHELAA Area Maps

SOUTH DERBYSHIRE SHELAA SITES



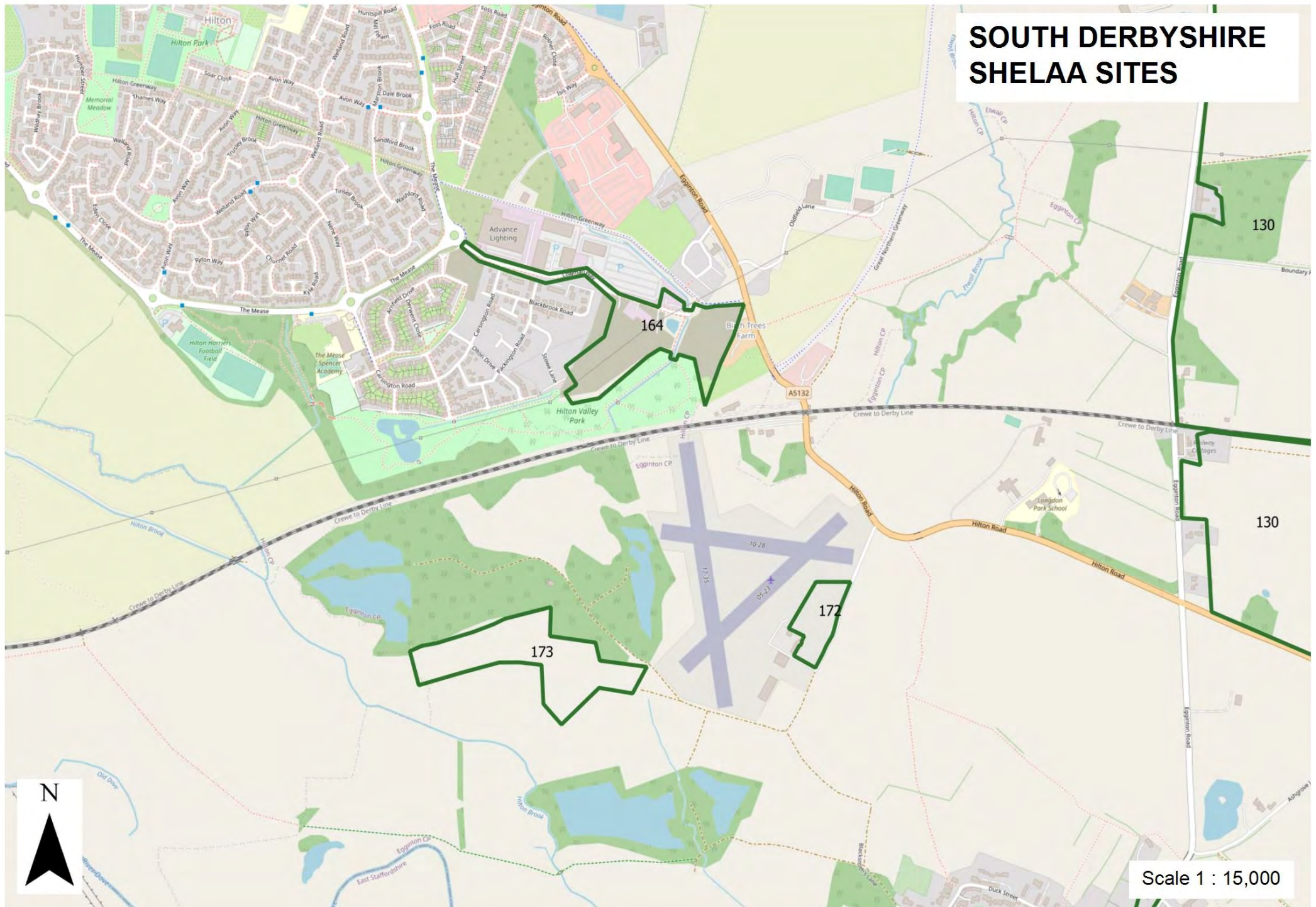
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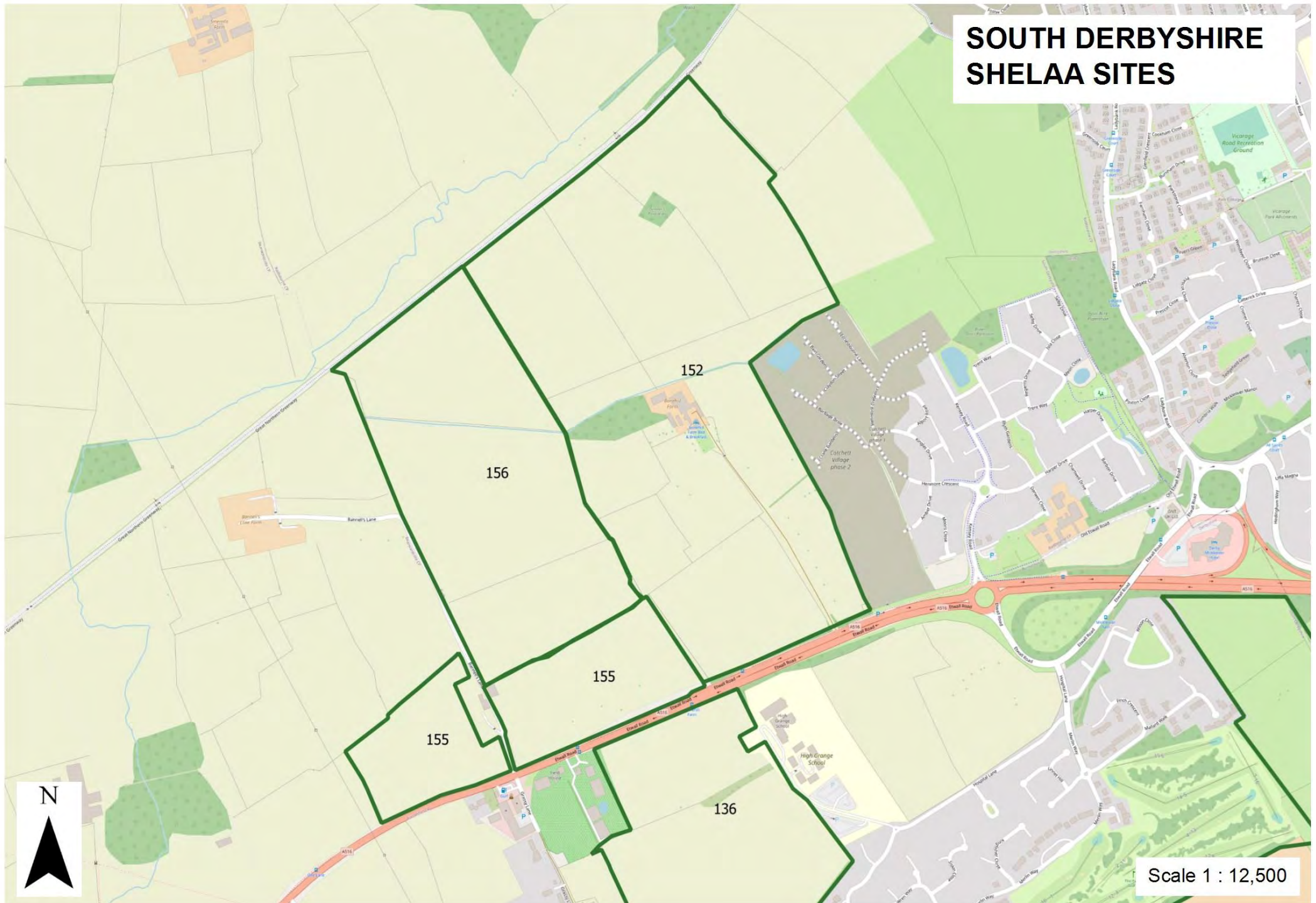
