



EMPLOYMENT LAND MONITORING & PROPERTY ENQUIRY TRENDS REPORT



April 2008



1.0 Introduction

1.1 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 2007 to 31st March 2008.

1.2 The commercial real estate market has a wider definition of employment than is utilised within planning, including office, industrial, warehouse, leisure 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.

1.3 Currently, strategic guidance for employment land is set out in the Nottinghamshire and Nottingham Joint Structure Plan, February 2006 (JSP). Hucknall fall with the South Notts Sub-Area and the rest of the District is within the West and North West Notts Sub-Area (see Section 3).

1.4 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. However, Ashfield presents an anomaly as Hucknall is widely recognised as falling within the Nottingham Core Housing Market Area. The draft East Midlands Regional Plan sets out separate dwelling requirements for Hucknall in the Nottingham Core HMA. Consequently, Hucknall has been included within the Greater Nottingham employment land study. (See Section 3)

1.5 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 2008.

1.6 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.

- 1.7 Floor space has been subdivided into offices, industrial, warehousing and industrial/warehousing. However, the nature and construction of industrial buildings and warehouses means that very often they are interchangeable between these uses. Therefore, the division of floor space into different uses reflects the limited information available to the Council when the Monitoring Report is compiled.
- 1.8 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 or is under construction.
- 1.9 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1st April 2006. Therefore, these figures will not include space developed from planning applications submitted prior to 1st April 2006.
- 1.10 The Inward Investment and Property Trends section of the report aims to highlight property enquiry and demand trends for Ashfield District, as well as to give an insight into the effectiveness of the Economic Regeneration Section's marketing activity. The **definitions** used in this section of the report for the different stages of inward investment activity/property supply and demand are as follows:
- A **formal enquiry** is where an enquiry has been logged on the system and a property search has been conducted leading to information being sent to the enquirer.
 - An **informal enquiry** is where someone has conducted a search for property via the search facility on the Ashfield District Council website, called PPS (public property search). These often do not lead to formal enquiries.

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 seen substantial growth in commercial office space in recent years, which is largely a reflection of the impact of offices developed on Sherwood Business Park, Annesley.
- 2.2 The development of additional floor space in the District can arise from the following sources:
- Development on employment land allocations in the Ashfield Local Plan Review, November 2002.
 - Redevelopment on existing employment sites.
 - Extensions to units on existing employment sites

Year	Commercial Offices m ²	Factories m ²	Warehouses m ²	Total m ²
1 st April 2006	91,000	800,000	457,000	1,348,000
	6.74%	59.28%	33.86%	100%
1 st April 2007	82,000	798,000	464,000	1,344,000
	6.10%	59.94%	34.52%	100%

Table One: Total Employment Floor space 2006 & 2007

Source: odpm/VOA Commercial & Industrial Floor space and Rateable Value Statistics Period: April 2007
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.

2.3 Over the year 7.1 ha of land in Ashfield has been developed for employment purposes on employment land allocated under the Ashfield Local Plan Review 2002. This is marginally below the anticipated annual development rate set out in the Joint Structure Plan (Table 7). However, the Quinn Plastics manufacturing, storage and distribution facility, located on the junction of Penny Emma Way/A38 (EM1 Kd), accounts for 4.62 ha of the developed space. A 24,645 sq m unit is currently under construction on the site, including approximately 770 sq m of headquarters office space. Wilson Bowden Developments Ltd has undertaken infrastructure works to the Pinxton Lane employment allocation (EM1Sa). The site, known as Castlewood Business Park, extends over the district boundary into Bolsover at Junction 28 of the M1 motorway. It provides 46.54 ha of land with an anticipated 2 million sq ft of space earmarked for office, industrial and distribution uses. The first phase, comprising two speculative units of 3,562 sq m (Unit 4a) and 2,536 sq m (Unit 4b), is currently under construction. At Blenheim Park, Hucknall (EM1Ra) Wilson Bowden Developments Ltd has completed the construction of Phase 4, providing 8,908 sq m of floor space. Units from 493 sq m to 2,332 sq m are currently available for occupation.

