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Planning, Design & Access Statement

Erection of a substation

At

Lubrizol Ltd, Knowle Farm, Nether Lane, Hazelwood, Belper DE56 4AP

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1 Introduction

1.1 Planning & Design Practice is a multidisciplinary practice consisting of chartered town planners, architects and heritage specialists. The practice operates across England and Wales and has an exemplary track record of submitting successful planning applications and in facilitating sustainable development.

1.2 Full planning permission is sought for the erection of a substation at Lubrizol Ltd, Knowle Farm, Nether Lane, Hazelwood, Belper.

1.3 This statement identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national and local planning policies, as well as assessing any other material considerations.

1.4 Also submitted to accompany the application are the following:

- A Full set of Drawing comprising:
  - 5167-MDL-00-SI-D-A-0100_P05_Site Location Plan
  - 5167-MDL-00-SI-D-A-1001_P02 - Main Intake Site Plan Existing
  - 5167-MDL-00-SI-D-A-1100_P04 - Main Intake Site Plan Proposed
  - 5167-MDL-01-ZZ-D-A-3100_P05 - Main Intake Ground Floor Plan
  - 5167-MDL-01-ZZ-D-A-4100_P05 - Main Intake GA Elevations
  - 5167-MDL-01-ZZ-D-A-4110_P02 - Main Intake GA Sections

- Preliminary Ecological Assessment
- Biodiversity Net Gain Metric
- Drainage Strategy
- Arboriculture Survey
- Flood Risk Assessment

2 Site Description and Planning History

Site Location

2.1 Knowle Farm, Nether Lane, Hazelwood, Belper is within the parish of Hazelwood. The Knowle is accessed off Nether Lane to the east and is bound by open countryside to the southern, western and northern aspects. The property is characterised by its densely vegetative perimeter which maintains a boundary between the business and the surrounding countryside.



Figure 1 – Aerial image of the site

2.2 The original residential property consisted of a large stately home and a coach house immediately adjoining Nether Lane. These buildings remain and are utilised as Lubrizol's offices. The site was formerly within a residential use until the occupation of Lubrizol in 1947, since this time the Hazelwood site has been a key local employer, with operations expanding to the northern, eastern and western boundaries.

2.3 Lubrizol's Hazelwood site is its largest product development hub outside the corporate headquarters, employing 450 employees across various sectors. The Hazelwood site tests product safety, sustainability and ensures products are compliant with regulatory standards. The Hazelwood team consists of technical experts and regulatory professionals to continually better their products.

Relevant Planning History

2.4 The council's website displays the following planning applications relevant to the proposed development site:

AVA-2026-0259 | Removal of existing sprinkler tank and sprinkler pump house and replace with new sprinkler pump house and tank. | Pending Consideration

AVA-2017-1399 | Development of an Energy Centre and Associated Switchroom. | Approval 13/04/2018

AVA-2017-1262 | Construction of Conference & Training Centre, New Offices & Support facilities together with additional car parking & Revocation of Planning Permission AVA/2016/0217 (Hillside Farm) | Approval 11/04/2018

AVA-2016-1049 | Construction of Conference & Training Centre, New Offices & Support facilities together with additional car parking & Revocation of Planning Permission AVA/2016/0217 (Hillside Farm) (This is contrary to the provisions of the Amber Valley Borough Local Plan 2006) | Approval 08/02/2017

AVA-2015-0435 | Temporary 2 storey Portakabin to be used for offices. | approval 06/08/2015

AVA-2015-0587 | Extension to overspill car park with permeable concrete block paving. | Approval 04/08/2015

AVA-2013-0201 | Proposed extension and alterations to existing sysnthesis laboratory to provide new first floor plantroom external ventilation ductwork and plant screening. All within an established research and development site. | Approval 30/04/2013

AVA-2012-0993 | Existing gravel track are replaced with grasscrete overspill car park and access track | Approval 12/12/2012

AVA-2012-0543 | Construction of Metal Framed Housing for Generator and Plant | Approval 12/07/2012

AVA-2012-0542 | Brick outbuilding to house fire control valves and foam concentrate tank. | Approval 12/07/2012

AVA-2010-1138 | Installation of security fencing and replacement gate | Approval 07/02/2011

AVA-2010-0989 | Extensions and alterations to existing on site car park. | Approval 09/11/2010