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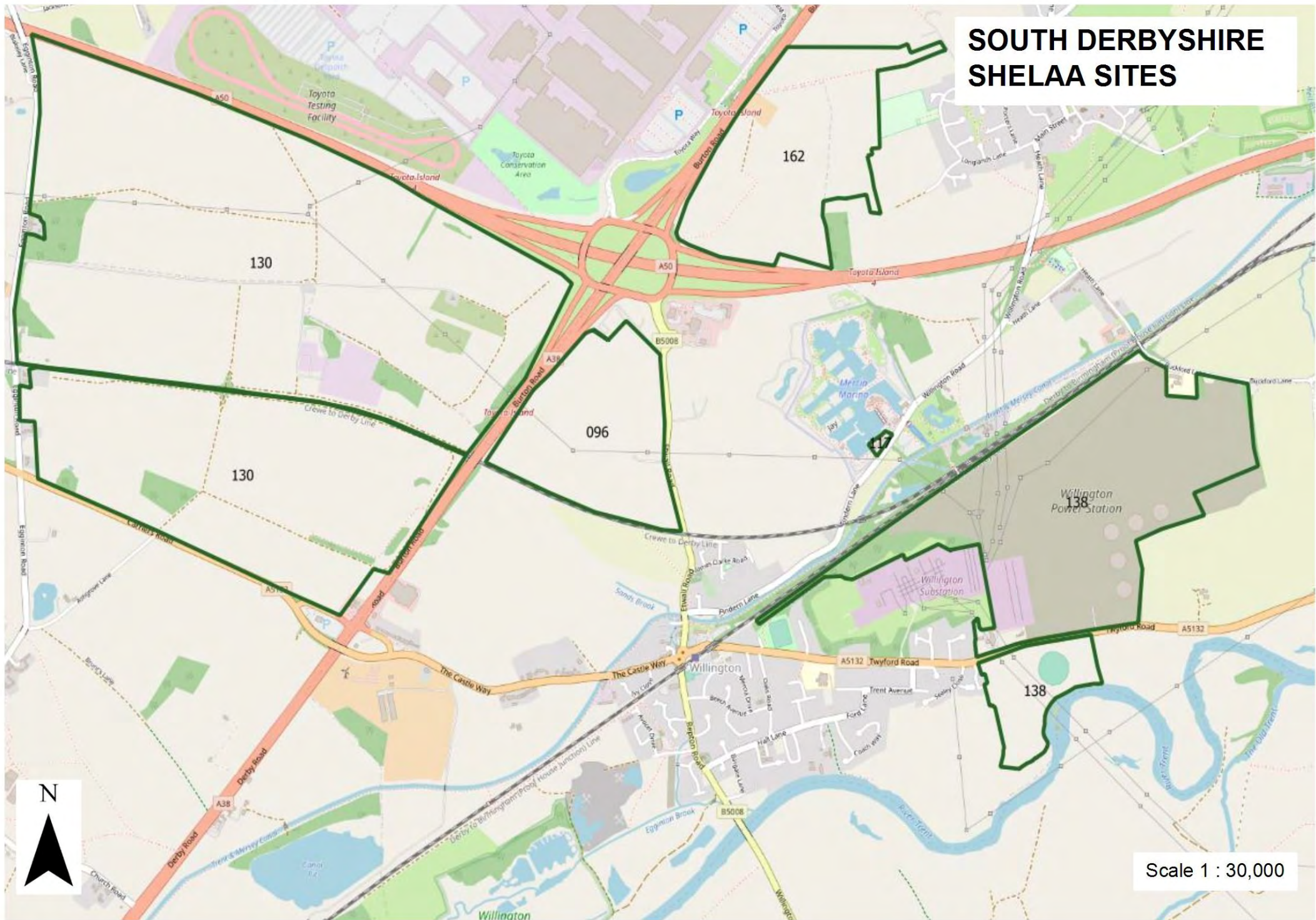


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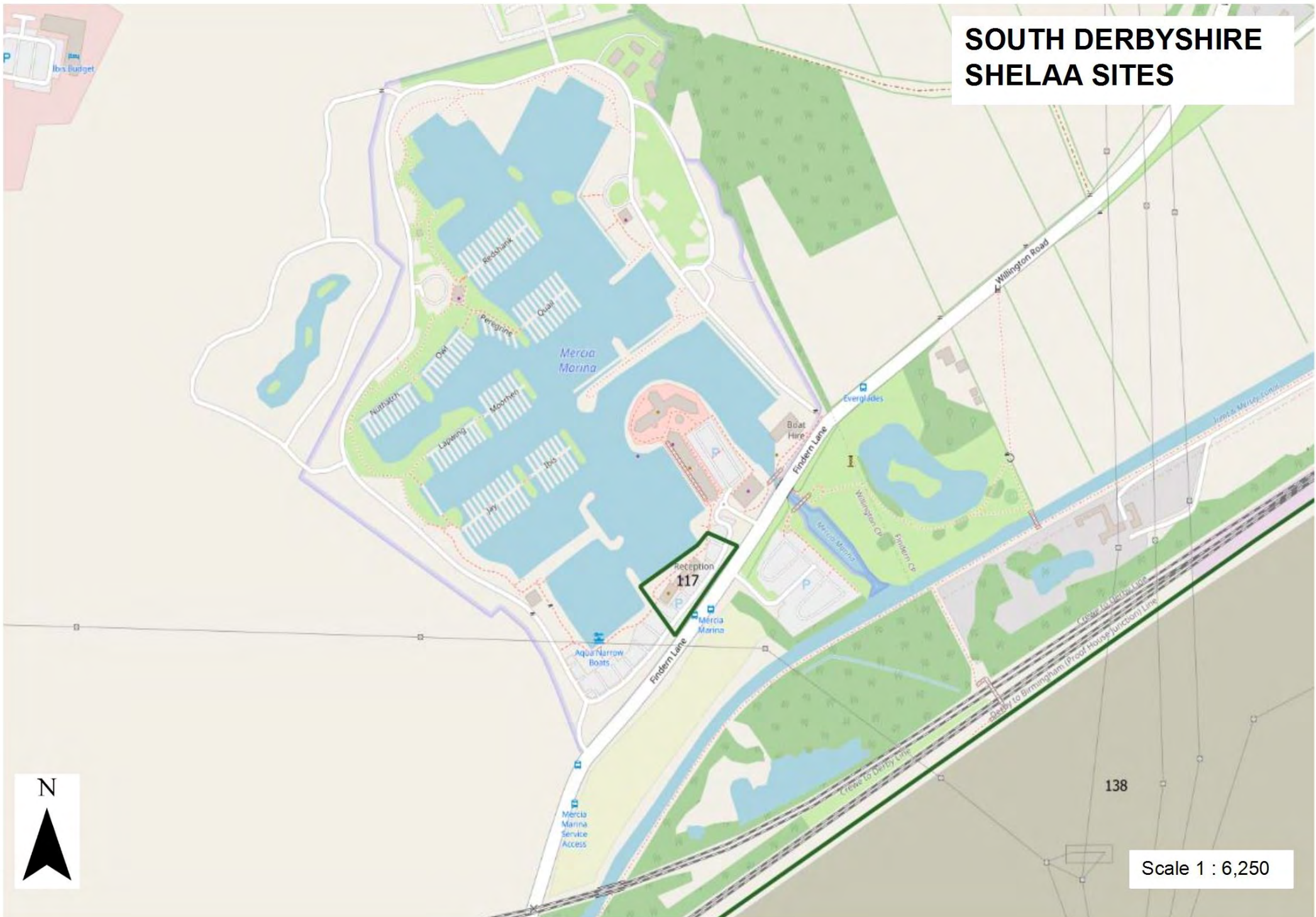
