



**EMPLOYMENT LAND
MONITORING REPORT
APRIL 2007**



1.0 Introduction

- 7.1 The spatial approach to planning requires a more comprehensive evidence and information base to inform the preparation of the Local Development Framework. This Report provides information on the supply and demand for employment land in the District for the period 1st April 2006 to 31st March 2007.
- 7.2 The commercial real estate market has a wider definition of employment than utilised within planning including office, industrial and retail floor space. From a planning perspective, 'employment land' relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. In general terms this will covers the following:
- Offices - B1(a)
 - Industrial - B1(b), B1(c), B2
 - Storage and Distribution - B8
- It excludes retail and leisure uses although these sectors provide substantial job opportunities.
- 7.3 Central government has placed an emphasis on housing markets. The Barker Review concluded that the operation of the housing market is of considerable importance to the efficient operation of the national economy and the macro-economic management of the economy. Economic performance is regarded as a key driver of population change and income which are in turn significant determinants of demand for housing in an area. Consequently, The East Midlands Regional Assembly has adopted a Housing Market Area approach to spatial planning. Within this context, the districts of Ashfield, Mansfield and Newark and Sherwood form the Nottingham Outer Housing Market Area.
- 7.4 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. The information is taken at a single point in time (1st April 2007) and as such some information may be out of date.
- 7.5 Where floor space figures are provided they relate, as far as possible, to the gross internal floor space. The source of the information varies and may reflect floor space from plans submitted with individual planning application, agent's particulars, or the Valuation Agency's floor areas for rateable values purposes.
- 7.6 In terms of employment land take-up, land is regarded as being developed for employment purposes when construction work on the proposed building commences. Consequently, it will include floor space which has been completed and is under construction.
- 7.7 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1st April 2006. Consequently the figures may not reflect planning applications submitted prior to this date.

2.0 Stock of Employment Space

2.1 The total stock of property in the District is taken from information provided by the Department of Communities and Local Government and the Valuation Office Agency. The District has traditionally had a heavy emphasis on industrial floor space. However, it has also seen substantial growth in the commercial office space, which is largely a reflection of the impacted of offices developed on Sherwood Business Park, Annesley.

Commercial Offices m ²	Factories m ²	Warehouses m ²	Total m ²
91,000	800,000	457,000	1,348,000
6.74%	59.28%	33.86%	100%

Table One Total Employment Floor space 2006

Source: odpm/VOA Commercial & Industrial Floor space and Rateable Value Statistics Period: April 2006

Note - Offices reflected 'commercial offices' which comprise purpose built office buildings, buildings converted to offices, offices over shops, computer centres and central government offices. It excludes 'other offices' which largely comprise surgeries and clinics, police stations and local government offices.

2.2 Over the year there has been limited development of employment land allocated under the Ashfield Local Plan Review 2002. This contrasts with the high level of development seen in 2005/2006. Essentially, only two allocated sites have seen completed developments in 2006/2007. The Health Store Distribution Centre occupies 7,442 m² of floor space on Blenheim Park, Hucknall and 962 m² of floor space has been developed on the West of Fulwood site, Sutton in Ashfield. A number of existing employment areas have seen redevelopment activity. Eleven industrial units have been constructed on a cleared employment site at Wigwam Court, Wigwam Lane, Hucknall. The units ranging from 122 m² to 204 m² GIA and offer the opportunity for local business to acquire freehold premises. A 1.93 ha site off Nunn Brook Road, Huthwaite has been developed as a distribution centre providing 8,199 m² of floor space with permission being granted for a future extension to the built space. A significant part of Crown Aerosols UK Ltd site off Oddicroft Lane, Kirkby in Ashfield is currently being redeveloped by Wilson Bowden Developments. As part of these works the existing canteen has been converted into ancillary office space for Crown Aerosols.

2.3 Industrial buildings are being constructed on Blenheim Park, and Wigwam Lane, Hucknall, and on Sherwood Business Park, Annesley with the redevelopment of the former Kodak factory site. (Table Three).

