



# EMPLOYMENT LAND AVAILABILITY IN ASHFIELD



**April 2006**



## **1.0 Introduction**

- 1.1 This report provides an overview of employment land development (take up) in Ashfield from 1991 to April 2006 and also a general guide for prospective developers to the availability of land in Ashfield for employment uses. Employment land is taken to be classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 and its subsequent amendments.
- 1.2 The information in this report has been prepared using planning and other records that are available to the public. The information collected is as accurate as records permit but no guarantees can be given with regard to errors or omissions. In particular the information is taken at one point in time (1<sup>st</sup> April 2006) and as such some information may be out of date.

## **2.0 Employment Land Development 1991-2006**

- 2.1 The current Adopted Ashfield Local Plan Review (2002) and the Nottinghamshire Structure Plan Review (1996) identified employment land requirements using 1991 as a start date. Nottinghamshire Structure Plan Review policy 2/1 indicated, that as a guideline, provision should be made for some 305 hectares of additional land for employment purposes in the Ashfield area during the period 1991-2011, of which 70 hectares was to be located in South Notts (Hucknall) and 235 hectares in West Notts (the remainder of the District). The take up, or development, of employment land has been monitored from the Local Plan/Structure Plan start date in order to assess the rate of land development against the overall requirements and availability of employment land.
- 2.2 The Nottingham Structure Plan Review (1996) was replaced by The Nottinghamshire and Nottingham Joint Structure Plan Adopted February 2006. The Planning and Compulsory Purchase Act 2004 introduced new style local development plans. Under the transitional arrangements the Joint Structure Plan will be a saved plan until the new Regional Spatial Strategy is published by the East Midlands Regional Assembly. The Joint Structure Plan provides that for the period 2001 to 2021 the guideline provision for Ashfield is 215 hectares of land for employment purposes of which 55 hectares is located in South Notts and 160 hectares in West and North West Notts. This will require a further 39 hectares of employment land to be allocated to 2021, to include Strategic High Quality Employment Sites. (12 hectares in South Notts and 27 hectares in West and North-West Notts).
- 2.3 The East Midlands Regional Assembly is undertaking an Employment Land Study including the Newark-Ashfield-Mansfield Housing Market Area. It is anticipated the results of the Employment Land Study will be available in September 2006. The Nottingham City Region Employment Land Study

which includes Hucknall, is due for completion in October 2006 and a further Employment Land Study will be undertaken for the remainder of the District.

2.4 Schedule A of this report identifies annual employment land take up from years 1991/92 to 2005/2006. The original site measurement of each area of employment land listed as available at 1991 or made available subsequently is identified. Sites that remain available at 2006 are shown on the attached plans with a plan and site number given in the schedule. The base date for the figures in the Adopted Local Plan (November 2002) was taken at 31<sup>st</sup> December 2000. For each site listed, the area of employment land developed between 1991 and December 2000, December 2000 and March 2002, April 2002 to March 2003, April 2003 to March 2004, April 2004 to March 2005 and April 2005 to March 2006 is identified. After deducting land developed from the original site area the remaining land available is summarised as being either:

- a) the balance of the remaining policy allocation from the Adopted Ashfield Local Plan after any development has taken place,
- b) land with planning permission,

Consequently, the land available for development is likely to be over estimated as the allocation in the Ashfield Local Plan Review will reflect the gross developable area including roads and landscaped areas.

Land availability information is shown in more detail in Schedule B and explained in Section 3.

2.5 The development of employment land in Nottinghamshire generally follows a typical pattern responding to the national and local economic situation. This trend can however, only be established over a reasonable time period to avoid the data becoming undermined by unusual short term or localised trends. The Council will continue to monitor employment land take up to help determine long-term trends.