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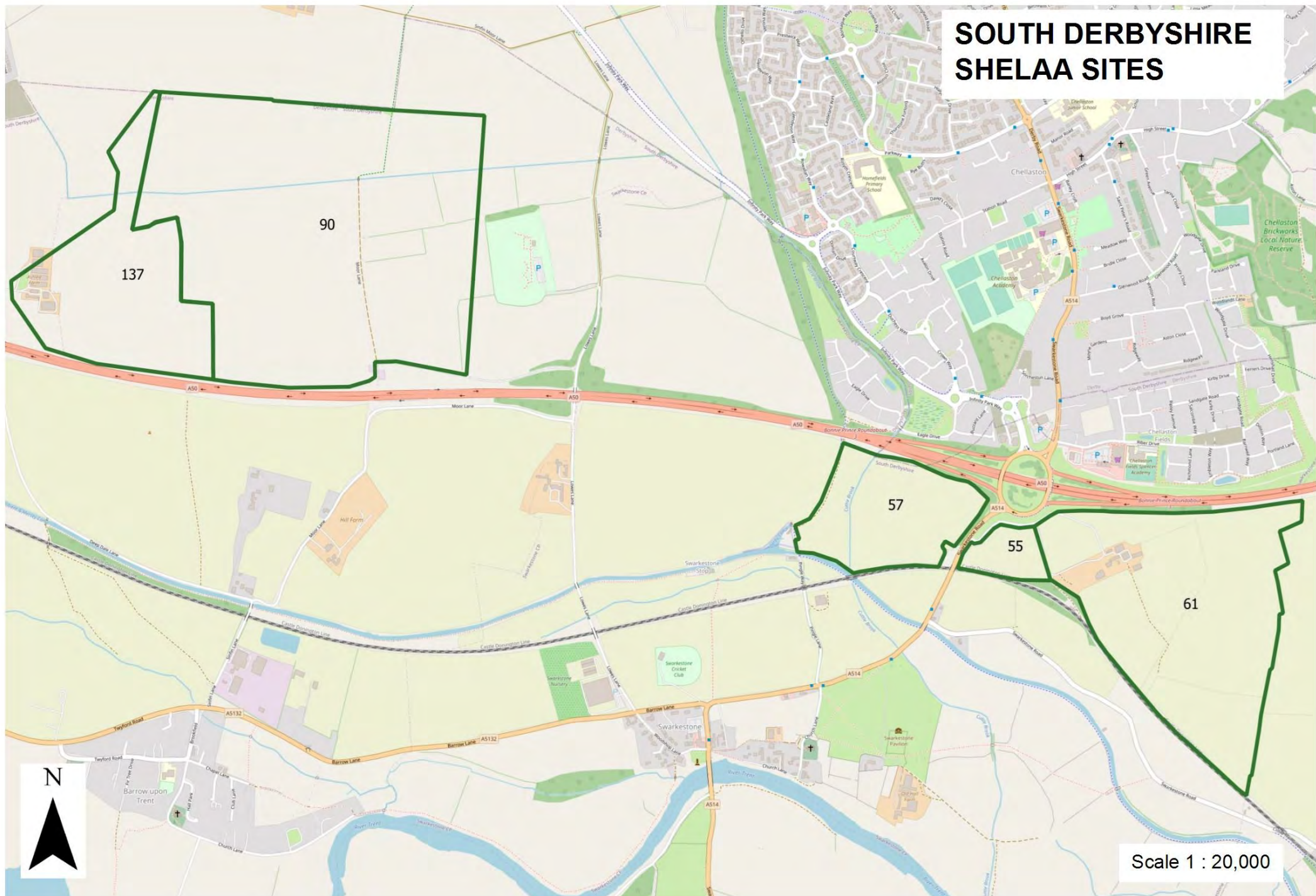
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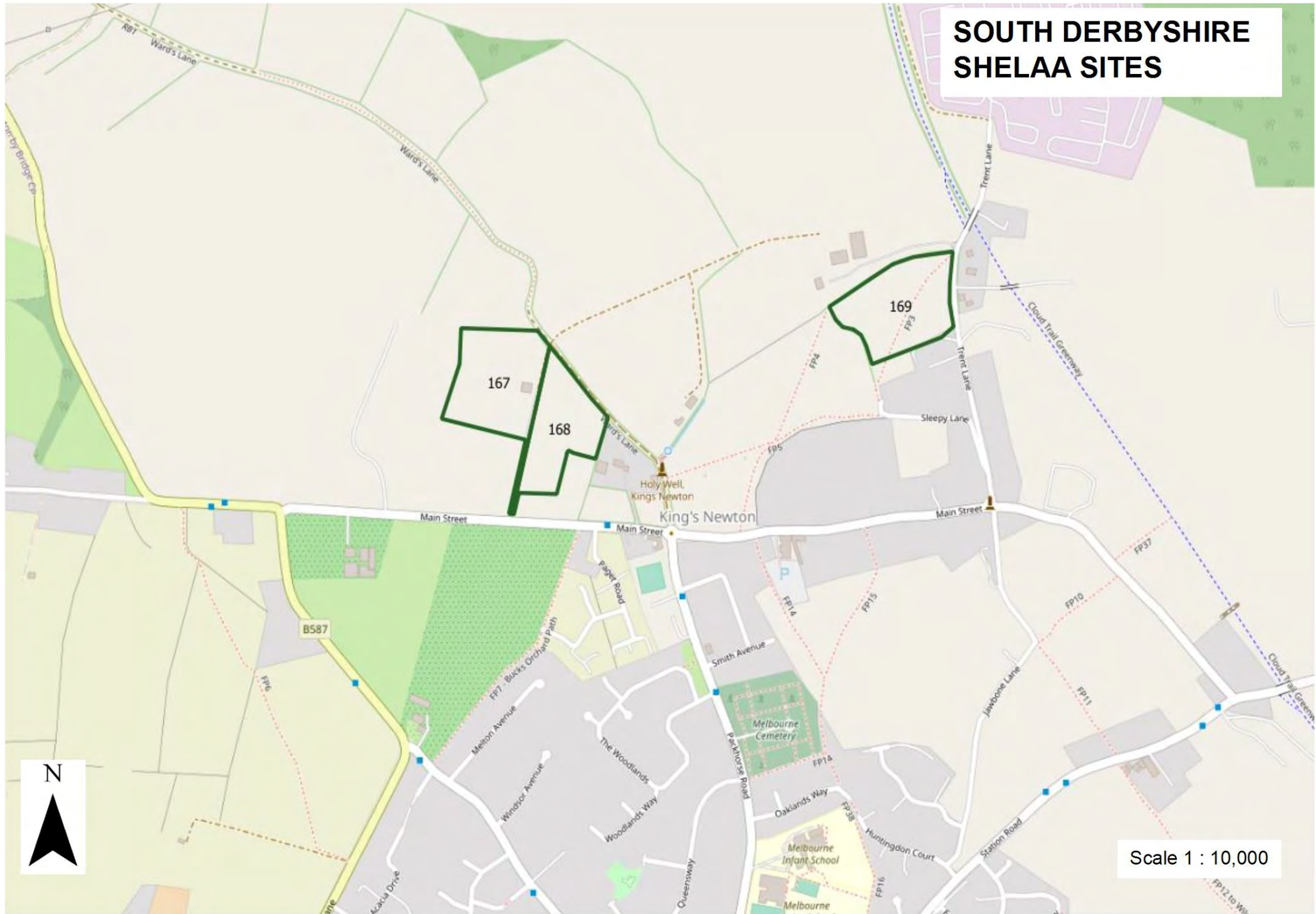
