

Employment

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Introduction

- 4.1 One of the principal aims of the District Council is to secure the economic prosperity of South Derbyshire in a manner which is sympathetic to the aspirations of local communities and respects the environment.
- 4.2 At present, the district's employment base is relatively small with about 19,900 Employees in Employment (1991 Census of Population). Some 68% of local firms (approximately 800) employ fewer than 10 people.
- 4.3 The following table provides a breakdown of local employment by industry:-

EMPLOYEES IN EMPLOYMENT

	<u>SOUTH DERBYSHIRE</u>		<u>DERBYSHIRE</u>
	<u>Total</u>	<u>%</u>	<u>%</u>
Agriculture, Forestry and Fishing	800	4.0	1.1
Energy and Water	1,500	7.5	3.0
Manufacturing Industries	4,200	21.1	33.2
Construction	800	4.0	4.1
Services	12,600	63.3	58.6
Total Employed	19,900		

(Sources: Census of Population 1991)

Note: All figures are rounded to the nearest hundred

- 4.4 It can be seen that the Service Sector (principally public services and distribution) provides the main source of employment with about 63% of local jobs. Compared to the rest of the region, manufacturing is poorly represented with only 21% of the total. Many manufacturing businesses depend heavily on the brewing and engineering industries of Burton upon Trent and Derby which have been badly affected by recession and plant rationalisation. The continued contraction of the local pottery industry, despite capital investment, is an additional source of instability. Energy and Water accounts for a further 7% of jobs due to the presence of power stations at Willington and Drakelow.
- 4.5 This structure is potentially a source of weakness due to its dependence upon industries which are not expected to grow or which are sensitive to changes in service delivery at the national level. For example, the Southern Derbyshire Health Authority has closed three local hospitals, whilst privatisation of the coal industry has resulted in further job losses at the former British Coal Scientific and Technical Establishment at Bretby and in supporting industries.

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- 4.6 Agriculture accounts for about 4% of total employment and is especially important in the Northern Parishes. In recent years, EC and national measures such as "quotas", reductions in subsidies and "set aside" policies have sought to limit agricultural production which in turn has led to a reduction in employment. These structural changes will continue and require further action to maintain a healthy rural economy, particularly as this is one of the best ways of protecting and improving the countryside. The re-use or adaptation of existing rural buildings for new commercial, industrial or recreational uses can help to reduce demands for new buildings in the countryside, can encourage new enterprises and can provide jobs needed in rural areas. The establishment of the National Forest will also assist in the diversification of the rural economy by providing new opportunities for the development of tourism and leisure related industries.
- 4.7 In line with national trends, unemployment is falling. At March 1995, 1,976 people were unemployed in South Derbyshire (6.3%* of the workforce) compared with 9.1%* nationally (*NOMIS as % of economically active population). Unemployment in the Burton upon Trent and Derby Travel to Work Areas was 7% and 6.7% respectively, compared to 8.4% nationally (Dept. of Employment "headline" figures based on the workforce). These statistics conceal important local variations. Generally speaking, unemployment rates tend to be higher in the urban area of Swadlincote. They also mask the fact that a large number of people travel outside the district to work, principally to Derby and Burton upon Trent. This daily pattern of movement is likely to continue for the foreseeable future.
- 4.8 During the 1980's, the South Derbyshire labour force increased by about 1.1% per annum to reach 36,800 in 1991. This rate was higher than any other district in Derbyshire and more than three times the County rate. A similar trend is expected to continue to the end of the decade by which time the labour force will be in excess of 40,000. Information from the 1991 Census indicates that female activity rates have risen with the result that activity rates for both men and women are now generally consistent with those for Derbyshire.
- 4.9 There is a clear need, therefore, to strengthen and enlarge the local employment base. Toyota and related developments provide an important means of doing this along with the National Forest and employment generators outside of South Derbyshire, such as the East Midlands International Airport. As mentioned previously, some 5,500 jobs are expected to be created in the Swadlincote/Derby labour market areas as a result of Toyota. However, for a variety of reasons, the full effects of the projected growth in employment are unlikely to be felt until after 1995. In the interim, measures will be required to bring land forward for development and provide a climate in which existing businesses can develop and grow.
- 4.10 At present, most of the district's industrial and business development is situated in Swadlincote. Many firms are located on the industrial estates which have been developed over the last twenty years on "greenfield" sites, former collieries or converted potteries. The environmental quality of these areas is often high. The Bretby Business Park, utilising the former land and premises of British Coal's Scientific and Technical Establishment, is a recent initiative and an important asset for the District. However, in a number of locations such as the Granville Industrial area/Pool Street/Bridge Street area conditions are not so good, with obsolete premises, cramped sites, pockets of vacant and derelict land and inadequate parking and servicing arrangements.
- 4.11 Hatton, Melbourne, Shardlow and Willington are smaller employment centres. The location of industrial and business uses is less structured, although there are some industrial estates, for example at Melbourne.