2.6 Between 1991 and April 2006 the total amount and rate of land take up can be shown for the two Structure Plan Sub Areas of South Notts (Hucknall) and West Notts (the remainder of the District i.e. principally Kirkby-in-Ashfield and Sutton-in-Ashfield):

	South	West Notts
(i) Total employment land developed 1991 to 2006 (ha)	26.5	144.6
(ii) Ashfield average take-up rate 1991 to 2006 (ha/year)	1.7	9.6
(iii) Structure Plan take-up requirement 1991 to 2011 (ha/year)	3.5	11.8
(iv) Structure Plan take up requirements 2001 to 2021 (ha/year)	2.75	8.0

N.B. The West Notts Sub Area is included within the West & North West Notts Sub Area in the Joint Structure Plan (Feb 2006)

- 2.7 During the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006, 20.3 hectares of land was developed (2.3 ha in South Notts and 18.0 ha in West Notts). The rate of development significantly exceeds the amount of land developed in preceding years. A number of allocated sites were fully developed during the year including Sherwood Business Park, land north of Hamilton Road and Oddicroft Lane West.
- 2.8 The future monitoring of employment land is currently under review and will be updated to include gain and loss split between use class (B1, B2, B8), floorspace information and the numbers of new employment development complying with Regional Car Parking standards.

### **3.0 Employment Land Availability Schedule**

3.1 Schedule B provides more detailed information on employment land availability at April 2006 for industrial, warehousing or office development (i.e. classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 and its subsequent amendments). The inclusion of any site in this report does not necessarily imply that planning permission would be granted for any specific proposed employment use as this will be subject to more detailed analysis at the time of a planning application.

3.2 Each employment site shown in the schedule has a plan number and a site reference number which is cross-referenced to the enclosed plans.

#### **3.3 Site Size and Status**

3.3.1 Schedule B lists the size and status of each site as follows:

- *Local Plan allocation:* The Ashfield Local Plan Review was adopted in November 2002. The site areas shown in this column are either the total area of land allocated in the Adopted Local Plan or the remainder of the allocated site which has either not been developed or does not have the benefit of a planning permission at 1<sup>st</sup> April 2006.
- *Sites with permission:* Many sites have the benefit of an outline or full planning permission with specified uses proposed. The site area with planning permission and where development has not commenced is shown.
- *Other sites:* A small number of sites, usually on existing industrial estates do not fall into the categories above. These are generally plots

where permission has either lapsed, or an area previously held for expansion has become available.

### 3.4 Availability

3.4.1 The assessment of availability is only intended to give a general idea of the likely timescale within which these sites can be brought into use. The assessment is based on available knowledge in relation to the provision of services and constraints known to affect each site. The three time periods identified have been based on those used by the Nottinghamshire County Council in the monitoring of employment land.

- *Immediately available:* Development can take place immediately as the site is either fully serviced or is not affected by constraints, or where constraints have been removed and the development of initial roads and services is possible.
- *Within 5 years:* Affected by constraints but currently considered to be available and capable of development within 5 years.
- *More than 5 years, but not later than 10 years:* Affected by substantial constraints but considered to be available and capable of development within 10 years

3.4.2 Information relating to owners and agents is generally taken from planning application files and other publicly available information sources. Where owners are not known they are listed as 'private'.

3.4.3 This information gives a general indication of any known constraints or particular servicing difficulties. It is not an exhaustive list of constraints and others may be present particularly where the site has not been subject to a planning application or detailed site analysis. Additional constraints that are not listed may include costs of servicing, including off-site service provision or land ownership constraints as well as physical constraints. In some instances land identified in this document may be held for future expansion by an adjacent business, but this may not preclude its future availability.

## 4.0 **Further Information**

4.1 Further detailed information on employment availability and any other queries on the schedule is available from Ashfield District Council, Planning Policy and Projects Section, contact Neil Oxby on 01623 457381 or e-mail [n.oxby@ashfield-dc.gov.uk](mailto:n.oxby@ashfield-dc.gov.uk).

4.2 Ashfield District Council's Regeneration Division provides guidance and information about grants and assistance available for businesses wishing to locate or expand in Ashfield for more information contact Caroline Lomas on 01623 457283.