		South Notts m ²	North & North West Notts m ²	District Total m ²
Floor space developed for employment by type on sites allocated under the Ashfield Local Plan Review Nov 2002.	Offices	-	-	-
	Industrial	-	962	962
	Warehouse	-	-	-
	Ind/ Warehouse	7,442	-	7,442
Floor space developed for employment by type on existing employment sites.	Offices	-	-	-
	Industrial	1,725	-	1,725
	Warehouse	-	8,199	8,199
	Ind/ Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	-	-
	Industrial	-	782	782
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Total	Offices	-	-	-
	Industrial	1,725	1,744	3,469
	Warehouse	-	8,199	8,199
	Ind/ Warehouse	7,442	-	7,442

Table Two: Floor space Developed during the period 1st April 2006 to 31st March 2007.

Source: Ashfield District Council

		South Notts m ²	North/ North West Notts m ²	District Total m ²
Floor space under construction on allocation employment sites and on existing employment sites.	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	10,276	10,276
	Ind/ Warehouse	-	9,492	9,492

Table Three: Floor space Under Construction at 31st March 2007.

Source: Ashfield District Council

3.0 Strategic Land Requirements

3.1 Guideline employment land provision for Ashfield under the Nottinghamshire and Nottingham Joint Structure Plan, February 2006 (JSP) is 215 hectares of land of which 55 hectares are located in South Notts and 160 hectares in West and North West Notts, (Table Four). This requires a further 39 hectares of employment land to be allocated to 2021 (12 hectares in South Notts and 27 hectares in West and North-West Notts). The Quality of Employment Land Supply Study (QUELS) 2002¹ indicated that future take-up rates are likely to be similar to historic trends reflecting the need to replace obsolescent floor space. Therefore, the JSP applied a mark-up over employment rates to allow for the efficient operation of the market and to allow for choice, variety and uncertainty. 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.

	Guideline provision. (ha)	Commitments (ha)	Allocation/ De-allocation (ha)
South Notts Sub Area			
Ashfield (Part)	55	43	12
Newark & Sherwood (Part)	2	1	1
West & North West Notts Sub Area			
Ashfield (Part)	160	133	27
Newark & Sherwood (Part)	50	85	-35
Mansfield	240	140	100

Table Four: Structure Plan Requirements

Source: Nottinghamshire & Nottingham Joint Structure Plan. February 2006

3.2 The East Midlands Regional Assembly has undertaken an Employment Land Study as an evidence base to inform the Regional Spatial Strategy. (The East Midlands Land Provision Study December 2006). The Study utilises emda/Experian economic forecasts as a starting point to determining the demand for employment land by identifying the forecast B-space employment for each Housing Market Area. Jobs are translated into floor space by using standard floor space per worker ratios of 18 sq m for offices, 31 sq m for industrial space and 88 sq m for warehousing. To give a broad indication of land requirements a 40% plot ratio is utilised. Within the Nottingham Outer Housing Market Area this translates, on the assumption used in the Study, into the following:

- Offices - a net demand for 9 hectares. (2003 to 2016)
- Industrial – a net loss of 29 hectares. (2003 to 2016)
- Warehousing – a net loss of 4 hectares. (2003 to 2016)
- Total – a net loss of 24 hectares (2003 to 2016)

The Study indicates that these figures are likely to be questionable beyond 2016. The figures make no provision for the frictional margin – additional land which the planning

system should provide over and above the forecast demand if the market is to operate smoothly.

- 3.3 Two further employment land studies will impact on the District. The Nottingham City Region Employment Land Study, completed in February 2007 and the Northern Employment Land Study, covering the area of the Alliance Sub-regional Strategic Partnership, which it is anticipated will be completed in September 2007.

4.0 Employment Land Take-up/Availability

- 4.1 Tables Five, Six and Seven set out summaries of the position at 31st March 2007 with regard to employment land on sites allocated under the Ashfield Local Plan Review November 2002. Table Six also identifies employment land development between 1991 and 31st March 2007. The total amount and rate of land take up is identified for the Structure Plan sub-areas of South Notts (Hucknall) and West and North West Notts i.e. principally Kirkby-in-Ashfield and Sutton-in-Ashfield but including Sherwood Business Park.

	Land (ha)
Land developed 1st April 2006 to 31st March 2007	
South Notts (Hucknall and adjacent rural area)	3.8
West and North West Notts (Sutton in Ashfield, Kirkby in Ashfield & adjacent rural area)	1.7
TOTAL LAND DEVELOPED	5.5

Table Five: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 for the period 1st April 2006 to 31st March 2007.