2.4 A number of other allocated employment sites have seen activity over the year. Infrastructure works have commenced on the South West of Oakham allocation (EM1Re), where 84,052 sq m of office and industrial space is proposed, and on Kingsmill Park (EM1Sk), which is zoned for employment and roadside development. Outline planning permission has been granted for a mixed use development at Annesley Colliery (EM1Rc) comprising residential, housing retail and health centre/visitors centre. The 3.15 ha of employment land is currently on the market with Mather Jamie. The A611/Annesley Road allocation (EM1Hj) has been marketed by King Sturge on behalf of the County Council and is currently 'under offer'.

		South Notts m ²	West & 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	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	8,908	-	8,908
Floor space developed for employment by type on existing employment sites.	Offices	-	-	-
	Industrial	584	6,278	6,862
	Warehouse	-	10,276	10,276
	Ind/ Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	272	272
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	-	4,999	4,999
	Warehouse	-	909	909
	Ind/ Warehouse	-	-	-
Total	Offices	-	272	272
	Industrial	584	11,277	11,861
	Warehouse	-	11,185	11,185
	Ind/ Warehouse	8,908	-	8,908
Total floor space developed 1 st April 2007 to 31 st March 2008				32,226
Floor space built on Green Field Sites				8,908 (27.64%)
Floor space built on Brown Field Sites				23,318 (72.36%)

Table Two: Floor space Developed during the period 1st April 2007 to 31st March 2008.

Source: Ashfield District Council

- 2.5 A total of 32,226 sq. m. of floor space has been constructed in the District over the year (Table 2). Of this 72.36% has been constructed on brownfield sites. However, development has largely been on existing employment sites either through redevelopment of existing industrial areas or through extensions to existing units. Part of the Crown Aerosols UK Ltd site off Oddicroft Lane, Kirkby in Ashfield has been redeveloped as Gateway 28 providing six industrial units from 441 sq. m. to 1,538 sq. m. All the units except Unit 1C are occupied, and 1c is currently available on a leasehold or freehold basis. Phase 3 of Gateway 28, comprising 5.50 ha, is a design and build opportunity for a distribution centre with

planning permission for a 28,799 sq. m. unit. At Hamilton Road, Sutton in Ashfield, Unit 9, Drakehouse Court has been constructed to provide 425 sq. m. of space on ground and first floor and is being marketed as having potential as a trade counter unit. The former Kodak factory on Sherwood Park has been demolished and a 10, 276 sq. m. warehouse erected and occupied. The remaining part of the Kodak site is under construction providing 4,355 sq m of space in a three storey office block with an ancillary warehouse of 929 sq. m. A 584 sq. m. unit (4c) has been erected on Baker Brook Industrial Estate Hucknall and it currently ‘under offer’.

- 2.6 The Innovation and Incubation Centre Survey, undertaken by the County Council on behalf of the Alliance SSP (June 2005), concluded there was a shortage of both incubation and innovation space within the Alliance Area. The Council has responded to the conclusions by converting a building off Kingsway, Kirkby in Ashfield into the Kingsway Lodge Business Centre. The incubation centre provides 110 sq. m. of space in five units let on flexible terms, with broadband connectivity, fully furnished office space with desktop pc, and business support. At the Ashfield Business Centre, existing office space has been converted by the Council into six incubation units offer space between 15 and 28.5 sq. m. on a similar basis to Kingsway Lodge.
- 2.7 A substantial number of extensions to existing industrial units have been built over the year in the West and North West Notts Sub area. A total floor area of 5,908 sq. m. has been constructed on seven sites comprising 4,999 sq. m. of industrial space and 909 sq. m. of warehousing.
- 2.8 Floor space totalling 38,421 sq. m. is under construction at 1st April 2008, Table 3. A substantial element of this space is Quinn Plastics manufacturing, storage and distribution facility of Penny Emma Way/A38 comprising 24,645 sq. m. Speculative industrial units are being erected at Pinxton Lane by Wilson Bowden (5,948 sq. m.) and a speculative office block (4,355 sq. m.) with an ancillary warehouse (929 sq. m.) is being constructed at Sherwood Park.