- 4.3 Ashfield District Council leases a variety of office and workspace ranging from approximately 250 sq ft to 4,200 sq ft. Information on the lease terms and the availability of these units may be obtained from Alistair Fleming, Estates Officer on 01623 457278.

**SCHEDULE A**  
**ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)**  
**AND TAKE UP – APRIL 2006**  
**SOUTH NOTTS (HUCKNALL)**

Plan No.	Site No.	Site Name	Green/ Brown	Total Site Area in 1991 (Ha)	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land Available at April 2006		
							1991 - Dec 00	Dec 00 - Mar 02	Apr 02/Mar 03	Apr 03/Mar 04	Apr 04/Mar 05	Apr 05/Mar 06	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
A	H1	A611/Annesley Road	G	3.1	EM1Hj	2.3	0.8						0.8	2.3		2.3
B	H2	Wigwam Lane North and Central	B	1.7	EM1Hg	1.0	0.7						0.7	1.0		1.0
-	H4	Baker Brook Industrial Estate	B	9.0	EM1Hf	3.5	5.2	2.5	0.2	0.3	0.5		8.7			0.0
C	H5	Former Hucknall No.1 Colliery	B	4.4	EM1Hc	3.0	1.4	0.9				0.2	2.5		1.9	1.9
-	H6	Former Linby Colliery	B	5.3	EM1Hi	0.9	4.4	0.9					5.3			0.0
D	H7	Amber Business Park	B	6.7	EM1Hh	1.1#							0.0	1.1		1.1
C	H9	Watnall Road Sports Ground	G	0.6	EM1Hd	0.6							0.0	0.6		0.6
C	H11	Watnall Road/ Adj. To Nabbs Lane	B	0.8	EM1Hb	0.8							0.0	0.8		0.8
E	H12	Land at Bestwood Road	B	0.5	EM1Na	0.5							0.0		0.5	0.5
C	H13	Former Dowty site Watnall Road	B	1.4	EM1Hk	1.4			0.6				0.6	0.8		0.8
F	H14	Blenheim Lane Industrial Estate	G	-	EM1Ra	13.6 ~						2.0	2.0		11.6	11.6
G	H15	Rolls Royce, Watnall Road	G	-	EM1Ha	13.0							0.0	13.0		13.0
B	H16	Butlers Hill	G	-	EM1He	3.2							0.0	3.2		3.2
		Developed Sites					5.9						5.9			0.0
<b>TOTALS</b>						44.9	18.4	4.3	0.8	0.3	0.5	2.2	26.5	22.8	14.0	36.8

Figures may not sum due to rounding

# Site area reduced in Adopted Local Plan Review. Remainder of site now allocated for housing and retail purposes

~ Site area shown is net following deduction of proposed structural landscaping

**SCHEDULE A**  
**ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)**  
**AND TAKE UP – APRIL 2006**  
**WEST NOTTS**