Source: Ashfield District Council

	South Notts Sub Area	West & North West Notts Sub Area
Structure Plan take up requirements 2001 to 2021	2.75 ha/year	8.00 ha/year
Total employment land developed 2001 to 2007	11.90 ha	57.20 ha
Ashfield average take-up rate 2001 to 2007	1.98 ha/year	9.53 ha/year
Total employment land developed 1991 to 2007	30.30 ha	146.30 ha
Ashfield average take-up rate 1991 to 2007	1.89 ha/year	9.14 ha/year

Table Six: Land Developed on Employment Allocations 2001-2006 and 1991-2006.

Source: Ashfield District Council

Notes

- The West Notts Sub Area is included within the West & North West Notts Sub Area in the Joint Structure Plan (Feb 2006).
- The land is considered to have been developed once construction works have commenced.

Total employment land developed 2001 to 2007 on Green Field Sites.	38.8 ha	56.15%
Total employment land developed 2001 to 2007 on Brown Field Sites.	30.3 ha	43.85%
TOTAL	69.1 ha	100%

Table Seven: Greenfield/Brownfield Development on Employment Allocations identified in the Ashfield Local Plan Review November 2002.

Source: Ashfield District Council

- 4.2 During the period 1st April 2006 to 31st March 2007, 5.5 hectares of land was developed on employment allocations in the District. The West and West Notts part of the District saw a substantial fall in developed sites from 18.0 ha in 2005/2006 to 1.7 ha in 2006/2007. This may reflect the large area of floor space which came onto the market in 2005/2006 and that Sherwood Business Park, the premier allocation in the District, is now completed. Planning applications have been submitted on the Pinxton Lane and the South West of Oakham allocations during the year and it is anticipated that infrastructure works will commence on Pinxton Lane in the near future. In the South Notts sub-area, 3.8 ha of land has been developed on Blenheim Lane Industrial Estate by Wilson Bowden Developments. A number of industrial/warehouse units have been completed

and are available to buy or lease. All the floor space constructed during the year has reflected industrial or warehouse uses.

4.3 Schedule A of this Report identifies annual employment land take-up for individual allocation, allocated under the Ashfield Local Plan Review November 2002. The site area may have been slightly amended by subsequent permissions. Sites that remain available at 2007 are identified 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 Review (November 2002) was 31st December 2000. For each site listed, the area of employment land developed on an annual basis since 1st January 2001 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 Review after any development has taken place,
- b) land with planning permission.

Consequently, the land available for development is likely to be over estimated as in a number of cases the allocation in the Ashfield Local Plan Review reflects the gross developable area which includes roads and landscaped areas.

5.0 Employment Land Losses

5.1 During the period 2001-2007 Ashfield District lost 13.31 hectares of employment land to other uses, Table Eight. This amounts to 2.21 hectares per annum. The loss from employment land is principally to residential development.

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	Total
Hucknall	0.00	0.21	3.13	0.74	1.49	0.10	5.67
Kirkby in Ashfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sutton in Ashfield	0.00	0.57	0.00	0.41	3.34	0.64	4.96
Rural	1.38	0.00	0.00	1.20	0.00	0.09	2.67
Total Area loss for each year	1.38	0.78	3.13	2.35	4.83	0.83	13.31

Table Eight: Employment Land Losses 1st April 2001 to 31st March 2007

Source: Ashfield District Council

Note: Only sites of more than approximately 0.1 hectares are included in these figures.

6.0 Inward Investment and Property Trends Report 2006/2007

6.1 The Inward Investment and Business Support Team which operates within the Regeneration Section, monitors activity across Ashfield in relation to the supply and demand for property. The Inward Investment and Property Trends Report 2006/2007 is available from the Regeneration Section of the Council.