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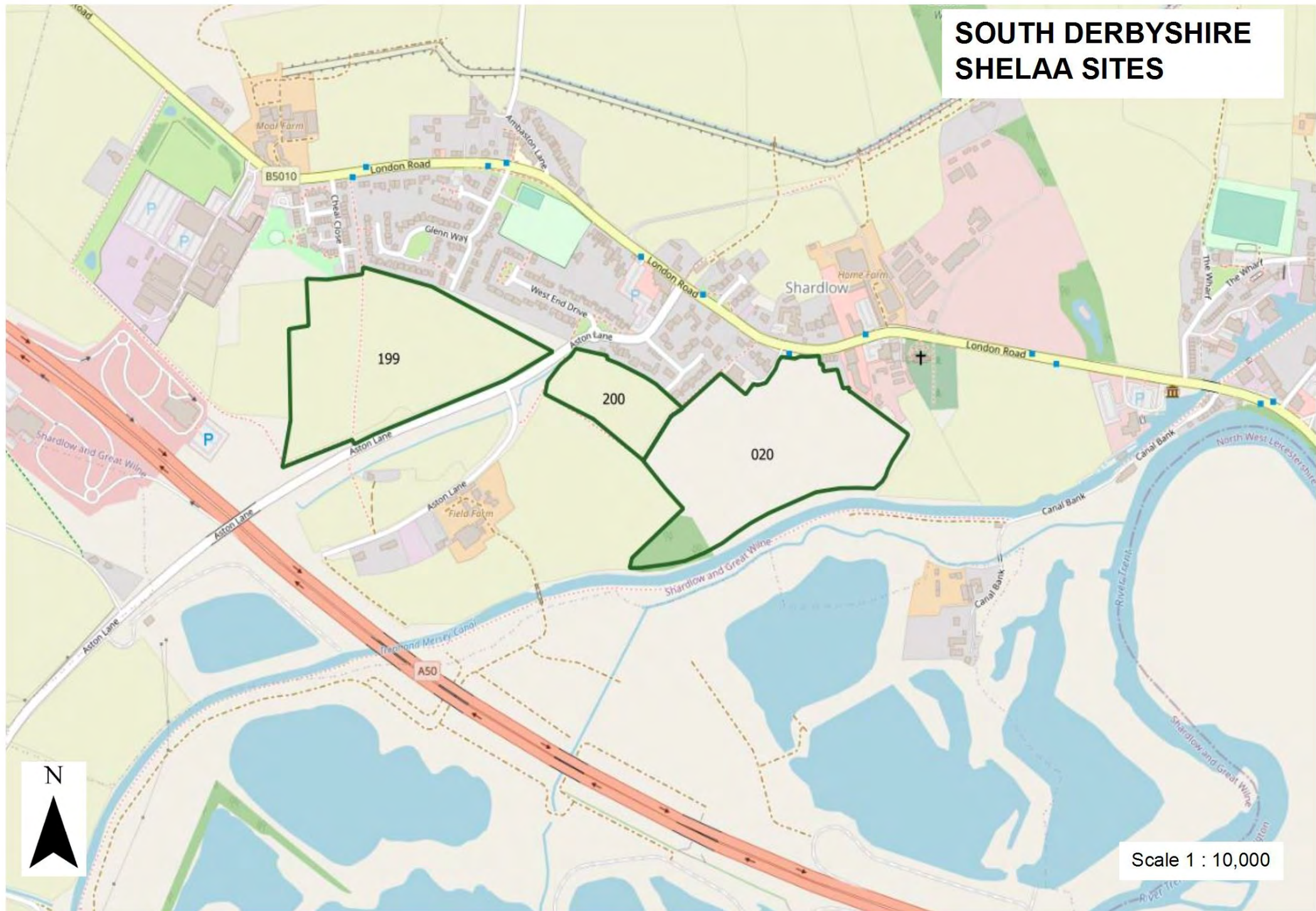
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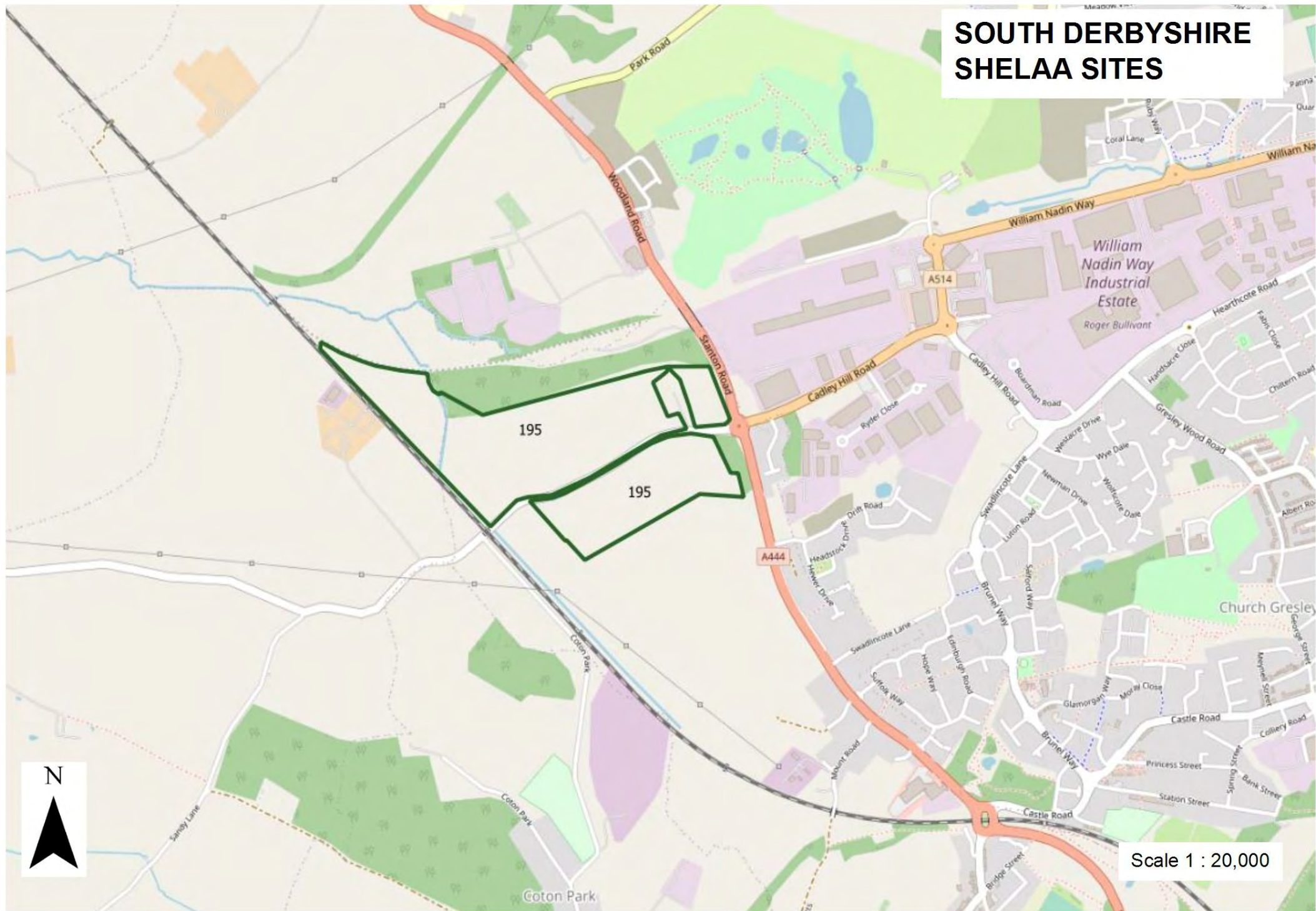