Plan No.	Site No.	Site Name	Green/ Brown	Total Site Area in 1991 (Ha)	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land Available at April 2006		
							1991 - Dec 00	Dec 00 - Mar 02	Apr 02/ Mar 03	Apr 03/ Mar 04	Apr 04/ Mar 05	Apr 05 Mar 06	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
<b>SUTTON AREA</b>																
-	S1	County Industrial Estate	B	11.0	EM1Si	3.0	8.0		3.0				11.0			0.0
I	S2	Fulwood Industrial Estate	G	7.8	EM1Sc EM1Sd EM1Se EM1Sf	7.0	2.5		3.7				6.2	3.3		3.3
J	S3	Hamilton Road/ Coxmoor Road	G	3.7	EM1Sm	1.2	2.5						2.5	1.2		1.2
K	S5	Brierley Industrial Park	B	9.3	EM1Sn	4.4	4.9		0.9		0.6	0.9	7.4	0.8	1.2	2.0
L	S6	West of Fulwood	B	25.0	EM1Sb	21.2	3.8	0.8	1.1	0.9		4.0	10.6		14.4	14.4
J	S8	Land off Coxmoor Road/A38	G	1.7	EM1Sk	3.3 *								3.1	0.2	3.3
J	S12	Midland Road/ Station Road	G	0.6	EM1Sj	0.6								0.6		0.6
-	S15	North of Hamilton Road	G	-	EM1Sl	3.7				1.2		2.5 **	3.7			0.0
M	S16	Pinxton Lane	G	-	EM1Sa	28.0 ~								28.0		28.0
N	S17	South west Oakham Business Park	G	-	EM1Re	23.5 ~								23.5		23.5
		Developed Sites					17.6						17.6			
<b>KIRKBY AREA</b>																
-	K1	Lowmoor Road Industrial Estate	B	4.2	EM1Kb	2.6	1.6				2.6		4.2			0.0
O	K2	Portland Industrial Estate	B	5.5	EM1Kc	4.8	0.7		0.5				1.2	3.7	0.6	4.3
-	K4	Wolsey Dr North/ Lowmoor Rd	B	1.6	EM1Kd	0.8	0.8	0.8					1.6			0.0
P	K5	Kings Mill Road East/Oddicroft Ln	G	6.3	EM1Ke	6.3								6.3		6.3
-	K6	Oddicroft Lane West	G	2.6	EM1Kf	2.6						2.6	2.6			0.0
-	K8	Oddicroft Ln East	G	3.1	EM1Kg	3.1		1.0		1.0	1.1		3.1			0.0
-	K9	Sherwood Business Park	G	56.5	EM1Rb	18.5 #	38.0	8.4		2.4	2.8	6.3	57.8			0.0
Q	K11	Annesley Colliery	B	-	EM1Rc	9.0								9.0		9.0
R	K12	Bentnck Colliery	B	-	EM1 Rd	10.0 #				2.7	2.0	1.7	6.4		3.6	3.6
		Developed Sites					8.7						8.7			0.0
<b>TOTALS</b>						153.6	89.1	11.0	9.2	8.2	9.1	18.0	144.6	73.2	26.3	99.5

Figures may not sum due to rounding



**Notes**

- \* Site area increased in Adopted Local Plan Review.
- ~ Site area shown is net following deduction of proposed structural landscaping
- # Site area shown has increased from Adopted Local Plan following increase in site area subject to Planning Permission
- ^ Area includes 1.9 Ha developed for a hotel
- \*\* Area incorrectly identified as developed in 2004/2005

**SCHEDULE B  
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2006**

Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
<b>HUCKNALL</b>										
A	H1	A611/Annesley Road (EM1Hj)	2.3				2.3	Immediate	Notts County Council/Notts Ambulance Service/NHS Trust	Greenfield site.
B	H2	Wigwam Lane Industrial Estate (EM1Hg)	1.0				1.0	5 Years	Bernard Holt Ltd	Part of larger serviced industrial estate.
C	H5	Former Hucknall No.1 Colliery (EM1Hc)		1.9			1.9	Immediate	Bolsover Properties Ltd	Part of larger serviced industrial estate.
D	H7	Amber Business Park/ Hucknall Colliery (EM1Hh)	1.1				1.1	5 Years	Derbyshire Estates Ltd	Site suitable for B1,B2,B8 use. Inf rastructure works required. Suitable for a mixed use development
C	H9	A611/ Adj. Watnall Rd Sports Ground (EM1Hd)	0.6				0.6	Immediate	Welbeck Estates	Greenfield site.
C	H11	South Watnall Road opposite Nabbs Lane (EM1Hb)	0.8				0.8	Within 5 Years	Private	Brownfield site.
E	H12	Land at Bestwood Road (EM1Na)			0.5		0.5	Immediate	O = Mr M Kimberley A = Shoosmiths & Harrison	Site suitable for B1,B2,B8 use. Inf rastructure works required.