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- 4.12 Apart from Toyota, rates of development have generally been lower than expected in the Derbyshire Structure Plan, with the development of 24.8 hectares of land between April 1987 - March 1995. This slower rate of development is understandable given the general economic climate and the fact that most of the increased allocation to the district was in anticipation of the effects of the Toyota development, and generally not expected before the mid 1990's.
- 4.13 At 31 March 1995, some 79 hectares of 'new' land allocation had planning permission for industrial and business development excluding land at Burnaston. Some 33 hectares are located in Swadlincote, the remainder in the Northern Parishes principally at the former Church Broughton airfield. In addition there are substantial further outstanding planning permissions for nearly 56 hectares on redevelopment sites which provide a wide variety and spread of economic development opportunities within the District.
- 4.14 Within the district, there is a shortage of industrial accommodation, particularly at the lower and higher ends of the market. Industrial land and buildings including land at Willington and Drakelow Power stations, which are no longer required for their original use can provide, through redevelopment or conversion, new employment opportunities, as can existing agricultural and other rural buildings.
- 4.15 The design of industrial areas is viewed with great importance. Where new development is permitted a high standard of design and layout will be sought. For major, or locally significant sites, a planning brief will be prepared. It will be particularly important to ensure that employment areas are accessible to all sections of the community, including disabled people.
- 4.16 The area contains a number of installations handling hazardous substances which are subject to stringent controls under existing health and safety legislation. It is considered prudent to control the type of development permitted in the vicinity of these installations and to limit the introduction of further installations in the light of advice from the Health and Safety Executive.
- 4.17 In 1995, the District Council approved an Economic Development Strategy to guide the nature and extent of its involvement in economic development (including tourism) in the period 1995-2000. The Strategy sought to increase the number and range of employment opportunities in South Derbyshire insofar as this is compatible with the protection of the environment and the interests of local communities. Eight strategic objectives were defined which provided the basis for detailed programmes as follows:
- (i) To encourage the formation and growth of new and existing businesses in South Derbyshire;
 - (ii) To realise the opportunities afforded by Toyota and related developments, the construction of the A50 Stoke-Derby Link Road and the New National Forest;
 - (iii) To improve the basic infrastructure and physical environment of the area in order to attract investment and facilitate employment growth;
 - (iv) To develop and enhance the image and reputation of South Derbyshire as a location for new investment and a developing area for tourism;
 - (v) To develop the skills and potential of the workforce;

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- (vi) To work closely with the local business community to determine the needs of the area and the priorities for action;
- (vii) To ensure that development is directed to appropriate locations and that a high standard of design is achieved in order to minimise the impact upon the environment and secure beneficial advantage to the local community.

4.18 Many of these objectives will be implemented in full, or in part, through the Local Plan.

Derbyshire Structure Plan

4.19 The Plan seeks to promote employment by means of a package of policies which places increased emphasis on safeguarding existing employment, fostering the growth of the local firms and making the most of the economic potential of each part of the county, whether this be in manufacturing, high technology, distribution or services such as leisure and tourism.

4.20 Provision is made for 380 hectares of land for industrial and business development in South Derbyshire, including 255 hectares in the vicinity of the junction of the A38 and the A50 Stoke-Derby Link Road (i.e. the Toyota site, Burnaston). Some 75 hectares of land are to be provided in the Swadlincote area with the balance in the rest of the district.

Objectives of the Local Plan

4.21 The objectives of the Local Plan are:

- (i) To provide a framework in which existing firms can develop and grow and new firms are encouraged to move into the area;
- (ii) To realise the opportunities afforded by Toyota and related developments, the construction of the A50 Stoke-Derby Link Road and the National Forest.
- (iii) To meet the needs of industrial and business users on sites which:
 - (a) Minimise the impact upon the countryside, agricultural land and local communities;
 - (b) Make full and effective use of vacant, underused and derelict land, and that which is no longer required by public bodies;
- (iv) To direct a large amount of new development to Swadlincote where a plentiful supply of labour already exists in order to reduce out commuting and encourage further investment in the town.
- (v) To promote a healthy rural economy.