6.2 The Executive Summary of the Report specified that:

- In terms of inquiries to the Council, industrial property was the type most in demand by enquirers with office demand falling slightly since 2005-2006. The main reason for making an enquiry was expansion although both inward investment and start-up enquiries increased compared to previous years. However the reason for making an enquiry differed considerably between property types, with industrial being most sought by those companies expanding or investing in the area, whilst retail was mostly required by people starting a business.
- The largest demand for industrial property tended to be for units of less than 5000 sq ft although demand was still healthy for industrial units over this size. The vast majority of office demand was for units of less than 2500 sq ft and for less than 1000 sq ft for retail space.
- The source of formal enquiries showed a good split across a number of company sectors. Although general engineering was the highest, apart from those classed as 'other', there was a healthy amount from developing sectors such as creative industries, electronics and leisure and tourism.
- In terms of available commercial property, over 50% of the units in Ashfield are industrial/warehouse. Only 20% of units are classed as office space which is the lowest out of the entire sub-region apart from North East Derbyshire. However, the majority of units of less than 1,000 sq ft in Ashfield are office space but this number falls considerably for units over 1,000 sq ft. The majority of medium sized units of between 5,000 sq ft and 3,0000 sq ft are industrial but there is a lack of small industrial units of less than 1,000 sq ft, which is where the majority of the demand for industrial units remain, showing a clear gap in the accommodation ladder.

7.0 Redevelopment of Employment Land

7.1 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 Review or the remainder of the allocated site which has either not been developed or does not have the benefit of a planning permission at 1st 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 are identified.
- *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.

Availability

- 7.2 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.
- 7.3 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'.
- 7.4 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, land ownership constraints and 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.

8.0 Further Information

- 8.1 Any queries or request for further information on this Report should contact Neil Oxby, Planning Policy and Projects Section, on 01623 457381 or e-mail n.oxby@ashfield-dc.gov.uk.
- 8.2 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.
- 8.3 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.

References

1. Business Strategies, Roger Tym & Partners & Innes England (2002) "The Quality of Employment Land Supply Study (QUELS) for East Midlands" for Local Government Association, emda and Government Office for the East Midlands.

SCHEDULE A

ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8) AND TAKE UP – APRIL 2007 SOUTH NOTTS (HUCKNALL)

Plan No.	Site No.	Site Name	Green/ Brown	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land Available at April 2006		
						Dec 00 - Mar 02	Apr 02 - Mar 03	Apr 03/ Mar 04	Apr 04/ Mar 05	Apr 05/ Mar 06	Apr 06/ Mar 07	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
A	H1	A611/ Annesley Road	G	EM1Hj	2.3							0.0	2.3		2.3
B	H2	Wigwam Lane North and Central	B	EM1Hg	1.0							0.0	1.0		1.0
-	H4	Baker Brook Industrial Estate	B	EM1Hf	3.5	2.5	0.2	0.3	0.5			3.5			0.0
C	H5	Former Hucknall No.1 Colliery	B	EM1Hc	3.0	0.9				0.2		1.1	1.9		1.9
-	H6	Former Linby Colliery	B	EM1Hi	0.9	0.9						0.9			0.0
D	H7	Amber Business Park	B	EM1Hh	1.1*							0.0		1.1	1.1
C	H9	Watnall Road Sports Ground	G	EM1Hd	0.6							0.0	0.6		0.6
C	H11	Watnall Road/Adj. To Nabbs Lane	B	EM1Hb	0.8							0.0	0.8		0.8
E	H12	Land at Bestwood Road	B	EM1Na	0.5							0.0		0.5	0.5
C	H13	Former Dowty site Watnall Road	B	EM1Hk	1.4		0.6					0.6	0.8		0.8
F	H14	Blenheim Lane Industrial Estate	G	EM1Ra	13.6 ~					2.0	3.8	5.8		7.8	7.8
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
TOTALS					44.9	4.3	0.8	0.3	0.5	2.2	3.8	8.1	20.4	12.6	33.0

Figures may not sum due to rounding

SCHEDULE A

ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8) AND TAKE UP – APRIL 2007 WEST NOTTS