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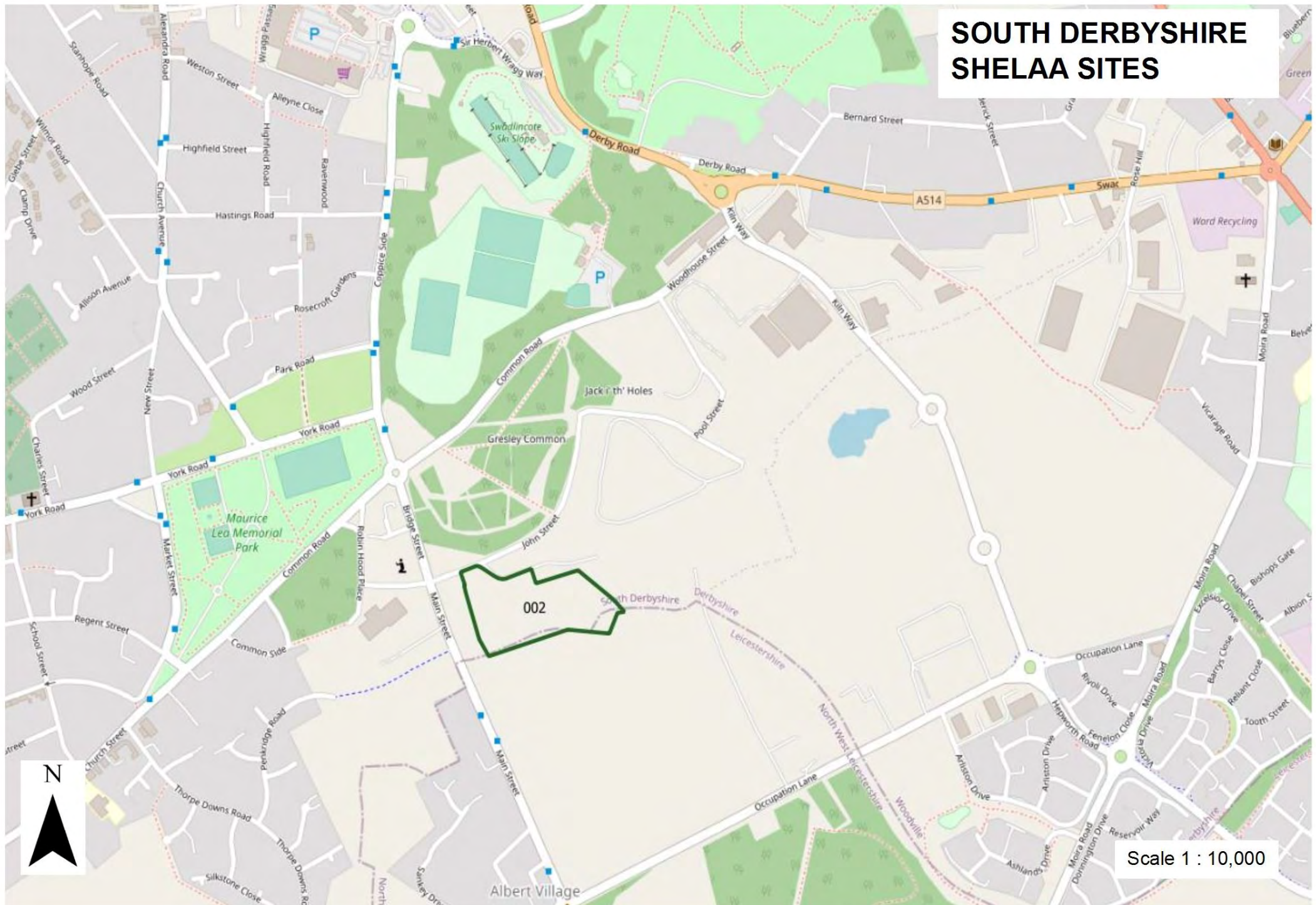


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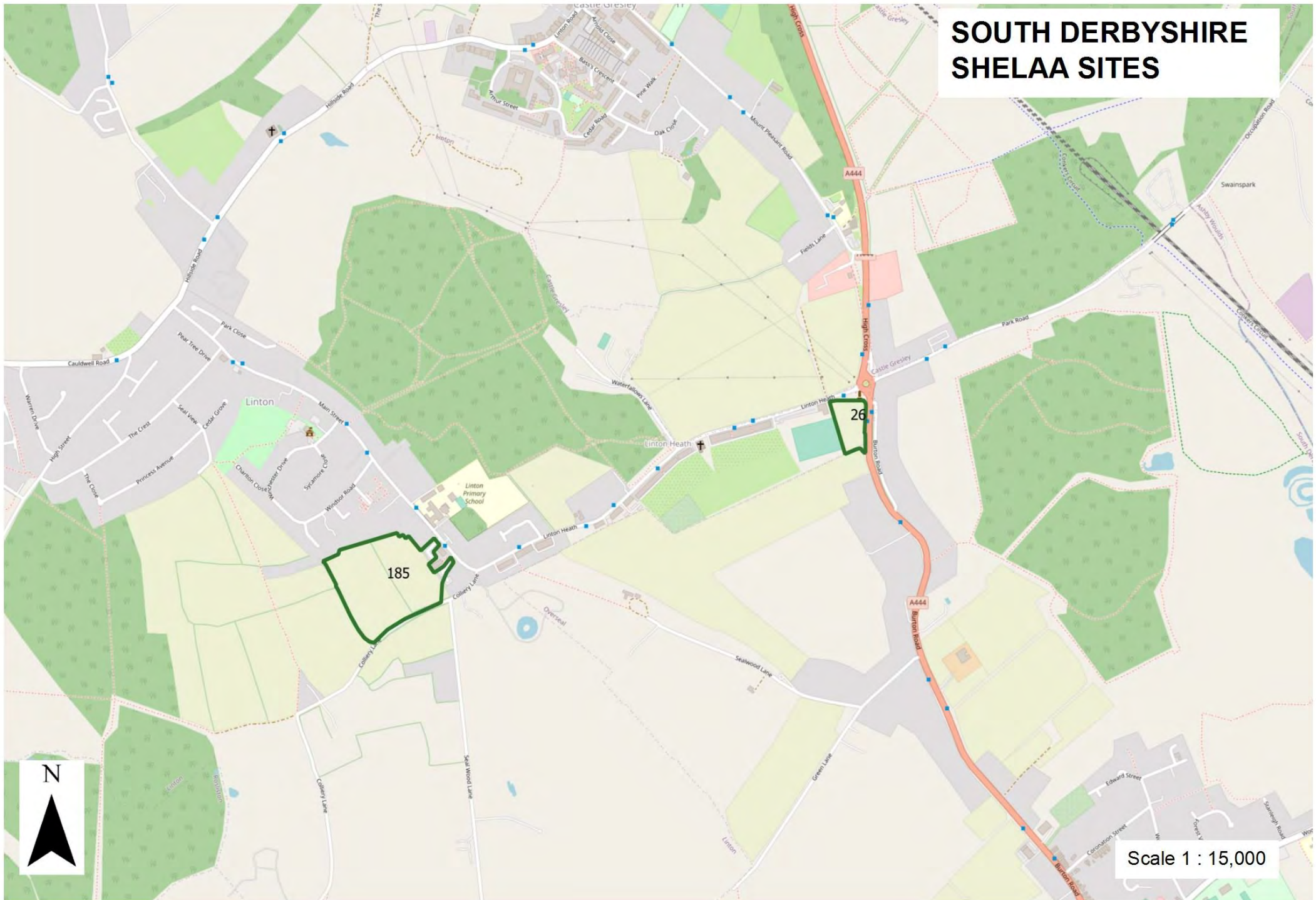