**Notes**

Figures may not sum due to rounding

O = Owner

A = Agent

**SCHEDULE B  
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2006**

Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
<b>HUCKNALL (cont.)</b>										
C	H13	Former Dowty Site, Watnall Road (EM1 Hk)	0.8				0.8	Immediate	O = S. Murray A = Design Associates	Part of larger serviced industrial estate.
F	H14	Blenheim Lane Industrial Estate (EM1 Ra)			11.6		11.6	Immediate	Wilson Bowden & A private owner	Greenfield site suitable for B1, B2, B8 use. Infrastructure works required. Site brief available.
G	H15	Rolls Royce, Watnall Road (EM1 Ha)	13.0				13.0	Within 5 Years	Rolls Royce	Greenfield site suitable for B1, B2, B8 use.
B	H16	Butlers Hill (EM1 He)	3.2				3.2	Within 5 Years	Ashtfield District Council	Part Brownfield site suitable for B1, B2, B8 use. Planning permission for infrastructure works now granted and due to start imminently.
<b>KIRKBY</b>										
O	K2/1	Welsh Croft Close/Portland Industrial Estate (EM1 Kc)	3.5		0.6		4.1	Within 10 Years	Welbeck Estates	Brownfield site suitable for B1, B2, B8 use. Infrastructure works required. Potential ground issues
O	K2/2	East of Welshcroft Close - Portland Industrial Estate	0.2				0.2	Immediate	Welbeck Estates	Part of larger serviced industrial estate.
P	K5	Kings Mill Rd/Oddicroft Lane (EM1 Ke)			6.3		6.3	Immediate	Wilson Bowden	To be developed as a design and build scheme

O = Owner

A = Agent

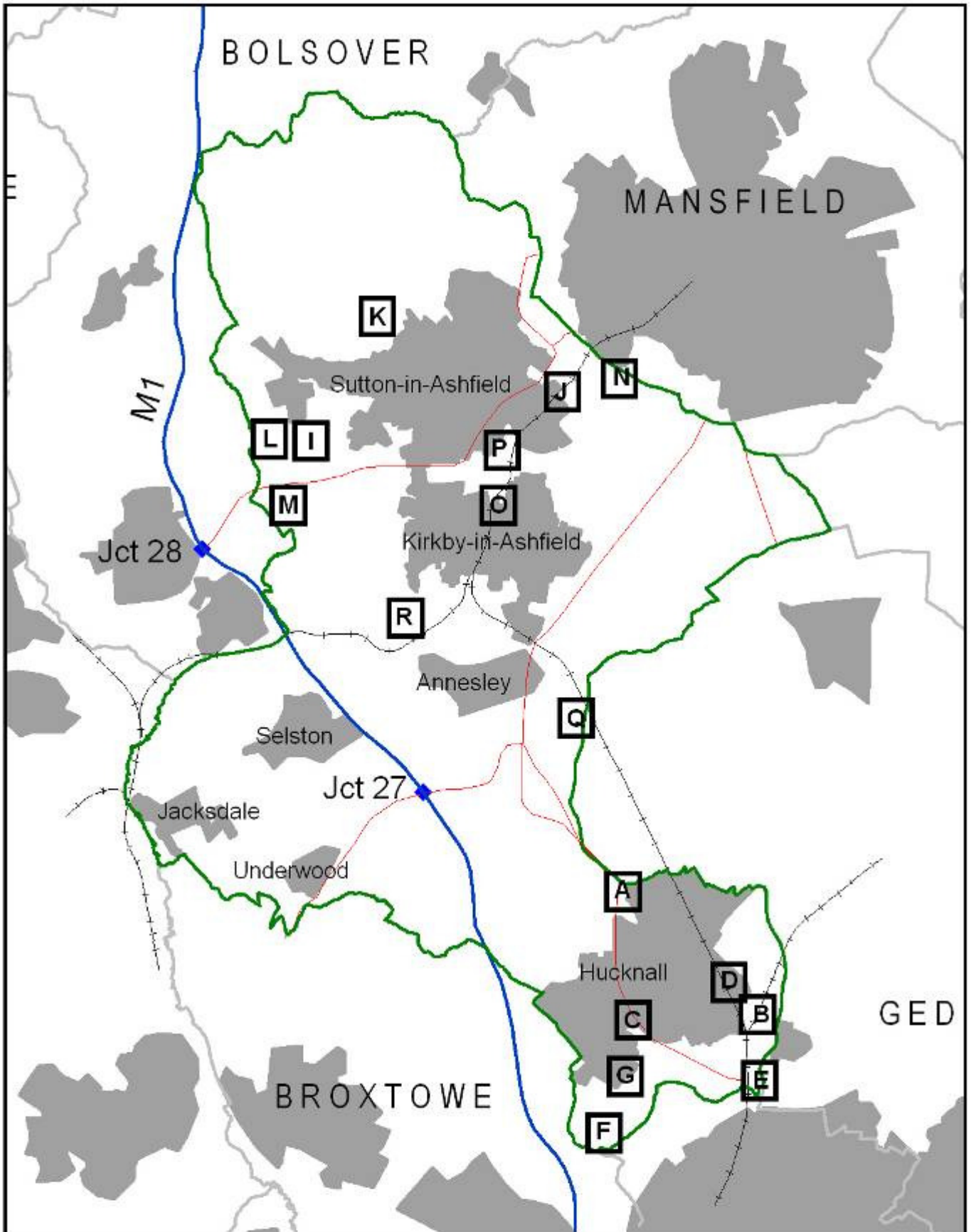
**SCHEDULE B  
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2006**

Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
<b>KIRKBY (Cont)</b>										
Q	K11	Annesley Colliery (EM1Rc)	9.0				9.0	Within 10 Years	Annesley Developments Limited	Site suitable for B1, B2, B8 use. Reclamation and Infrastructure works required. Site Brief available.
R	K12	Beninck Colliery (EM1Rd)			3.6		3.6	Immediate	T.F.D. Midlands	Site suitable for B1, B2, B8 use. Reclamation and Infrastructure works complete. Site Brief available.
		<b>SUTTON</b>								
I	S2	Fulwood Rd Nrth - Fulwood Industrial Estate (EM1Sc)	1.7				1.7	Immediate		Access issues
I	S2	Fulwood Rd Nrth - Fulwood Industrial Estate (EM1Sf)	1.6				1.6	Immediate	W J Handrahan	Part of larger serviced industrial estate.
J	S3	Hamilton Road/ Coxmoor Road (EM1Sm)	1.2				1.2	Within 5 Years	Mardon Illingworth	Greenfield site.
K	S5	Brierley Business Park (EM1Sn)	0.8		1.2		2.0	Immediate		Part of larger serviced industrial estate.

**SCHEDULE B  
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2006**

Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
<b>SUTTON (Cont.)</b>										
L	S6	West of Fulwood (EM1Sb)		12.9	1.5		14.4	Immediate	Maglern Estates/Notts County Council	Site suitable for B1, B2, B8 use. Infrastructure works now complete.
J	S8	Coxmoor Road/A38 (EM1Sk)	3.1		0.2		3.3	Within 5 Years	O = Castle Square Dev. Ltd A = Hodgson Ekington Commercial	Site suitable for B1, B2, B8 use and other road related use in part.
J	S13	Midland Road/ Station Road (EM1Sj)	0.6				0.6	Immediate	Ashfield District Council	Site suitable for B1, B2, B8 use.
M	S16	Pinxton Lane (EM1Sa)	28.0				28.0	Within 5 Years	Wilson Bowden	Site suitable for development as a prestige employment site. Site brief available
N	S17	South West Oakham Business Park (EM1Re)	23.5				23.5	Within 5 Years	J O Frames Ltd and Sherwood Development Trust	Expansion to adjacent business park. Major infrastructure works required. Suitable for development as a prestige business park.

O = Owner  
A = Agent



Ashfield District Council  
 Urban Road  
 Kirkby-in-Ashfield  
 Nottingham NG17 8DA

**Employment Land Availability Study - April 2006  
 Site Location Plan**