Plan No.	Site No.	Site Name	Green/ Brown	Adopted Local Plan No.	Site Area in Adopted Local Plan (Ha)	Developed Area							Land Available at April 2006		
						Dec 00 - Mar 02	April 02 - Mar 03	Apr 03 - Mar 04	Apr 04 - Mar 05	Apr 05 - Mar 06	Apr 06 - Mar 07	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
SUTTON AREA															
-	S1	County Industrial Estate	B	EM1Si	3.0		3.0					3.0			0.0
I	S2	Fulwood Industrial Estate	G	EM1Sc EM1Sd EM1Se EM1Sf	7.0		3.7					3.7	3.3		3.3
J	S3	Hamilton Road/ Coxmoor Road	G	EM1Sm	1.2								1.2		1.2
K	S5	Brierley Industrial Park	B	EM1Sn	4.4		0.9		0.6	0.9	0.9	3.3	0.7	0.4	1.1
L	S6	West of Fulwood	B	EM1Sb	21.2	0.8	1.1	0.9		4.0	0.8	7.6		13.6	13.6
J	S8	Land off Coxmoor Road/A38	G	EM11Sk	3.3								2.5	0.8	3.3
J	S12	Midland Road/ Station Road	G	EM1Sj	0.6									0.6	0.6
-	S15	North of Hamilton Road	G	EM1Si	3.7			1.2		2.5**		3.7			0.0
M	S16	Pinxton Lane	G	EM1Sa	28.0 ~								8.6	19.4	28.0
N	S17	South west Oakham Business Park	G	EM1Re	23.5 ~								8.6	14.9	23.5
KIRKBY AREA															
-	K1	Lowmoor Road Industrial Estate	B	EM1Kb	2.6				2.6			2.6			0.0
O	K2	Portland Industrial Estate	B	EM1Kc	4.8		0.5					0.5	4.1	0.2	4.3
-	K4	Wolsey Dr North/ Lowmoor Rd	B	EM1Kd	0.8	0.8						0.8			0.0
P	K5	Kings Mill Road East/Oddicroft Ln	G	EM1Ke	6.3									6.3	6.3
-	K6	Oddicroft Lane West	G	EM1Kf	2.6					2.6		2.6			0.0
-	K8	Oddicroft Ln East	G	EM1Kg	3.1	1.0		1.0	1.1			3.1			0.0
-	K9	Sherwood Business Park	G	EM1Rb	19.9 #	8.4		2.4 ^	2.8	6.3		19.9			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
TOTALS					155.0	11.0	9.2	8.2	9.1	18.0	1.7	57.2	38.0	59.8	97.8

Figures may not sum due to rounding

Notes

- * Planning permission granted for retail use.
- ~ 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 2007

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
HUCKNALL										
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	Immediately	Derbyshire Estates Ltd	Site suitable for B1,B2,B8 use. Infrastructure works required. Suitable for a mixed use development
C	H9	A611/ Adj. Watnall Rd Sports Ground (EM1Hd)	0.6				0.6	Within 5 years	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. Infrastructure works required.

Notes Figures may not sum due to rounding
O = Owner
A = Agent

**SCHEDULE B
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2007**

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
HUCKNALL (cont.)										
C	H13	Former Dowty Site, Watnall Road (EM1Hk)	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)			7.8		7.8	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	Immediately	Ashfield District Council	Part Brownfield site suitable for B1,B2,B8 use. Planning permission for infrastructure works now granted and due to start imminently.
KIRKBY										
O	K2/1	Welsh Croft Close/Portland Industrial Estate (EM1 Kc)	4.1				4.1	Within 5 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 (EM1Ke)			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 2007**

