

Wilson Bowden Developments – Land South of Markham Vale

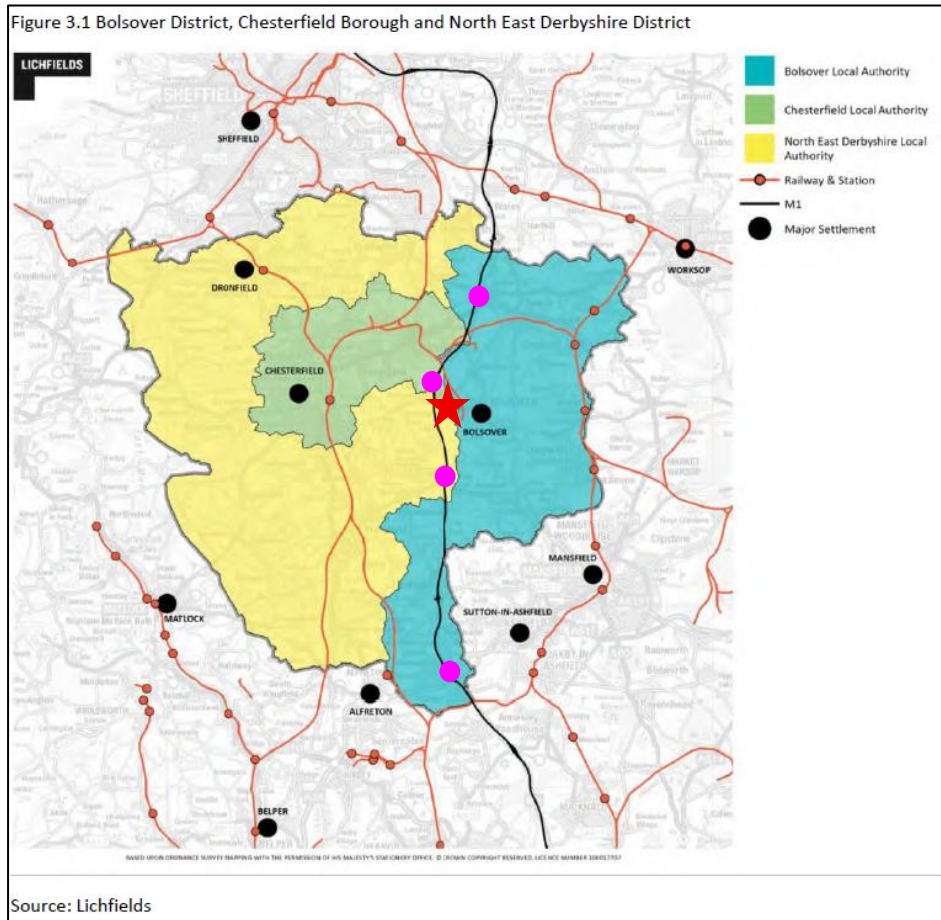
Alternative Sites Note

March 2026

Introduction

1. Wilson Bowden Developments ('WBD') is promoting land to the south of Markham Vale, North-East Derbyshire for allocation in the emerging North East Derbyshire Local Plan for strategic-scale industrial and logistics (Use Class B2/B8) employment development. This note has been prepared to demonstrate that there are no alternative sites available to contribute towards the sub-regional strategic industrial and logistics requirement, leading to the conclusion that land south of Markham Vale should be allocated to contribute towards meeting this need.
2. The evidence base relating to employment needs for the emerging plan is the Bolsover, Chesterfield and North East Derbyshire Economic Needs Assessment ('ENA') Study (March 2025), which is a joint report prepared for North East Derbyshire District Council, Chesterfield Borough Council and Bolsover District Council. As set out at paragraphs 4.42 - 4.47 of the report, these three authorities are considered to comprise a self-contained Functional Economic Market Area ('FEMA') which represents an appropriate spatial area for planning for employment needs.
3. Paragraph 9.50 of the ENA identifies nine key strategic highway network junctions which are considered to represent broad areas of opportunity for strategic B2/B8 development. These junctions include:
 - M1 J28 South Normanton, **Bolsover**;
 - M1 J29 East, **North East Derbyshire**;
 - M1 J29A Duckmanton, **Chesterfield**;
 - M1 J30 Barlborough, **Bolsover**;
 - A61/B6025 South, **North East Derbyshire**;
 - A617/B6425 Temple Normanton, **North East Derbyshire**;
 - A618/A619 North of Clowne, **Bolsover**;
 - A619/B6043 Whitwell, **Bolsover**; and,
 - A632/B6418 South Duckmanton, **North East Derbyshire**.
4. The ENA also sets out a recommendation at paragraph 9.51 on how much land is likely to be required in order to meet the identified strategic Use Class B2/B8 need in the FEMA area as follows:

"It is considered that the Councils should focus their efforts on identifying between 2 and 3 further strategic B2/B8 parks of at least 25 ha in size, or between 1 and 2 larger logistics parks of which one could be 50 ha or more in size, with good access to one or more of the junctions above whilst being sustainably located with good access to a workforce". (Savills emphasis)
5. This requirement is clearly set out in the ENA and therefore we consider that NEDDC should provide at least one site allocation to help to meet this identified need. Land south of Markham Vale is considered to be available, achievable and suitable in size and location to contribute towards this and expand upon the existing development at Markham Vale Business Park. The site being promoted by WBD comprises 35.5 ha (87.8 acres) to the east of J29A of the M1 motorway.
6. Furthermore, the site is adjacent to the junction of the A632/B6418, both of which are identified above as key junctions which represent opportunity area for strategic Use Class B2/B8 growth. As identified by the red star shown on the plan below, the site sits at the confluence of the three FEMA LPAs, further demonstrating its strategic importance to the region.



	= Land South East of Markham Vale
	= M1 Motorway Junctions

7. This note provides an overview of the alternative available sites in the three authorities which comprise the FEMA.

Alternative Sites Review

8. The tables below set out a review of the position with regards to strategic employment land adopted and emerging Local Plans for each of the constituent FEMA Local Planning Authorities.

Bolsover

	Plan name	Identified sites >25ha	Savills comments
Adopted Plan	Local Plan for Bolsover District (March 2020)	No allocations over 25ha identified.	
Emerging Plan	N/A	N/A	A "First Review of the Local Plan" was undertaken in February 2025. This concluded that there was no need to undertake a full review of the Local Plan at this stage. The Council has confirmed that the next Local Plan Review will take place under the new plan-making system. The Council has yet to undertake an updated call for sites exercise.

Chesterfield

	Plan name	Identified sites >25ha	Savills comments
Adopted Plan	Chesterfield Borough Local Plan (July 2020)	Policy SS4 Markham Vale – 126.3ha allocated as a strategic employment site of sub-regional importance.	It should be noted that the Markham Vale site has now come forward. See comments below in respect of the emerging Local Plan
Emerging Plan	Local Plan Regulation 18 Consultation (March – May 2025)	Proposes to remove the Markham Vale allocation from the emerging plan on the basis that the original planning permission has now been implemented. Notes at Section 4.6 the FEMA-wide strategic employment need and states that this will need to be discussed through the Duty to Cooperate with the adjoining LPAs and East Midlands Combined County Authority. There is no commitment in the emerging plan to accommodate this need in-borough. 2022 Call for Sites – only one site in excess of 10ha has been submitted for industrial and warehousing uses (site ref: 41601: Markham Vale North), but this is below the site threshold (25ha) as the site is 23.52ha in size.	The most recent consultation is an ‘issues and options’ style document which does not identify specific site allocations. We understand that a further Regulation 18 consultation on proposed site allocations will be undertaken between April – May 2026.