EMPLOYMENT POLICY 1 : EXISTING INDUSTRY

4.22 THE EXPANSION OF INDUSTRIAL AND BUSINESS USES ON OR ADJACENT TO THEIR EXISTING SITES, OR THE CONTINUATION OF TEMPORARY USES, WILL BE PERMITTED, PROVIDED THAT THE PROPOSAL IS NOT DETRIMENTAL TO THE CHARACTER OF THE LOCALITY OR RESIDENTIAL AMENITY AND DOES NOT CAUSE ENVIRONMENTAL OR TRAFFIC PROBLEMS.

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Justification

- 4.23 The District Council wishes to encourage the expansion of existing firms as a means of improving the local economy. In most circumstances, firms do not wish to move in order to expand their operations so it is essential that planning applications for extensions or expansion are considered favourably unless there are overriding planning reasons for refusal.
- 4.24 It is recognised, however, that there is a need to maintain the amenities of areas adjoining industrial concerns. In such circumstances, regard will be had to the nature and proximity of adjoining land uses, the impact of the development and any increased traffic flows.
- 4.25 When difficulties do arise concerning the amenity of the area, then the District Council will undertake to resolve these by discussion or where this is not possible, provide guidance as to more suitable alternative locations.

Implementation

- 4.26 By the use of development control powers.

EMPLOYMENT POLICY 2 : MAIN LOCATIONS FOR NEW INDUSTRIAL AND BUSINESS DEVELOPMENT

- 4.27 A. NEW INDUSTRIAL AND BUSINESS DEVELOPMENTS AS DEFINED BY CLASSES B1, B2 AND B8 OF THE USE CLASSES ORDER WILL BE PERMITTED WITHIN THE FOLLOWING AREAS IDENTIFIED ON THE PROPOSALS MAP:-

FORMER CADLEY HILL COLLIERY AND ADJOINING LAND, SWADLINCOTE 37 HA. (91 ACRES)

SOUTH OF CADLEY HILL INDUSTRIAL ESTATE, SWADLINCOTE 14 HA. (35 ACRES)

FORMER CHURCH BROUGHTON AIRFIELD, FOSTON 45 HA. (111 ACRES)

FORMER MOD VEHICLE DEPOT, HILTON 38.7HA. (94 ACRES)

- B. DEVELOPERS WILL BE EXPECTED TO UNDERTAKE OR CONTRIBUTE TOWARDS ANY NECESSARY ADDITIONAL INFRASTRUCTURE WORKS OR TRAFFIC MANAGEMENT MEASURES.
- C. DEVELOPMENT WILL BE REQUIRED TO PROVIDE FOR THE RETENTION AND PROTECTION OF FEATURES OF NATURAL HISTORY OR HERITAGE INTEREST.

Justification

- 4.28 This policy, together with Employment Policy 4, allocates land for industrial and business development to meet the Structure Plan requirements. However, only part of this proposal counts towards the overall requirement of 125 hectares (excluding the Toyota allocation) as part of the Cadley Hill Colliery site and the whole of Hilton Depot site are considered to be redevelopment sites. Appendix B lists the specific allocations for monitoring purposes.

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- 4.29 During the preparation of the Local Plan, various areas were identified and evaluated.
- 4.30 In Swadlincote, it was concluded that the main opportunities existed to the south west of the town where a large amount of new development had already taken place and further housing was proposed. At the former Cadley Hill Colliery, 37 hectares of industrial land is to be made available. Of this figure, some 17 hectares will be redeveloped for industry on the site of the colliery and the British Coal Testing Site, and in accordance with Employment Policy 7, this will not count towards the strategic provision. The area is to be subject to opencasting and will then be compacted for industrial development. Approximately, 13 hectares will be made available at the eastern end of the site within two years of the commencement of opencasting. To be south of the existing Cadley Hill Industrial Estate, 14 hectares of land is allocated extending the industrial area. Subject to the improvement of Swadlincote Lane and its junction with Cadley Hill Road, this site, which is well related to the existing industrial estate, provides additional land for industry, capable of early development. The necessary improvement of Swadlincote Lane is expected to be implemented in conjunction with the housing development proposed in Housing Policy 2.
- 4.31 In the Northern Parishes, the identification of sites was more difficult because of the absence of a major employment centre and the danger of significant intrusion in a predominantly rural area. The main opportunities existed along the line of the A50 Stoke-Derby Link, particularly in the vicinity of the junctions with the existing strategic road network. Locations to the south east of the A38 were considered along with land at Sinfin Moor. However, on environmental grounds and because of the timing of the construction of the various stages of the A50 Stoke-Derby Link Road, the preferred option concerns land at Hilton and at Church Broughton.
- 4.32 At Hilton, some 38.7 hectares of land for industrial and business purposes is proposed as part of the redevelopment of the former Ministry of Defence vehicle depot site. This provision can be achieved without detriment to the Housing policies and, as redevelopment in accordance with Employment Policy 7, it will not count towards the strategic provision.
- 4.33 The remaining allocation relates to the former Church Broughton Airfield where 45 hectares of land is proposed. The site is fairly flat and featureless in comparison with the surrounding countryside, with a large amount of derelict land in the form of exposed and poorly covered concrete runways. Provision has been made in the design of infrastructure and access arrangements for the eventual expansion of the site northwards on to the remainder of the airfield.
- 4.34 The need for, and availability of land will be kept under review.