Year	Annual Total Floor space m ²		South Notts m ²	North & North West Notts m ²	District Total m ²
2006/2007	19,110	Offices	-	-	-
		Industrial	1,725	1,744	3,469
		Warehouse	-	8,199	8,199
		Ind/ Warehouse	7,442	-	7,442
2007/2008	32,226	Offices	-	272	272
		Industrial	584	11,277	11,861
		Warehouse	-	11,185	11,185
		Ind/ Warehouse	8,908	-	8,908

Table Three: Floor space completed during the period 1st April 2006 to 31st March 2008.

Source: Ashfield District Council

		South Notts m ²	West & North West Notts m ²	District Total m ²
Development on allocated employment sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/ Warehouse	-	30,593	30,593
Development of existing employment Sites	Offices		4,355	4355
	Industrial		960	960
	Warehouse			
	Ind/ Warehouse			
Extensions on existing employment sites	Offices		90	90
	Industrial			
	Warehouse			
	Ind/ Warehouse		2,423	2,423
TOTAL				38,421

Table Four: Floor space Under Construction at 31st March 2008.

Source: Ashfield District Council

3.0 Strategic Land Requirements

- 3.1 The Nottinghamshire and Nottingham Joint Structure Plan, February 2006 (JSP), sets out guideline employment land requirements for Ashfield of 215 hectares. This is split between South Notts, 55 hectares, and West and North West Notts, 160 hectares (Table Five). 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) 2002 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 adopted 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 Five: Structure Plan Requirements

Source: Nottinghamshire & Nottingham Joint Structure Plan. February 2006

a- 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.

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 business 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 provide evidence of future supply and demand requirements in the District. The Nottingham City Region Employment Land Study, completed in February 2007 and the East Midlands Northern Sub Region Employment Land Review, covering the area of the Alliance Sub-regional Strategic Partnership, completed in March 2008.

The Nottingham City Region Employment Land Study

3.4 Planning and Development Economists consultants Roger Tym & Partners with Lambert Smith Hampton, were appointed to undertake a review of employment land through the Greater Nottingham area. This included Hucknall in Ashfield,

Nottingham City, and the boroughs of Broxtowe, Erewash, Gedling and Rushcliffe. The Study provides an assessment of the quality and quantity of employment land and whether the employment land identified in the Study area meets current and future employment requirements to 2026. The Study utilised economic/employment forecasts to arrive a conclusion on the future demand for employment land in the City Region. The Study anticipates that office based employment will grow largely in the city. Consequently, there is a need to strictly control the loss of office sites. Industrial/warehousing jobs are forecast to fall and the analysis suggested there is scope to transfer substantial land from industry to other uses. However, a policy emphasis was placed in the Study on protecting employment sites that support less-skilled jobs, especially in and near the most deprived areas, which includes Hucknall. The Study stressed that this means protecting some 'secondary' employment sites, where appropriate supporting their renewal and providing additional land for their occupiers to relocate and expand.

The East Midlands Northern Sub Region Employment Land Review

- 3.5 The East Midlands Northern Sub Region Employment Land Review, undertaken by Ove Arup and Associates together with Savills, utilised economic modelling to produce a variety of scenarios for employment land requirements for the future. In Ashfield, the Study covered Kirkby in Ashfield, Sutton in Ashfield and the rural areas to the west of the M1 motorway. The Report sets out a summary for each district, which for Ashfield states the following:

“Ashfield District’s findings represent a quandary, in that the quantitative projections (based on employment trends) indicate a marginal, and in the case of B2 and B8 land, a negative, long term requirement for employment land. Yet on the basis of past take up rates, the District would appear to have one of the highest levels of demand in the Sub-Region, exemplified by such recent success stories as the Sherwood Business Park at Junction 27 of the M1. Clearly, the influence of the EZ at the Park has been one of the primary drivers for this high level of take up, and the future absence of such a designation is likely to result in take up rates declining over time. The results taken in their entirety seem to indicate that de-allocations of B2 land will need to substantially exceed new allocations over the coming years, although a moderate net increase in B1 and B8 land would be required. This is despite the presence of several major sites in the Sherwood Growth Zone being included within the District’s boundaries. Discussions at the workshop indicated that, as many of the allocated sites have planning permission or are partly developed, a more supply side approach should be taken. This could mean retaining allocated sites which are assessed as being beneficial to a local or wider market.

