

North East Derbyshire District Council

Cabinet

29 June 2016

Callywhite Lane Industrial Estate Expansion Land - Development Brief

Report of Councillor Michael Gordon, Portfolio Holder with Responsibility for the Environment

This report is public

Purpose of the Report

- To provide an update on opportunities for the expansion of Callywhite Lane industrial estate
- To recommend budget allocation for the preparation of a development brief to progress the opportunities presented.

1 Report Details

- 1.1 A report was brought to Cabinet on 16 December 2015 to provide an update on opportunities for the expansion of Callywhite Lane Industrial Estate.
- 1.2 That report recommended allocating a budget to support the production of a feasibility study to explore the opportunities in full detail, which was approved.
- 1.3 Focus Consultants were subsequently appointed to carry out the feasibility study and to further develop the business case for public sector intervention, in the shape of infrastructure investment, to unlock the expansion land. The areas covered by the feasibility study were:
 - Strategic Case
 - Economic Case
 - Commercial Case
 - Financial
 - Management
- 1.4 The study concluded that the proposal to expand the estate was a close strategic fit with the growth priorities of NEDDC and both LEPs, and as such has been used to support approaches to D2N2 and SCR for infrastructure funding. The commercial case was also developed in more detail, which included soft market testing the principle of commercial development on this site, with agents and developers interviewed to gauge demand. Again, the conclusion was positive, in that there was unsatisfied demand for modern business premises in this location.

- 1.5 Further evidence of this demand emerged following the recent Developer Forum held at NEDDC on 18 April 2016. At this event, a presentation was given by the Joint Assistant Director (Growth) to alert the attendees to potential development opportunities across the district, including Callywhite Lane.
- 1.6 Officers were subsequently approached by a representative of CPP, a firm of commercial property advisors. A follow-up meeting was held between CPP and NEDDC's Economic Development and Estates teams, where CPP outlined their interest in working with NEDDC to bring forward development on the expansion land and to secure end-users.
- 1.7 Whilst this approach was welcomed and demonstrates confidence in terms of demand, officers feel a clear and coherent vision needs establishing for the expansion land to ensure that NEDDC's growth objectives and opportunities are maximised.
- 1.8 It is proposed therefore that a property consultant is appointed to prepare a development brief that sets out the Council's aspirations in terms of design, type of use, programme, and delivery options etc. The completed brief would also serve additional important purposes including:
 - Act as a marketing document to approach potential partners and end-users to bring the development of the expansion land forward.
 - Provide the required supporting evidence for public sector infrastructure funding bids.
 - Support Master Planning and enable the coherent development of the expansion land.
 - Provide greater clarity and so reduce developer uncertainty and risk of what is expected and required on the site.
- 1.9 A development brief would also facilitate dialogue with third parties other than developers. As reported previously, Network Rail's proposed electrification of the Midland Mainline is a key driver for bringing this site forward, and discussions are ongoing with Network Rail's project manager.
- 2.0 The Council has already surveyed the site and a full land ownership map has been compiled. A development brief would also be helpful in supporting dialogue with adjacent owners (An ownership map is attached at **Appendix 1**). An initial discussion has been held with a representative of Dronfield Town Council, who own land adjacent to NEDDC's, where the proposal was welcomed in principle.

2 Conclusions and Reasons for Recommendation

- 2.1 The reasons for recommendation are set out in paragraph 1.8

3 Consultation and Equality Impact

- 3.1 If the recommendation is approved, then a consultation exercise will be undertaken to determine the views of stakeholders on the expansion plans and development brief

4 Alternative Options and Reasons for Rejection

4.1 The technical knowledge and experience required to complete this development brief is beyond the capability of NEDDC officers, so the only realistic option is to secure external expertise.

5 Implications

5.1 Finance and Risk Implications

5.1.1 A maximum budget of £25,000 will need to be identified to complete the study. Given the limited level of Invest to Save resources that are currently uncommitted it is recommended that these costs will be met from savings achieved elsewhere on the Council's revenue budget during the course of the current financial year.

5.2 Legal Implications including Data Protection

5.2.1 No implications

5.3 Human Resources Implications

5.3.1 NEDDC officers will lead and manage the consultants. There is sufficient experience and capacity in the Economic Development and Estates Teams to do this.

6 Recommendations

6.1 That a budget of £25,000 is allocated for the preparation of a development brief for the Callywhite Lane expansion land on the basis that these additional costs will be met from savings identified elsewhere on the Council's revenue budgets.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is an executive decision which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)	No
District Wards Affected	Dronfield North and Dronfield South
Links to Corporate Plan priorities or Policy Framework	Unlocking our Growth Potential

8 Document Information

Appendix No	Title
1	Callywhite Lane Expansion Land – Ownership Map
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
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AGIN 9 (CAB 0629) Callywhite Lane Dev Brief/AJD

Appendix 1

Callywhite Lane Expansion Land – Ownership Map