North East Derbyshire

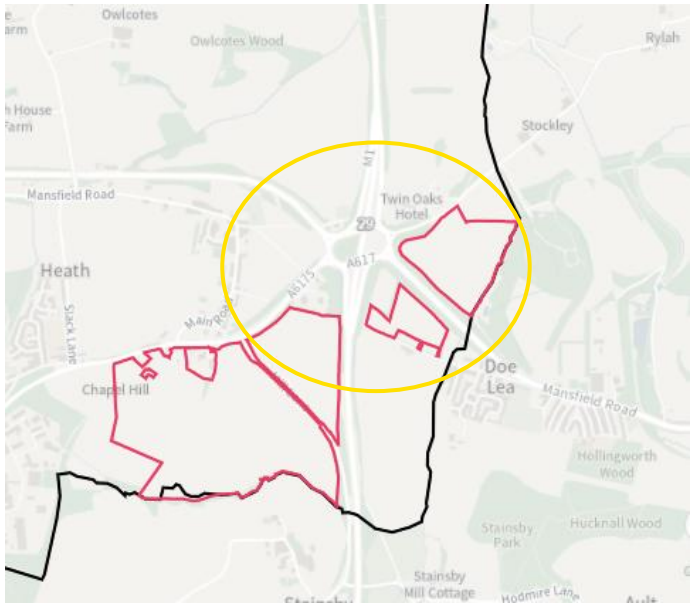
	Plan name	Identified sites >25ha	Savills comments
Adopted Plan	North East Derbyshire Local Plan 2014 – 2034 (November 2021)	Markham Vale – 85ha (now delivered) Coalite Regeneration Area – 28ha (now committed / delivering)	Both identified strategic employment sites in the adopted Local Plan have either been delivered in full, or are subject to full planning permissions.
Emerging Plan	N/A	N/A	N/A

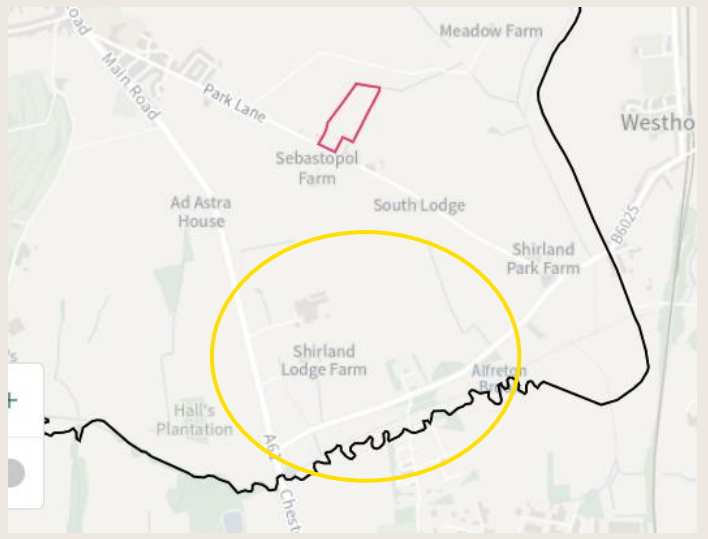
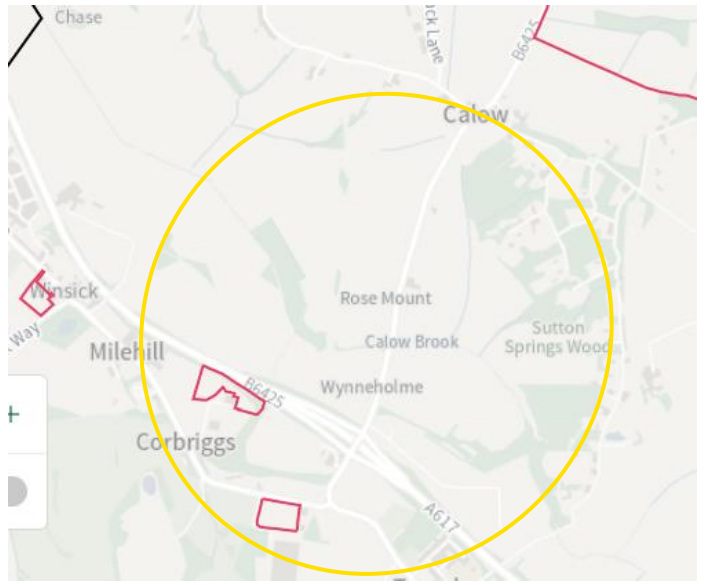
The above demonstrates that there are currently no strategic employment land sites available in the adopted and emerging Local Plans.