Consequently, it is recommended that the lower end of the 9.9 – 34.5 hectare range should be the net requirement for the period 2006 to 2026. This figure should be used to inform Ashfield’s emerging LDF, although allocations should be weighted towards light industry and warehousing use due to the current level of market demand. As Ashfield were able to provide data on employment land losses, this requirement could be translated into a gross requirement of between 43.5 and 68.6 hectares of employment land for the period 2006 to 2016. Again it is advised that allocations should be at the lower end of this range.”

Ove Arup and Associates

- 3.6 The two studies are available on Nottinghamshire County Council’s website as follows:

Nottingham City Region Employment Land Study at:

www.nottinghamshire.gov.uk/employmentlandstudy.htm

The East Midlands Northern Sub Region Employment Land Review at:

www.nottinghamshire.gov.uk/home/environment/planningmatters/regionalspatialstrategy/northernsubregionemploymentlandstudy.htm#muscat_highlighter_first_match

- 3.7 The Council will draw together the evidence from these sub regional employment studies and set out conclusions in relation to future employment land/policies requirements for the District.

4.0 Employment Land Take-up/Availability

- 4.1 Tables Six, Seven and Eight together with Schedule A (page 21) summarise the position, at 1st April 2008, with regard to employment land on sites allocated under the Ashfield Local Plan Review November 2002. Table Seven identifies the total employment land development between 2001 and 31st March 2008, together with the total amount and rate of land take up for the Structure Plan sub-areas of South Notts (Hucknall) and West and North West Notts (principally Kirkby-in-Ashfield and Sutton-in-Ashfield but including Sherwood Business Park).
- 4.2 During the period 1st April 2007 to 31st March 2008, 7.1 hectares of land was developed on employment allocations in the District. However, all this development took place in the West and North-West Notts part of the District with a substantial warehouse unit being constructed on Kings Mill Road East/Oddicroft Lane and two industrial units being constructed on 2.5 ha of the Pinxton Lane allocation.

	Land (ha)
Land developed 1st April 2007 to 31st March 2008	
South Notts (Hucknall and adjacent rural area)	0.00
West and North West Notts (Sutton in Ashfield, Kirkby in Ashfield & adjacent rural area)	7.1
TOTAL LAND DEVELOPED	7.1

Table Six: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 for the period 1st April 2007 to 31st March 2008.

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 2008				11.90 ha		64.30 ha	
Average take-up rate 2001 to 2008				1.70 ha/year		9.18 ha/year	
Developed Area (ha)							
Year	01/03	03/04	04/05	05/06	06/07	07/08	Total
South Notts	5.1	0.3	0.5	2.2	3.8	0.0	11.9
West and North West	20.2	8.2	9.1	18.0	1.7	7.1	64.3
Total	25.3	8.5	9.6	20.2	5.5	7.1	76.2

Table Seven: Land Developed on Employment Allocations 2001-2008.

Source: Ashfield District Council

Notes

- The land is considered to have been developed once constructions works have commenced.
- Figures may not sum due to rounding.

	Land area ha	%
Total employment land developed 2001 to 2008 on Green Field Sites.	45.9	60.24
Total employment land developed 2001 to 2008 on Brown Field Sites.	30.3	39.76
TOTAL	76.2	100.00

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

Source: Ashfield District Council

4.3 Schedule A of this Report identifies annual employment land take-up for individual allocations under the Ashfield Local Plan Review November 2002. The site areas in some cases have been slightly amended by subsequent permissions. Sites that remain available at 1st April 2008 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 for the last five years 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.

The land available for development is likely to be over estimated, as in general (with specified exceptions) the allocations in the Ashfield Local Plan Review reflect the gross developable area which includes roads and landscaped areas.