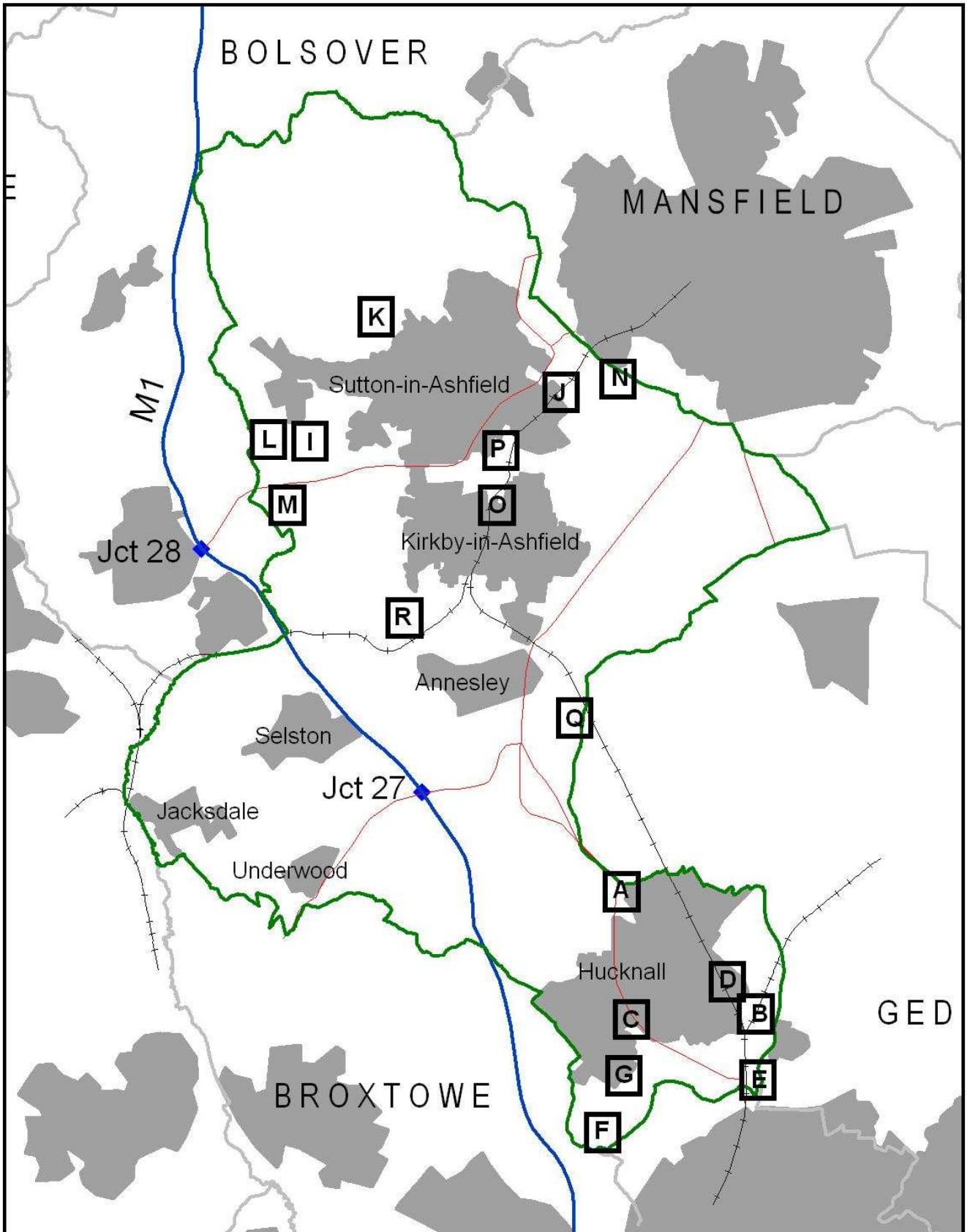
Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
KIRKBY (Cont) —										
Q	K11	Annesley Colliery (EM1Rc)	9.0				9.0	Within 5 Years	Annesley Developments Limited	Site suitable for B1,B2,B8 use. Reclamation and Infrastructure works required. Site Brief available.
R	K12	Bentinck 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.
SUTTON										
I	S2/f	Fulwood Rd North - Fulwood Industrial Estate (EM1Sc)	1.7				1.7	Immediate		Access issues
I	S2/b	Fulwood Rd North - 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)	0.7		0.4		1.1	Immediate		Part of larger serviced industrial estate.

**SCHEDULE B
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2007**

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
SUTTON (Cont.)										
L	S6	West of Fulwood (EM1Sb)		13.6			13.6	Immediate	Magfern Estates/Notts County Council	Site suitable for B1,B2,B8 use. Infrastructure works now complete.
J	S8	Coxmoor Road/ A38 (EM1Sk)	2.5		0.8		3.3	Within 5 Years	O = Castle Square Dev. Ltd A = Hodgson Elkington 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)	8.6		19.4		28.0	Within 2 Years	Wilson Bowden	Site suitable for development as a prestige employment site. Site brief available
N	S17	South West Oakham Business Park (EM1Re)	8.6		14.9		23.5	Within 2 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 Site Location Plan

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