AVA-2010-0367 | Erection of part single, part two storey portal framed building for vehicle component testing facility and associated amenity area, external pavings and landscaping | Approval 27/05/2010

AVA-2008-0827 | Construction of a new single storey building to provide security, emergency control and associated offices accommodation. | Approval 05/08/2008

AVA-2007-0619 | New security post on existing petrochemical laboratory site | Approval 21/06/2007

AVA-2006-0465 | Enclosing an existing undercroft area in an existing building to form a store | Approval 19/05/2006

AVA-2006-0124 | New flammable store on existing petrochemical laboratory site | Approval 31/03/2004

AVA-2004-1474 | Temporary buildings to provide emergency control centre and social clubroom | Unknown 04/02/2005

AVA-2001-1234 | Provision of new oil blending facility & temporary office accommodation. Resiting of waste compound | Unknown 18/01/2001

AVA-1999-1108 | Retention of temporary accommodation - social club room | Unknown 21/01/2000

AVA-1999-1110 | Internally bunded flammable store | Unknown 21/01/2000

AVA-1999-1111 | Retention of temporary accommodation – laboratory | Unknown 21/01/2000

AVA-1995-0192 | Replacement and extension of engine test facilities, new energy and services compound | Unknown 22/04/1995

AVA-1994-0966 | Car park | Unknown 07/12/1994

AVA-1993-0565 | Provision of new offices above existing vehicle maintenance building including natural stone facing to existing walls | Unknown 10/08/1993

AVA-1993-0526 | New tank farm and perimeter road to provide safer fuel storage and vehicular access to Chemical Laboratory | Unknown 10/08/1993

3 The Proposed Development

3.1 Full planning permission is sought for the erection of a substation. The development is proposed to be sited adjacent to the existing vegetative boundary towards the southwestern corner of the site.

3.2 The substation will be sited on a grassed area,15 metres west of the fuel supply which is to the east of the proposed substation.

3.3 The substation will measure 20 metres long and 6 metres wide running parallel to the existing overflow car park.



Figure 2 – Image facing west with the overflow car park and the proposed site of the substation

3.4 The proposal is for a 11kV intake substation. Lubrizol's testing facilities generate electrical power on site and due to limitations within the existing electrical infrastructure, the site is currently unable to export this generated power to the grid, resulting in energy being dissipated through load banks rather than being appropriately utilised.

3.5 The purpose of the project is to provide a resilient electrical connection that will support Lubrizol's current and future operational requirements. The new intake substation will enable the site to import and

export greater amounts of electrical power, improve the resilience of the site's 11kV network, and facilitate the connection of on-site generation in parallel with the electricity distribution network. This will allow electricity generated during testing activities to be exported to the grid rather than wasted.

3.6 The project is also required to support the future development of the site and to replace elements of the existing 11kV infrastructure, some of which have reached or exceeded their intended operational life. The new infrastructure will improve the reliability, maintainability, and long-term resilience of the site's electrical network while providing additional capacity and flexibility for future expansion.

3.7 The new intake substation building containing equipment for both National Grid Electricity Distribution (NGED) and Lubrizol, together with associated metering equipment. The proposed substation will be connected to the existing NGED 11kV network via two new underground cables. These cables will connect to an existing underground 11kV distribution cable located approximately 40m from the proposed substation.

3.8 The existing underground cable forms part of NGED's 11kV distribution network and is connected to overhead line circuits located to the north and south of the Lubrizol site. These overhead line circuits supply other customers within the local area and are ultimately fed from NGED's Belper Primary Substation. The new underground cable connections will therefore provide a direct connection between the proposed intake substation and the wider distribution network, allowing the site to import electricity from, and export electricity to, the local grid.

3.9 Overall, the project will support Lubrizol's ongoing operations, facilitate future site development, replace ageing electrical infrastructure, improve network resilience, enable the export of electricity generated on site, and provide the capacity and flexibility required for the site's long-term operational needs.



Figure 3 – path of the underground electricity lines between the substation and the 11kV distribution cable



Figure 4 – Image of the NGED and distribution table where the underground wires will cease

4 Planning Policy Context

4.1 The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development.

4.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.3 In this case, the Development Plan consists of the Amber Valley Local Plan 2026 and Hazelwood Neighbourhood Plan 2016. Other material considerations include the National Planning Policy Framework (2026), the associated Planning Practice Guidance and Supplementary Planning Documents (SPDs).