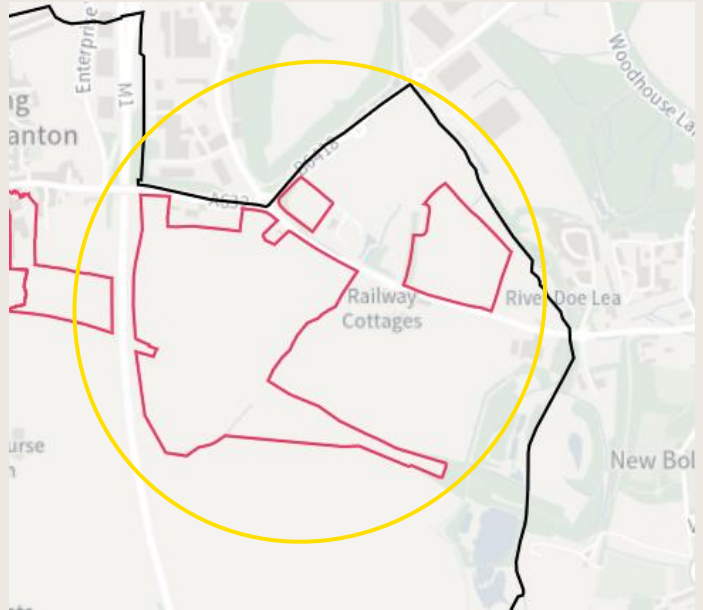
North East Derbyshire Land Availability

9. The Council has recently published an updated Employment Land Availability Assessment ('LAA') (March 2026) which assesses 67 sites for potential employment development. Savills has undertaken a review of the four key junctions identified in the ENA as opportunity areas for strategic employment, to identify whether any suitable land has been promoted to the LAA to meet this identified need. The results of this research are set out below*:

*promoted sites are edged in red, and the opportunity areas circled in yellow.

ENA-identified Opportunity Area	LAA Extract	Savills comments
M1 J29 East, North East Derbyshire		Only one site east of J29 has been promoted, however this is only 15ha in size and has been scored 'red' in relation to landscape impacts, as well as in relation to the 'sustainable communities' SA objective which relates to proximity to key facilities, services and sectors. All sites shown in red on the adjacent plan have been scored 'red' in the LAA, meaning they are 'unlikely to be developable'.

A61/B6025 South, North East Derbyshire		No sites >25ha promoted.
A617/B6425 Temple Normanton, North East Derbyshire		No sites >25ha promoted.

A632/B6418 South Duckmanton, North East Derbyshire		The promoted sites north of the A632 are too small (1ha and 8ha) to meet strategic needs. Land south of Markham Vale is the only identified site large enough to accommodate the need. This site has been scored 'amber' and WBD will submit further information to confirm the suitability of this site.
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Conclusions

10. As set out above, the three LPAs which comprise the FEMA have a significantly limited pipeline of strategic (>25ha) employment sites coming forward. Whilst Chesterfield and Bolsover LPAs are yet to reach an advanced stage of plan-making in the preparation of their emerging Local Plans, there is no evidence that any sufficiently sized sites have been promoted to either of these LPAs to date.
11. As shown in our review of the opportunity areas within North East Derbyshire district, it is clear that land south of Markham Vale represents the only available and suitable site. Whilst the identified strategic employment need is a sub-regional one, we consider that the Council should take a positive and proactive approach to plan-making and act now to allocate land to contribute towards this significant economic need. This would represent positive plan-making and would assist the emerging Local Plan in meeting the tests of soundness, as set out at NPPF paragraph 36, as well as attracting significant inward investment and growth for this strategically important part of the district.