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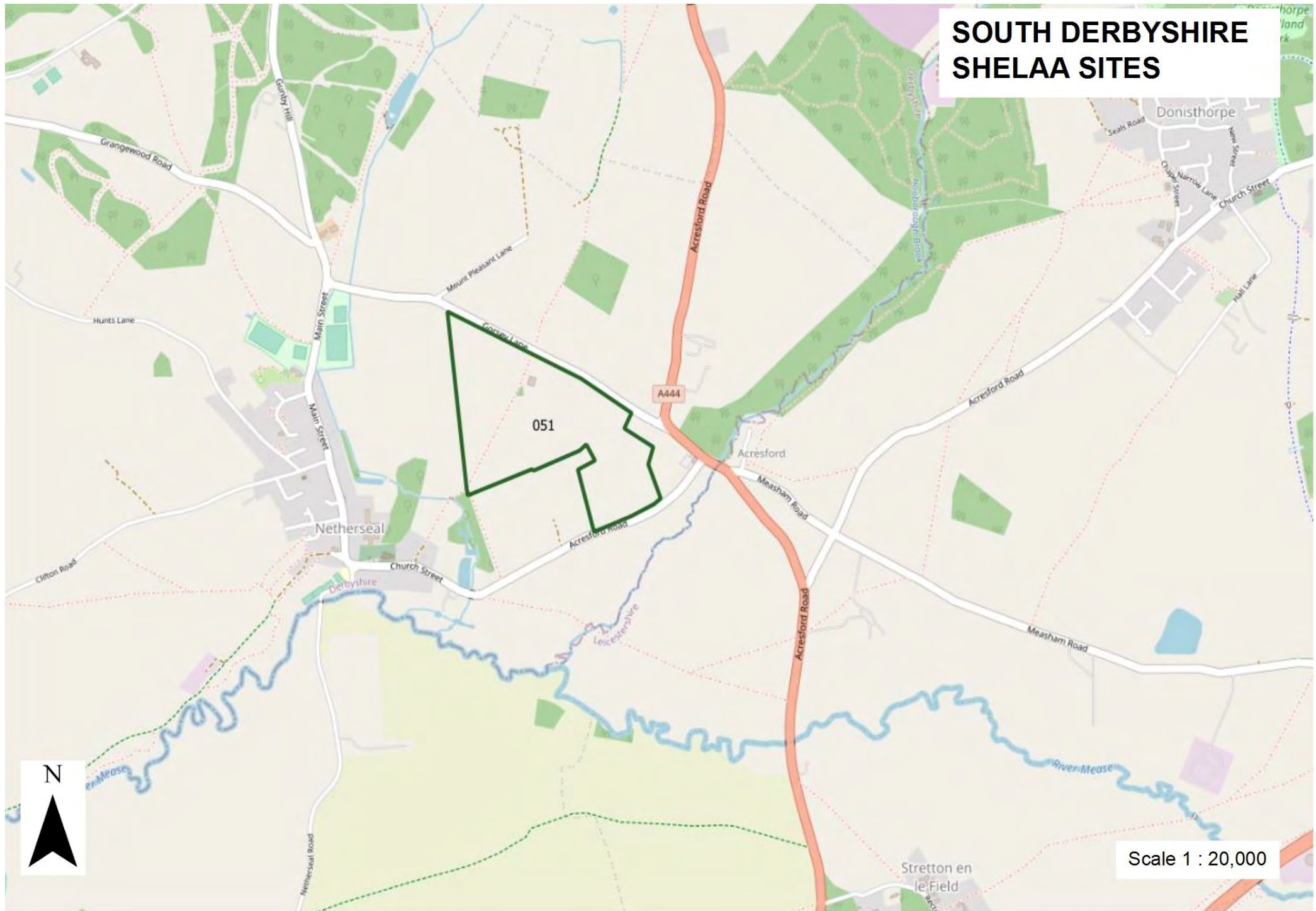


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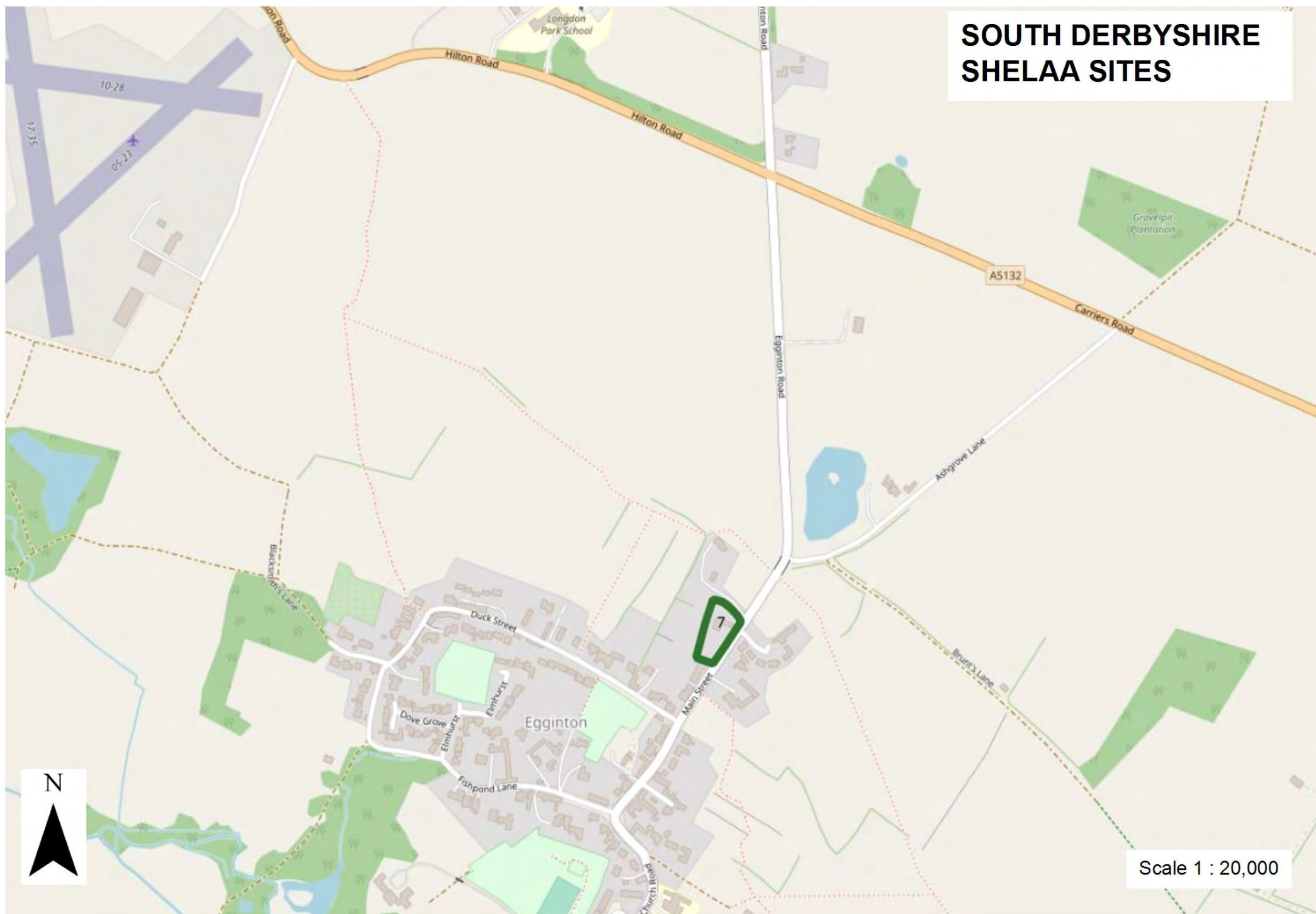