Amber Valley Local Plan (2026)

4.4 *"Policy SS1 Presumption in favour of Sustainable Development*

When considering development proposals the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework, provided the application is in accordance with the policies of this Local Plan. It will work proactively with applicants to find solutions, so that proposals can be approved wherever possible, and to secure development that improves the economic, social, cultural and environmental conditions in the Borough. Planning applications that accord with the policies in this Local Plan (and with policies in adopted neighbourhood plans) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out-of-date at the time of making the decision, the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole or specific policies in that Framework indicate that development should be restricted."

4.5 *"Policy SS2 Spatial Strategy for Housing and Economic Growth*

The Borough Council will support the delivery of new development where it is consistent with the vision and objectives of this Plan and the principles of sustainable development through the following spatial strategy:-

A) Economic Growth

The plan makes provision for a minimum of 77.93 hectares of land for new business and industrial development (Class E(g) (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution) between 2022-2040 to support economic growth and future employment needs, including high quality sites. This meets a requirement of 57.27ha, which includes a five year buffer to reflect a choice of sites by size, quality and location and to provide a continuous supply beyond the end of the forecast period.

B) Housing Growth

The plan makes provision for a minimum of 7,656 additional homes in sustainable locations between 2024 and 2040. This meets a housing requirement of 6,944 homes, provides homes to maximise affordable housing delivery, provide for flexibility and contributes to unmet housing needs arising from Derby Housing Market Area.

This will ensure a range of accommodation which meets the needs of the whole community that the local economy builds on its existing and growing strengths, whilst protecting the Green Belt and areas of the Borough that are sensitive in terms of ecological value, flood risk, pollution, landscape, heritage assets and their settings. This growth will take place in the following locations:-

- *within and surrounding the four urban areas of Alfreton, Belper, Heanor and Ripley, and land within Amber Valley on the edge of the urban area of Derby.*

- *within and immediately adjacent to key villages, other villages and settlements (as defined in policy SS3 Settlement Hierarchy) in accessible and sustainable locations that promote the vitality and viability of communities, maintain their rural character and individual settlement identities and meet the needs of local communities.*

The minimum housing requirements for the designated Neighbourhood Plan areas and for parishes yet to be designated as Neighbourhood Plan areas for the period 2024-2040 are set out in the table below. Neighbourhood Plan Groups should also take account of the latest information on local housing needs when preparing their plans and seek to identify additional site allocations.

Aldercar and Langley Mill 368 Alderwasley 45 Alfreton 427 Ashleyhay 3 Belper 608 Codnor 17 Crich* 208 Denby 349 Dethick, Lea and Holloway 22 Duffield 5 Hazelwood 7 Heanor and Loscoe 822 Holbrook 9 Horsley 2 Horsley Woodhouse 12 Idridgehay and Alton 2 Ironville 9 Kedleston 0 Kilburn 22 Kirk Langley** 136 Mackworth 551 Mapperley 1 Pentrich 12 Quarndon 252 Ravensdale Park 0 Riddings (unparished) 67 Ripley*** 1025 Shipley 271 Shottle and Postern 21 Smalley 36 Somercotes**** 646 South Wingfield 96 Swanwick 571 Turnditch 5 Weston Underwood 5 Windley 4 TOTAL 6636"*

4.6 ***"Policy SS3*** *Settlement Hierarchy*

The primary focus for new development will be in and around the four urban areas of Alfreton, Belper, Heanor and Ripley (as shown on the key diagram) and land within Amber Valley adjacent to the urban area of Derby City where accessibility to strategic transport networks and public transport is good and the greatest potential exists to maximise accessibility to job opportunities, shops, services and other facilities, and to create new neighbourhoods with supporting infrastructure.

The secondary focus for development will be in and around the key villages, at a more limited scale, compatible with the more limited range of public transport accessibility, job opportunities, shops, services and other facilities in these locations.

In 'Other Villages and Settlements', development will be limited to a smaller scale of development, whilst any development in the countryside will be restricted so as to be consistent with the type of development envisaged by national policy and the other policies in this plan.

Development that would result in disproportionate growth of any of the settlements, or conflict with the function and position of a settlement within the hierarchy, or that cannot be supported by the necessary infrastructure or would result in a loss of services and facilities which are considered to be key to supporting local communities will be resisted.

The settlement hierarchy is as follows and shown on the key diagram.

