

Agenda Item No. 7(h)

**DERBYSHIRE COUNTY COUNCIL**

**CABINET**

**15 December 2015**

Report of the Strategic Director – Economy, Transport and Environment

**ASHBOURNE AIRFIELD INDUSTRIAL ESTATE EXPANSION (HIGHWAYS,  
TRANSPORT AND INFRASTRUCTURE)**

- (1) **Purpose of Report** To seek Cabinet approval to the County Council taking responsibility for the design, construction and ultimate proposed adoption of roads to facilitate expansion of the Ashbourne Airfield Industrial Estate.
- (2) **Information and Analysis** Ashbourne is the main employment and service centre for the largely rural southern part of the Derbyshire Dales. The town's Airfield Industrial Estate acts as the main focus for employment opportunities, but is constrained by both site and highway capacity. Existing businesses have clear expansion plans that could create upwards of 360 jobs but need additional space. Expansion of the overall Industrial Estate would provide new employment land and would be supported by housing provision. The project is considered fundamental to the future prosperity of Ashbourne and surrounding rural parishes by providing much-needed space for supporting delivery of the targeted 1,450 new jobs, safeguarding existing jobs and providing 367 new homes. Derbyshire Dales District Council has received an outline planning application for this development, link road, access and landscaping. The project as a whole will cost over £50 million, but has an offer of £1 million of Local Growth Fund support from the D2N2 (Derby, Derbyshire, Nottingham and Nottinghamshire) Local Enterprise Partnership, subject to completion of assurance procedures.

The link road proposed for the Industrial Estate expansion would connect Blenheim Road, the main distributor through the existing Estate, to the A52 further south, as shown on Annex 1. This road would have the benefit of providing a second point of access, reducing queueing which takes place for traffic leaving the Estate and adjacent housing, as well as providing capacity for expansion. The realisation of this development will also assist in delivering improvements to the five-arm junction at Derby Road/Sturston Road/Compton Street; current negotiations with the developers at the Airfield include Section 106 contributions towards the improvement of this junction.

Given the benefits to economic development and facilitating solutions to existing highway problems, it is important that the County Council plays an active role in the delivery of the expansion project. It is also the intention of all parties that the main distributor road through the site would be adopted as highway. This could take place through the developer providing a road to adoptable standard, but would be simplified by the County Council taking responsibility for its design and construction. The developer will need to procure both design and construction services and has indicated that its preference would be to do so through the Council, which has Midlands Highways Alliance frameworks in place, which could help to simplify the procurement process. This would also assist the Council in the planning of resources for highways services at a time when there is some uncertainty over the funding and delivery arrangements for larger projects. It is, therefore, considered appropriate that the Council offers this facility to the developer and adds the project to the Capital Programme 2015-16. To clarify, this would not constitute the financial underwriting of the project, which would remain the responsibility of the developer (this has been made clear to the developer).

(3) **Financial Considerations** Cabinet, at its meeting of 26 May 2015, gave authority for preparatory work to be undertaken (in house or through professional consultancy services) on the Ashbourne Airfield project (Minute No. 200/15 refers). To date, work has been quite limited, constituting assistance with preparing the business case for D2N2 resources. Should Cabinet agree the recommendations of this report, responsibility for meeting design and construction costs would remain with the developer.

(4) **Legal Considerations** Should Cabinet agree to the recommendation of this report, the Director of Legal Services will advise on the necessary agreements required between the County Council, developer and Derbyshire Dales District Council.

(5) **Property Considerations** All land and property affected by the proposed construction project falls within the ownership or control of the developer or Derbyshire Dales District Council.

### **Other Considerations**

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, environmental, health and transport considerations.

(6) **Key Decision** No.

(7) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(8) **Background Papers** Held on file in the Economy, Transport and Environment Department. Officer contact details - Jim Seymour, extension 38557.

(9) **OFFICER'S RECOMMENDATIONS** That Cabinet agrees:

9.1 To the County Council procuring design and/or construction resources for the elements of the Ashbourne Airfield Industrial Estate expansion which would subsequently be adopted into the highway.

9.2 To the addition of the project to the Capital Programme 2015-16.

**Mike Ashworth**  
**Strategic Director – Economy, Transport and Environment**