Implementation

- 4.35 Through the use of development control powers and by the District Council negotiating planning obligations under Section 106 of the Town and Country Planning Act 1990.

EMPLOYMENT POLICY 3 : INDUSTRIAL AND BUSINESS DEVELOPMENT IN SWADLINCOTE

- 4.36 IN SWADLINCOTE, INDUSTRIAL AND BUSINESS DEVELOPMENT AS DEFINED BY CLASSES B1, B2 AND B8 OF THE USE CLASSES ORDER WILL BE PERMITTED PROVIDED THAT THE PROPOSAL IS NOT DETRIMENTAL TO THE AMENITY AND CHARACTER OF THE LOCALITY ON ENVIRONMENTAL AND TRAFFIC GROUNDS.

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Justification

- 4.37 The majority of industrial land in Swadlincote is concentrated on industrial estates. Some concerns, particularly small firms prefer alternative locations, utilising existing buildings and premises or development on small sites. Such businesses can often be carried out quite acceptably outside established industrial sites without disturbance to adjoining land uses. However, whilst the District Council wishes to encourage this sector, it is also aware of the impact such activities can have, particularly in a residential area.

Implementation

- 4.38 By the use of development control powers.

EMPLOYMENT POLICY 4 : PROMOTING THE RURAL ECONOMY

- 4.39 A. PROPOSALS FOR THE DIVERSIFICATION OF THE RURAL ECONOMY WILL BE PERMITTED PROVIDED THEY DO NOT CONFLICT WITH OTHER PROPOSALS OF THE LOCAL PLAN.
- B. THE REUSE OR ADAPTATION OF AGRICULTURAL AND OTHER RURAL BUILDINGS FOR NEW COMMERCIAL, INDUSTRIAL OR RECREATIONAL USES WILL BE PERMITTED PROVIDED THEIR FORM, BULK AND DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS AND THE PROPOSAL IS ACCEPTABLE ON ENVIRONMENTAL AND TRAFFIC GROUNDS.

Justification

- 4.40 Over the last thirty years, the countryside has undergone many changes, with the decline of employment in the traditional industries of agriculture and mining (principally in the Southern Parishes). These structural changes will continue and require further action to diversify the rural economy. Government advice contained in PPG7 "The Countryside and the Rural Economy" suggests that maintaining a healthy rural economy is one of the best ways of protecting and improving the countryside because so much depends on the investment of people and businesses. The establishment of the National Forest (Environment Policy 10) will be an important catalyst in this process.
- 4.41 The increasing efficiency of agricultural producers and changes in agricultural policy mean that retaining as much land as possible in agricultural use no longer has the same priority. Although much activity in the countryside is outside the scope of planning control, proposals for farm diversification which require planning permission will normally be permitted provided they do not conflict with other policies of the Local Plan.
- 4.42 There are often opportunities for re-using or adapting existing rural buildings for new commercial, industrial and recreational uses. Such reuse or adaption can help to reduce demands for new buildings in the countryside, can encourage new enterprises, and can provide jobs needed in rural areas. There is a need, however, to ensure that proposals are in keeping with their surroundings, particularly in respect of the re-use of historic farm buildings where residential conversion can often have a detrimental effect on the character, appearance and setting. The Council will deal with applications having regard to its supplementary guidance - 'Historic South Derbyshire'.

Implementation

- 4.43 By the use of development control powers.