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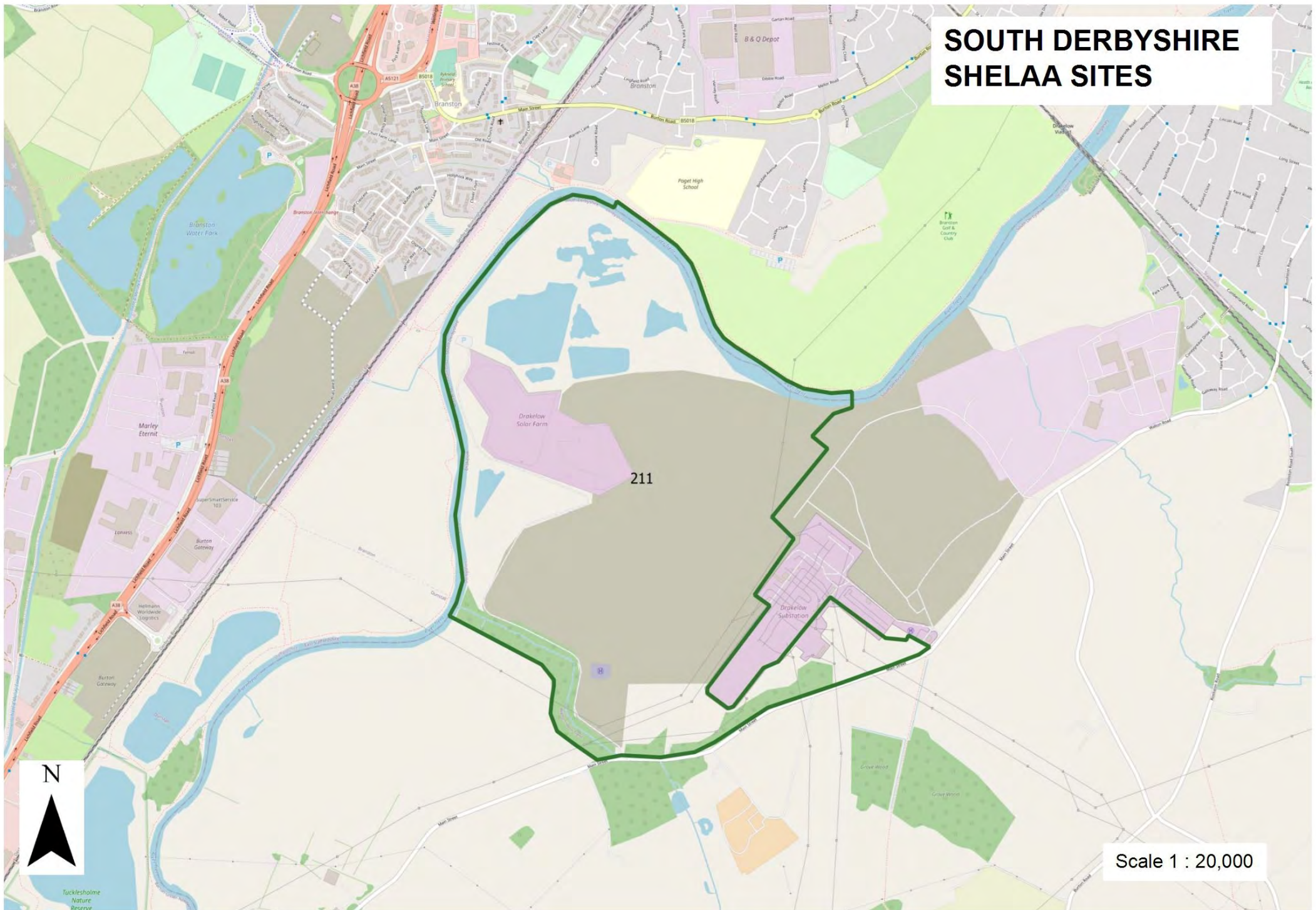


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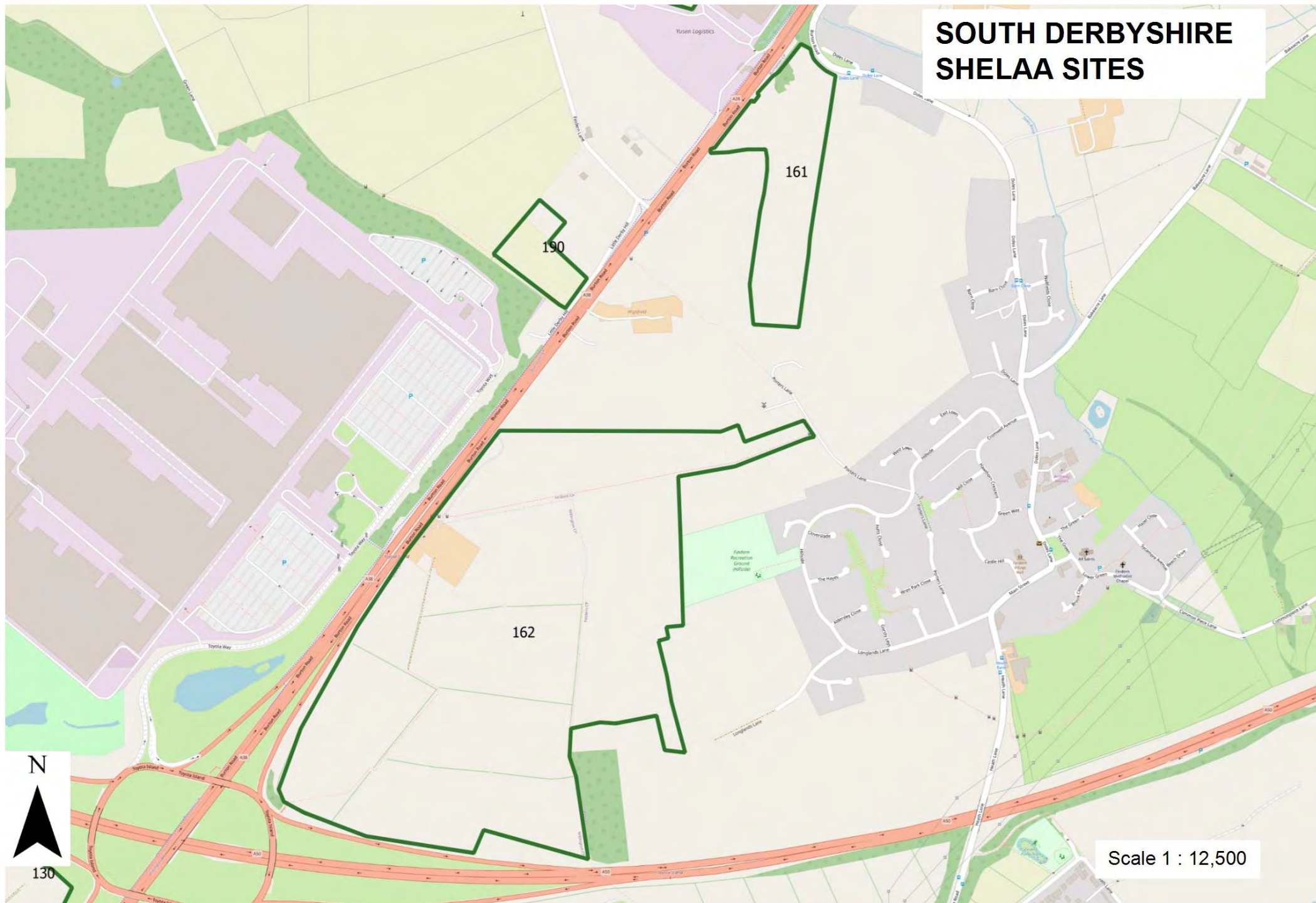
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SOUTH DERBYSHIRE SHELAA SITES



Scale 1 : 20,000

SOUTH DERBYSHIRE SHELAA SITES



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