***Urban Areas**: Alfreton (including Alfreton, Leabrooks, Riddings, Somercotes and Swanwick) Belper (including Belper and Milford) Heanor (including Heanor, Langley Mill and Loscoe) Ripley (including Ripley, Codnor and Waingroves) Derby (land within Amber Valley which forms part of the built framework of Derby)*

***Key Villages**: Ambergate Heage Kilburn Crich Holbrook/Bargate Kirk Langley Denby Village Holloway Sawmills Denby Bottles/ Rawson Green Horsley Smalley Duffield Horsley Woodhouse South Wingfield Fritchley Ironville/Codnor Park*

***Other Villages and Settlements**: Alderwasley Bullbridge Lea Lower Hartshay Quarndon Cowers Lane Mackworth Shipley Crosshill Denby Common Makeney Mapperley Four Lane Ends Hazelwood Mugginton Nether Heage Idridgehay Langley Common Oakerthorpe Pentrich*

***Countryside**: Street Lane Turnditch Weston Underwood Whatstandwell Windley Land beyond and not adjacent to the Urban Areas, Key Villages & Other Villages & Settlements set out above."*

4.7 "Policy SS7 Development on the edge of or outside Town Centres

Following a sequential approach to site selection, priority will be given to town centre locations and then edge-of-centre locations for major new retail, leisure and office development and out-of-centre locations will only be considered appropriate if no other suitable sites are available either within, or on the edge of, a town centre.

When considering edge-of-centre and out-of-centre proposals, developments should not have an adverse impact on existing, committed and planned public and private investment in the centre or the vitality and viability of the town centre as a whole.

In respect of the development of retail, leisure and office development outside town centres, planning applications will need to be supported by an Impact Assessment if the development is over 2,500 sq. m. and a Transport Assessment, if it has been requested by the Highway Authority."

4.8 *"Policy SS9 Countryside*

In the countryside, beyond the built framework of Urban Areas & Key Villages and Other Villages & Settlements or land that is not adjacent to the built framework, development will be permitted where it:-

a) is essential in conjunction with the requirements of agriculture or forestry, or

b) involves sustainable development which will enhance or maintain the vitality of rural communities, or

c) would improve the viability, accessibility or community value of existing services and facilities in settlements remote from service centres provided by the towns and larger villages, or

d) constitutes affordable housing on 'rural exception' sites. New isolated homes in the countryside will only be permitted where special circumstances can be demonstrated.

All forms of development in the countryside will be required to be of an appropriate scale or character. Development in the countryside will need to demonstrate that it does not have a significant adverse impact on the character or amenity of the locality. Development in the countryside should be located within or adjacent to existing buildings to retain the openness of the countryside and minimise visual impact. Where the proposals would result in the loss of a heritage asset (including non designated assets), it will need to be demonstrated that the public benefits of the proposals would clearly outweigh any harm, in accordance with Policy EN4."

4.9 *"Policy ED1 Development Within Existing Business & Industrial Areas*

Other than in the identified locations below where development within the E use class will be restricted to use class E(g), development will be permitted for E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution) uses within designated Existing Business and Industrial Areas, as shown on the Policies Map, including the redevelopment of land and buildings or the expansion of existing premises.

Within the designated Existing Business and Industrial Areas, development will only be permitted for uses other than E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution), if the proposals:-

a) relate to land or premises not currently in E, B2 or B8 use, and

b) would not lead to a shortfall in the availability of business and industrial land within the Borough.

Proposals that would result in a loss of land from Class E and B uses to another use or uses whether in a designated employment area or not, will only be permitted where:

a) It can be demonstrated through active, extensive and realistic marketing over a period of 12 months that the land or premises are no longer required to meet future employment land needs and that there is a lack of demand for the land or premises in that location;

b) The proposed use is compatible with neighbouring uses and, where applicable, would not prejudice the continued use of neighbouring land for employment; and

c) they provide facilities that are supportive of Class B or Class E(g) uses

Within the following locations, development will be restricted to use class E(g), B2 (General Industrial) and B8 (Storage & Distribution) uses, including the redevelopment of land or buildings or the expansion of existing premises:

- *Cotes Park Industrial Estate, Alfreton (Incorporating Alfreton Trading Estate)*
- *Alfreton Industrial Estate/Thornton Park, Alfreton*
- *Codnor Gate Industrial Estate, Ripley*
- *Chrysalis Business Park/Langley Bridge Industrial Estate, Langley Mill*
- *Access 26, Langley Mill*