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EMPLOYMENT POLICY 5 : INDUSTRIAL AND BUSINESS DEVELOPMENT IN RURAL AREAS

- 4.44 A. WITHIN OR ON THE EDGE OF EXISTING VILLAGES, THE DEVELOPMENT OF SMALL INDUSTRIAL UNITS AND THE CONVERSION OF EXISTING BUILDINGS TO INDUSTRIAL AND BUSINESS USE WILL BE PERMITTED PROVIDED THE PROPOSAL IS COMPATIBLE WITH THE SCALE AND CHARACTER OF THE SETTLEMENT AND IS ACCEPTABLE ON ENVIRONMENTAL AND TRAFFIC GROUNDS. ELSEWHERE, OTHER THAN AS PROVIDED FOR IN POLICIES E2, E3 AND E6, NEW INDUSTRIAL AND BUSINESS DEVELOPMENT WILL NOT BE PERMITTED.
- B. NEW INDUSTRIAL AND BUSINESS DEVELOPMENT AS DEFINED BY CLASSES B1, B2, AND B8 OF THE USE CLASSES ORDER WILL BE PERMITTED ON 4.8 HECTARES OF LAND ADJOINING THE LILYPOL INDUSTRIAL ESTATE, MELBOURNE, AS SHOWN ON THE PROPOSALS MAP PROVIDED THAT A BELT OF APPROXIMATELY 5-10 METRES IN WIDTH IS MADE AVAILABLE FOR STRUCTURAL LANDSCAPING ON THE NORTH WESTERN AND NORTH EASTERN BOUNDARIES OF THE SITE. THE COUNCIL WILL NEGOTIATE PLANNING OBLIGATIONS UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO SECURE THE FUTURE MAINTENANCE OF THE LANDSCAPING BELTS.

Justification

- 4.45 The importance of economic activity in villages and other rural areas is recognised by the District Council as a means of providing employment, preventing the loss of services and maintaining the rural economy. Central Government advice places emphasis on the promotion of small firms, and has indicated that such activities are acceptable in rural areas, provided that their operations do not give rise to an unacceptable level of disturbance or cause intrusion into open countryside.
- 4.46 Agricultural buildings and other premises which are vacant can also be usefully brought into a new use through their conversion to industrial use. This helps not only to provide new employment opportunities but can also assist in maintaining some of the older buildings which contribute to the character of the area.
- 4.47 Melbourne is an existing local employment centre and there is a need to maintain and reinforce this role. It is intended that the site allocated above as an extension of the existing Lilypool Industrial Estate will provide for small scale rural industry related to local needs.

Implementation

- 4.48 By the use of the development control powers.

EMPLOYMENT POLICY 6 : LARGE FIRMS

- 4.49 THE DEVELOPMENT OF SITES TO ACCOMMODATE LARGE FIRMS, IN ADDITION TO THOSE ALLOCATED IN EMPLOYMENT POLICY 2, WILL NOT NORMALLY BE PERMITTED, UNLESS IT CAN BE DEMONSTRATED THAT SUCH FIRMS CANNOT BE ACCOMMODATED WITHIN THE GENERAL PROVISION AND THE PROPOSAL IS ACCEPTABLE ON ENVIRONMENTAL AND TRAFFIC GROUNDS.

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Justification

- 4.50 The Structure Plan makes separate provision for large firms which cannot be accommodated on general industrial and business estates. Such firms are usually seeking a large site either for their sole use or with a small number of similar firms. The District Council considers that it is essential for such firms to demonstrate that they cannot satisfactorily be accommodated within the general provision before additional sites are permitted.

Implementation

- 4.51 By the use of development control powers.

EMPLOYMENT POLICY 7 : INDUSTRIAL REGENERATION

- 4.52 THE REDEVELOPMENT OF FORMER INDUSTRIAL SITES AND BUILDINGS FOR INDUSTRIAL AND BUSINESS DEVELOPMENT WILL BE PERMITTED PROVIDED THE PROPOSAL IS NOT DETRIMENTAL TO THE AMENITY AND CHARACTER OF THE LOCALITY ON ENVIRONMENTAL AND TRAFFIC GROUNDS.

