

## Derbyshire Dales Local Plan Examination 2017

### Matter 7 –Employment Development

#### Statement prepared by Planning Design Practice, on behalf of FW Harrison Commercials Ltd (landowners at Ashbourne Airfield) 12/04/17

Outline planning permission was granted for phase 1 at Ashbourne Airfield (367 dwellings, link road, community facilities and 8 Hectares of employment land) on 30/03/17, reference 14/00074/OUT.

Full planning permission was granted for the link road on 25/05/16, reference 16/00168/FUL.

FW Harrison are currently working with Derbyshire County Council and Derbyshire Dales District Council (Economic Development) to deliver the link road. Detailed designs of the link road were commissioned last year. A final review of the designs is expected to take place in April 2017. The link road design has incorporated communication with utilities providers, delivering indications of capacity and cost estimates in preparation for construction. Tenders for the construction of the link road are expected in summer 2017. Preparatory work has already begun at the site and construction work is due to commence at the end of this year.

FW Harrison intend to commence the development of business accommodation once the link road construction is underway. They intend to offer business accommodation in a variety of sizes and forms to ensure sufficient flexibility to meet market demand (i.e. buildings for rent / sale, plots for rent / sale, design and build etc.).

FW Harrison have considerable experience of developing employment land within the local area. They are confident that strong demand exists for additional employment land at the

airfield given their recent experience of letting commercial units in the area, and from enquiries they have received regarding new employment land.

Detailed design of the link road is nearing completion (the contract is being managed by the County Council) and a detailed business case and masterplan is currently being prepared by consultants working on stage 2 of a grant application for the link road via the Local Enterprise Partnership (Stage 1 approval in place). This work is due to be completed by the end of May 2017, however relevant information will be shared with the District Council's Planning service in advance of the Local Plan examination should this be available.

The pace of development will be dictated by market demand, however FW Harrison anticipate developing 4 acres of employment land within the first year. At this rate the 8 hectares allocated within phase 1 would be developed within 5 years of commencement.

FW Harrison own sufficient land at the airfield to accommodate the additional 6-8 Hectares of employment development proposed under Policy DS8 for phase 2, and intend to deliver this development once the employment land within phase 1 has been developed.

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