• Goods Yard/ Derwentside Industrial Estate, Belper

• Denby Hall Business Park, Denby"

4.10 "Policy ED2 Other Business & Industrial Development

In addition to development on proposed Economic Growth Sites and on land within designated Existing Business & Industrial Areas, development will also be permitted for uses within classes E (Commercial, Business and Service), B2 (General Industrial) and B8 (Storage & Distribution) elsewhere in the Borough, where this involves:-

a) the redevelopment or extension of existing premises within any of these uses, or their expansion on to immediately adjacent land, or

b) new development within the built framework of the Urban Areas and Key Villages

providing that there would be no significant increase in harm arising from traffic movements within residential areas and that significant adverse impact on amenity, landscape, or biodiversity can be effectively mitigated or, in the case of heritage assets, any identified harm is outweighed by public benefits of the scheme."

4.11 "Policy ED4 Rural Employment

New development will be permitted for uses within classes E (Commercial, Business and Service), B2 (General Industrial), B8 (Storage & Distribution) and tourism and leisure developments, which would support a prosperous rural economy, providing that the proposals are of a scale and form that reflects the location, that there would be no significant increase in traffic movements within residential areas and that significant adverse impact on amenity, landscape, or biodiversity can be effectively mitigated or, in the case of heritage assets, any identified harm is outweighed by public benefits of the scheme."

4.12 "Policy EN12 Hazardous Substances

4.13 *Within the consultation or safety zones of a site which involves the manufacture, storage, use, or transport of hazardous substances, development proposals will not be permitted if there would be increased risk or consequences of major accidents and/or if the proposals would undermine the viability of the existing business or operation within the site."*

Hazelwood Neighbourhood Plan (2016)

4.14 *"NP8: Supporting the expansion or creation of local businesses*

1. The expansion and creation of new businesses will be supported where;

a) the scale and nature of the proposal is in keeping with the rural setting and

b) the proposal would not adversely affect the tranquillity and rural character of the local road network and

c) the proposal would not cause significantly harmful impacts on the amenities of neighbouring residents and other users.

2. Expansion of the existing business facilities at The Knowle will be supported where development is in accordance with the Village Design Statement."

4.15 Information on Lubrizol included within the Hazelwood Neighbourhood Plan:

"The Knowle

The Knowle is a very substantial development of office, engineering and laboratory buildings belonging to Lubrizol International. Development has taken place within the grounds of a mature and extensively landscaped country house.

The many Lubrizol buildings are largely concealed within the trees. The wooded nature adds a special character to Hob Hill and Nether Lane. Nether Lane has been maintained successfully as a country lane despite activity to and from the site. It is possible that company travel plans and shared journeys to work will keep potentially damaging and disruptive vehicle activity to a minimum.

Lubrizol is an important local employer and benefactor to the local community. Local character could be at risk from any potential environmental damage from future development of high and visually intrusive buildings associated with the business and processes carried out. Any future expansion should continue to take account of the maintenance and retention of the screening and wooded nature and avoid adverse impact on the surrounding openness of the countryside."

National Planning Policy Framework (2026)

4.16 *"S5: Principle of development outside settlements*

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;

b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;

c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building25. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);

e. Limited infilling within groups of houses;

f. An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;

g. Development which would address an evidenced unmet need for gypsy, traveller or travelling showpeople accommodation26, provided it meets the criteria in policy HO12;

h. Residential and mixed-use development which would:

i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);

ii. Be physically well-related to the station or the settlement within which the station is located;

iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and

iv. Not prejudice any proposals for long-term comprehensive development in the same location.

i. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test27), and where the development would:

i. Be physically well-related to an existing settlement28 (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or

ii. Comprise major development for freight and logistics purposes which accords with policy E3.

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3. Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.

4. Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

5. This policy does not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate). However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework, and applying paragraph 2 of this policy."

4.17 "E2: Meeting the need for business land and premises

1. To support business growth, substantial weight should be given to:

a. The economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt; especially where this would support the economic vision and strategy for the area, the implementation of the Industrial Strategy, support improvements in

freight and logistics and/or reflect proposals for Industrial Strategy Zones and AI Growth Zones; and

b. Benefits for domestic food production, animal welfare and/or the environment which can be demonstrated through proposals for development for farm and agricultural modernisation.