Justification

- 4.53 The redevelopment of former industrial sites and buildings for industrial and business use can be instrumental in removing dereliction and improving environmental standards. Industrial premises which are no longer suited for their original use or have become vacant, can by being sub-divided or redeveloped, make a useful contribution to the overall supply of industrial floorspace in the district.
- 4.54 The redevelopment of older industrial buildings may not, however, be appropriate in all circumstances, for example, where the continued industrial activity on the site is detrimental to the amenities of an adjoining area.
- 4.55 The continuing rationalisation of the Electricity Generating and supply industry has resulted in the closure of several units at Drakelow and Willington Power Stations although the use of the sites for power generation may continue for several years. The nature and extent of the sites however, particularly in respect of their location relative to the local highway network and associated problems of access, gives cause for concern and would need to be addressed when consideration is given to after use of any part of these sites. Land which becomes available following closure and/or rationalisation and which is subsequently redeveloped will not count towards the Structure Plan provision.
- 4.56 The Council will undertake a programme of measures to improve the environment and management of traffic within the Granville Industrial area. This area of established industries has been identified as having several problems concerning operational conditions. These include poor access arrangements, areas of vacant and derelict land and buildings, and a lack of proper car and commercial vehicle parking, together with a poor environment. There is a need to assist in creating better operating conditions for firms within this area which employ a considerable number of people. The District Council will undertake environmental works in conjunction with local firms as and when opportunities arise.

Implementation

- 4.57 Through the use of development control powers and by the District Council negotiating planning obligations under Section 106 of the Town and Country Planning Act 1990.

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EMPLOYMENT POLICY 8 : NEW DEVELOPMENT

- 4.58 NEW INDUSTRIAL OR BUSINESS DEVELOPMENT WILL NOT BE PERMITTED UNLESS PROVISION IS MADE FOR CAR PARKING, COMMERCIAL VEHICLE MANOEUVRING, SERVICING, SCREENING AND LANDSCAPING AND THE CONTROL OF POLLUTANTS INTO THE AIR AND WATER AND OF NOISE, COMMENSURATE WITH PREVENTING DANGER AND CONGESTION ON THE HIGHWAY, UNACCEPTABLE DAMAGE TO THE ENVIRONMENT AND UNDUE LOSS OF AMENITY TO LOCAL RESIDENTS.

Justification

- 4.59 New industrial and business developments can have a considerable impact on adjoining areas, unless they are properly located and their siting and scale is properly controlled. Equally important is attention to the way the development will function with regard to manoeuvring areas, parking and layout. Screening and landscaping also serve to assist in satisfactorily assimilating new developments with their surroundings. The District Council's guidelines for car parking and the design and layout of new development provide advice in respect of the above matters. In accordance with the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, Environmental Impact Statements will be required where appropriate. Extensions to existing development are subject to Employment Policy 1.

Implementation

- 4.60 By the use of development control powers and supplementary planning guidance.

EMPLOYMENT POLICY 9 : DEVELOPMENT NEAR TO INSTALLATIONS HANDLING HAZARDOUS SUBSTANCES AND MAJOR GAS PIPELINES

- 4.61 PLANNING APPLICATIONS FOR DEVELOPMENTS NEAR NOTIFIED INSTALLATIONS HANDLING HAZARDOUS SUBSTANCES AND MAJOR GAS PIPELINES WILL ONLY BE PERMITTED PROVIDED THE COUNCIL ARE SATISFIED THAT THERE WOULD NOT BE A SIGNIFICANT INCREASE IN THE POPULATION AT RISK OR THAT THERE IS NO REASONABLE ALTERNATIVE.

Justification

- 4.62 South Derbyshire contains a number of installations handling hazardous substances which are subject to stringent controls under existing health and safety legislation. It is considered prudent to control the type of development permitted in the vicinity of these installations. However, the District Council will also wish to be satisfied that the re-use/redevelopment of land and buildings in Swadincote town centre will not be unnecessarily sterilised in view of their importance to the viability of the local economy. Advice will be sought from the Health and Safety Executive.

Implementation

- 4.63 By the use of development control powers.

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EMPLOYMENT POLICY 10 : INSTALLATIONS HANDLING HAZARDOUS SUBSTANCES

- 4.64 THE COUNCIL WILL REFUSE PROPOSALS INVOLVING THE INTRODUCTION OF HAZARDOUS SUBSTANCES WHERE THEIR PRESENCE OR THE RESULTANT EXTENSION OF CONSULTATION ZONES MAY INHIBIT THE FULL OPPORTUNITIES FOR DEVELOPMENT IN THE VICINITY OF THE INSTALLATION.

Justification

- 4.65 It is necessary to take account of the possible inhibiting effect that a new or extended notifiable installation can have on development opportunities in its vicinity. The siting of installations handling hazardous substances will be subject to planning controls aimed at keeping them separated from housing and other land uses with which they might be incompatible from a safety viewpoint. The District Council will take advice from the Health and Safety Executive.

Implementation

- 4.66 By the use of development control powers.