

DERBY CITY LOCAL PLAN PART 1: CORE STRATEGY – MATTERS, ISSUES AND QUESTIONS FOR EXAMINATION**MATTER 3: THE ECONOMY AND REGENERATION****Main issue**

Whether the Local Plan would proactively drive and support sustainable economic development.

Sub Issue**Omission site**

Question P) Would the Local Plan be unsound if the additional or alternative 'omission' employment/commercial site promoted in representations was not included? If so, is this site soundly based and deliverable in the plan period and has it been subject to sustainability appraisal?

- *Chaddesden sidings/quarry*

- 1.1 The Local Plan is unsound through exclusion of the Chaddesden sidings/quarry site. As outlined within our representations to the Pre-Submission Consultation, omission of this site fails the tests of soundness.
- 1.2 The Chaddesden Sidings and surrounding area is a preferred location for employment development (within the existing and proposed Local Plan). As well as industrial/employment uses in this area, it has been used for mineral working and ancillary operations for a significant period of time. There is a current permission (05/14/00717) which secures the continued use of the aggregate recycling operations, and controlled tipping of non-toxic waste to fill and raise levels until 2019. The wider site is restored to development platforms and associated planting/landscaping in accordance with the approved restoration scheme (drawing CH/EA/2B) with the aggregate recycling operations still active. It is the firm intention of Tarmac in agreement with Network Rail (who are the landowner) to continue with aggregate recycling operations in this area for the foreseeable future and certainly beyond 2019. The applications to extend the use of these areas for prolonged periods, demonstrates the need and demand for the aggregate recycling operations. In addition to the proximity of the site to supply new developments within the Plan period. Allocating the site for Green Wedge does not take full account of the existing land uses and need for aggregate recycling facilities in sustainable areas to meet ongoing demand.

- 1.3 The allocation of Green Wedge, fails to safeguard 'existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material' in accordance with paragraph 143 of the NPPF.
- 1.4 The current industrial use and permitted after uses in this area to industrial and leisure uses reflects the NPPF guidance in securing economic growth and development as well as the Local Planning Authority's own strategy to 'support the retention, intensification and consolidation of land currently identified for employment uses' (Proposed Policy CP10) and the overarching strategy to 'proactively drive and support sustainable economic development'. It is our view that the land permitted at Chaddesden Sidings (including the aggregate recycling operations) has not been taken into account when assessing the permitted employment land within the Plan area. The allocation of 'Green Wedge' is contrary to these economic objectives.

Is the Site soundly based and deliverable in the Plan period?

- 1.5 The granting of planning permission for industrial and leisure development in this area demonstrates that the Local Planning Authority consider the site appropriate for employment uses. It is therefore clear that this land should be shown as allocated for employment land within the emerging Local Plan and not Green Wedge. Allocating this land for employment uses is a sound strategy given its proximity to existing employment areas, sustainable transport links, historic land uses and approved afteruses. The site is sustainable and accords with the principles of the NPPF as well as the emerging strategy for employment land.

Has the Site been subject to a Sustainability Appraisal?

- 1.6 The Planning Authority considers the aggregate recycling operations as a sustainable use in this location through the grant of planning permission for an extension of time to operations. We consider that this land does not need to be subject to further Sustainability Appraisal prior to allocation as employment land as it is an existing/permitted use.

- 1.7 In summary, we consider that the proposed Green Wedge boundary should be amended to take account of the permitted afteruses in this area, emphasised through the creation of development platforms in preparation for future development as well as current/active industrial uses (the aggregate recycling operations) which will be ongoing during the Plan period.