2. Where a development proposal is required to demonstrate whether an unmet need exists (including under policy S5) consideration should be given to whether:

a. Market signals indicate an undersupply of specific types of business land or premises, taking into account the anticipated catchment area for the type of development proposed, the changing needs of different sectors and the availability of suitable existing land and buildings; or

b. The specific locational requirements of the proposal are met by existing allocations in the development plan. This includes, but is not limited to, situations where:

i. Existing businesses plan to expand or improve their premises, or clusters or networks of businesses need to grow (such as clusters of knowledge and data driven, creative or high technology industries and associated facilities and infrastructure); or

ii. The availability of infrastructure (such as electricity network infrastructure to provide adequate grid connections, or water and wastewater capacity) makes certain locations particularly important, including opportunities to co-locate large scale generators and users of power (such as data centres); or

iii. Proposals would meet a local, regional or national need for the provision of new, expanded or upgraded facilities that would result in more efficient, reliable or sustainable handling of goods (whether for their receipt, storage, processing, interchange or distribution).”

4.18 "E4: Rural business development

1. In applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through:

a. The conversion of existing buildings and well-designed new buildings;

b. The development and diversification of agricultural and other land-based businesses;

c. Facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services; and

d. Development to maintain and enhance farm viability and sustainability and support domestic food production, such as improved accommodation for livestock, on-farm reservoirs, greenhouses, polytunnels, farm shops and temporary accommodation for seasonal workers (where this accommodation is ancillary to the agricultural use and not for permanent occupation).

2. Development proposals to meet business needs in rural areas may need to be located outside settlements, and in locations that are not well served by public transport. In these circumstances:

a. Development proposals should take opportunities, where they exist, to use previously developed land, and sites that are physically well-related to existing development; and

b. The siting and design of development should be appropriate having regard to the character of its surroundings."

5 Key Planning Issues

5.1 Planning permission is sought for the erection of a substation. The key planning matters pertinent to the proposal have been assessed in turn below.

Principle

5.2 The principle of development within an existing employment site is to be assessed against Policies ED1 and ED4 of the Amber Valley Local Plan and National Development Management Policies (NDMP's) E2 and E4 of the National Planning Policy Framework.

5.3 Policy ED1 allows for the development within existing business and industrial areas. This policy gives specific mention to use classes E, B2 and B8. It is widely understood that the process of research and development sites are a Class E use and therefore Policy ED1 is applicable to the proposed development. Policy ED1 advises that there is an unconditional principle for development within existing Class E, Class B2 or Class B8 sites which includes, but is not limited to, the redevelopment of land and buildings or the exposition of existing premises. It is therefore considered that the development of a substation is compliant with Policy ED1.

5.4 Policy ED4 for rural employment sites advises that new development will be permitted for Class E uses where they would:

- Support a prosperous rural economy
- Be of an appropriate scale and form
- Not be a significant increase in traffic movements
- Not have any significant adverse impact upon amenity, landscape, or biodiversity
- Not have any adverse impacts upon a heritage asset.

5.5 The proposal will support a growing business and be of an appropriate scale and form to support the site, whilst limiting any visual impact. The proposal would not create any additional traffic movements, nor would it have any impact amenity, landscape or biodiversity due to its rural, well obscured location and its siting in an open area of mown field. The proposed substation is also sited a distance away from any

heritage assets, and by result will not impacts their setting. The works that will extend beyond the existing vegetative boundary will be underground wires and therefore would not impact upon the rural setting. These works would therefore result in no material landscape impact.

5.6 In this case, the proposed development is compliant with Local Plan Policies ED1 and ED4 securing the principle of the development.

5.7 The proposal is also considered to be compliant with National Planning Policy Framework paragraphs 86, 88 and 89 as the proposal would support an existing rural enterprise and encourage a more sustainable and reliable usage of power, in line with the aims of these framework paragraphs.

5.8 When assessed against the development plan and material planning considerations, the proposal is considered to be acceptable in principle.

Character, Appearance and Landscape

5.9 In its wider context, Hazelwood is defined in the settlement hierarchy (policy SS3) as "other village and settlement", Hazelwood village is sparsely populated with the bulk of the village being contained around the junction of Hob Hill and Over Lane.

5.10 The Lubrizol site itself is just under a kilometre away from this junction and is therefore considered to be sited within the open countryside. As a result of this, a conscious effort has been made to contain the activity of Lubrizol within existing densely vegetative perimeter to avoid adverse impacts on the wider rural setting. It is visible in figure 1 that this densely vegetative boundary and the sloping valley to the south mean that the existing site is highly obscured from surrounding vantage points.

5.11 The siting of a single storey tall substation toward the southern end of the site is foreseen to have little to no impact upon the character, appearance of landscape of the area, especially when taking account of the pre-existing development to the northern, eastern and western boundaries.

5.12 Taking account of this, the siting of a substation of the proposed scale will result in a very limited impact upon the character, appearance of landscape within the countryside setting.

Trees

5.13 The proposal will have subterranean electricity cables as per the proposed plans. The appending pre-development Arboricultural Report identifies that these cables will require the removal of groups 2, 3 and 4 and woodland 1 as identified in the supporting plans.

5.14 The report makes clear that the trees to be removed are young and replacement tree planting could easily compensate for their loss. There are some mature trees nearby to the cables route identified in the report as group 1. These trees will not be impacted by the proposed development.

5.15 Whilst a degree of harm to the existing young trees is inevitable, the replacement of these trees is considered to provide a neutral impact overall.

Ecology

5.16 An Ecological Appraisal Report was prepared by BSG Ecology in June 2026 to assess the ecological constraints associated with the proposed HV infrastructure upgrades. The proposals have been designed with ecological and arboricultural input to minimise impacts on semi-natural habitats.

5.17 The majority of the works are located within existing hardstanding and other areas of low ecological value. Approximately 350 m² of modified grassland will be temporarily affected and reinstated following construction. An ornamental hedgerow will also be affected and reinstated, while some woodland removal may be required. A nearby native hedgerow qualifying as Priority Habitat will be retained.

5.18 No statutory designated sites occur within 2 km of the works and no impacts on nearby Local Wildlife Sites are anticipated.

5.19 Ecological considerations include bats, nesting birds, badgers and great crested newts. Mitigation includes appropriate timing of vegetation clearance, pre-commencement ecological checks, precautionary measures during tree removal, provision of bird and bat boxes, and measures to prevent mammal entrapment within excavations.

5.20 Following the initial submission of the application, the council advised that the red line needed to be extended to Nether Lane to the east, meaning that the site area now exceeds 0.2 hectares. For this reason, the proposal is not exempt from the statutory requirement to provide a 10% Biodiversity Net Gain.

5.21 An updated Ecological Appraisal Report together with Biodiversity Net Gain Report and Metric have been prepared to accompany the application. In summary, habitat losses of 0.24 habitat units and 0.02 hedgerow units will need to be offset and it is intended that these losses will be addressed by purchasing units from a habitat bank (such as Derbyshire Wildlife Trust or the Environment Bank) based on the small scale losses.

5.22 Overall, the ecological effects of the proposals are considered capable of being appropriately mitigated through the measures set out in the Ecological Appraisal and Biodiversity Net Gain Report.

Highways

5.23 The proposal does not provide a new or alter an existing highways access and will not result in any additional traffic movements. In this case, the proposal will not affect highway safety in or around the site.

Flood Risk

5.24 The whole of the Lubrizol site and its surroundings are within Flood Zone 1. Therefore, the proposal will not be at risk of flooding or enhance flood risk for any surrounding land uses.

Amenity

5.25 When taking account of the proposed siting of the substation and neighbouring land uses it is foreseen that the development presence no amenity risk.

6 Conclusions

6.1 Planning permission is sought for the erection of a substation within the existing complex of Lubrizol Ltd, Knowle Farm, Nether Lane, Hazelwood, Belper DE56 4AP.

6.2 The proposal is wholly compliant with the development plan and does not present any adverse impacts upon the character, appearance or landscape of the area. Furthermore, the proposal does not raise any highway safety, flood risk or amenity concerns.

6.3 Whilst the proposal will have some impact on existing trees within the site, it is concluded that these trees are young and could be replaced to offset their loss, with a biodiversity net gain exceeding 10% to be achieved.

6.4 In summary, the benefits of the proposal, such as the energy generation for the grid and support of an existing rural employer, are considered to outweigh any minor adverse impacts. When considering the proposal against the development plan and material planning considerations the development is acceptable and should be permitted without delay.



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