5.0 Employment Land Losses

- 5.1 The Ashfield Local Plan Review, Adopted November 2002, highlights the importance of maintaining a range of employment sites and buildings to facilitate the local economy. Policy EM5 provides that proposals that cause a loss of existing employment sites or buildings will only be permitted where: retention of employment uses would cause unacceptable environmental problems; or the building or site is no longer capable of providing an acceptable standard of accommodation for employment purposes and it this can be demonstrated by lack of demand. On a number of small marginal employment buildings it has been demonstrated that there has a lack of demand through an active marketing exercise. Therefore, permission has been granted for alternative uses. However, on the more established employments sites older units have been redeveloped to provide B1, B2 and B8 units (para 2.5).
- 5.2 During the period 2001-2008 Ashfield District lost 19.08 hectares of employment land to other uses, Table Eight, which gives an average loss over the period of 2.38 hectares per annum. Over the year 1st April 2007 to 31st March 2008 5.78 ha have been lost to other uses. The majority of the employment land has been lost to residential development, Table Ten, but there are small losses to other uses, Table Eleven. The latter includes a changes of use granted to West Nottinghamshire College at Station Park, Julias Way, Kirkby in Ashfield (1.08 ha) for a training base for construction and plumbing skills and the development of the Co-operative store at Jacksdale (0.19 ha).
- 5.3 In terms of losses to residential development, the largest single site lost is the former textile factory at Kirkby Folly Road, Kirkby in Ashfield (2.55 ha). At Bowne Street, Sutton in Ashfield the former County Council workshops, which were sold by the County Council at auction a number of years ago, have been redeveloped for housing (0.1ha). The factory at the rear of 35 Lucknow Drive has been demolished and a nursing home is being constructed (0.61 ha). The factory site located on the urban boundary at Lindleys Lane, Kirkby in Ashfield has also been developed for housing (0.51 ha). In Hucknall, Facia Mania House (0.13 ha) and the factory at 3-5 Winifred Street (0.19 ha) are currently under development for residential units.

	2001/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Hucknall	0.21	3.13	0.74	1.49	0.10	0.62	6.29
Kirkby in Ashfield	0.00	0.00	0.00	0.00	0.00	1.62	1.62
Sutton in Ashfield	0.57	0.00	0.41	3.34	0.64	3.38	8.34
Rural	1.38	0.00	1.20	0.00	0.09	0.21	2.88
Total Area loss for each year	2.16	3.13	2.35	4.83	0.83	5.83	19.13

Table Nine: Employment Land Losses 1st April 2001 to 31st March 2008

Source: Ashfield District Council.

	2001/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Hucknall	0.21	3.13	0.74	1.49	0.10	0.62	6.29
Kirkby in Ashfield	0.00	0.00	0.00	0.00	0.00	0.51	0.51
Sutton in Ashfield	0.57	0.00	0.41	3.34	0.64	3.38	8.34
Rural	1.38	0.00	1.20	0.00	0.09	0.02	2.69
Total Area loss for each year	2.16	3.13	2.35	4.83	0.83	4.53	17.83

Table Ten: Employment Land Losses to residential development 1st April 2001 to 31st March 2008

Source: Ashfield District Council

	2001/03	2003/04	2004/05	2005/06	2006/07	2007/08	Total
Hucknall	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirkby in Ashfield	0.00	0.00	0.00	0.00	0.00	0.03	0.03
Sutton in Ashfield	0.00	0.00	0.00	0.00	0.00	1.08	1.08
Rural	0.00	0.00	0.00	0.00	0.00	0.19	0.19
Total Area loss for each year	0.00	0.00	0.00	0.00	0.00	1.30	1.30

**Table Eleven: Employment Land Losses to other uses
1st April 2001 to 31st March 2008**

Source: Ashfield District Council

6.0 Development of Allocated Employment Land

6.1 Schedule A sets out a schedule of development on the employment allocations for the South Notts Sub Area and the West and North West Notts Sub Area.

6.2 Schedule B lists the size and status of each allocated employment 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 is 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

6.3 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.
- 6.4 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.

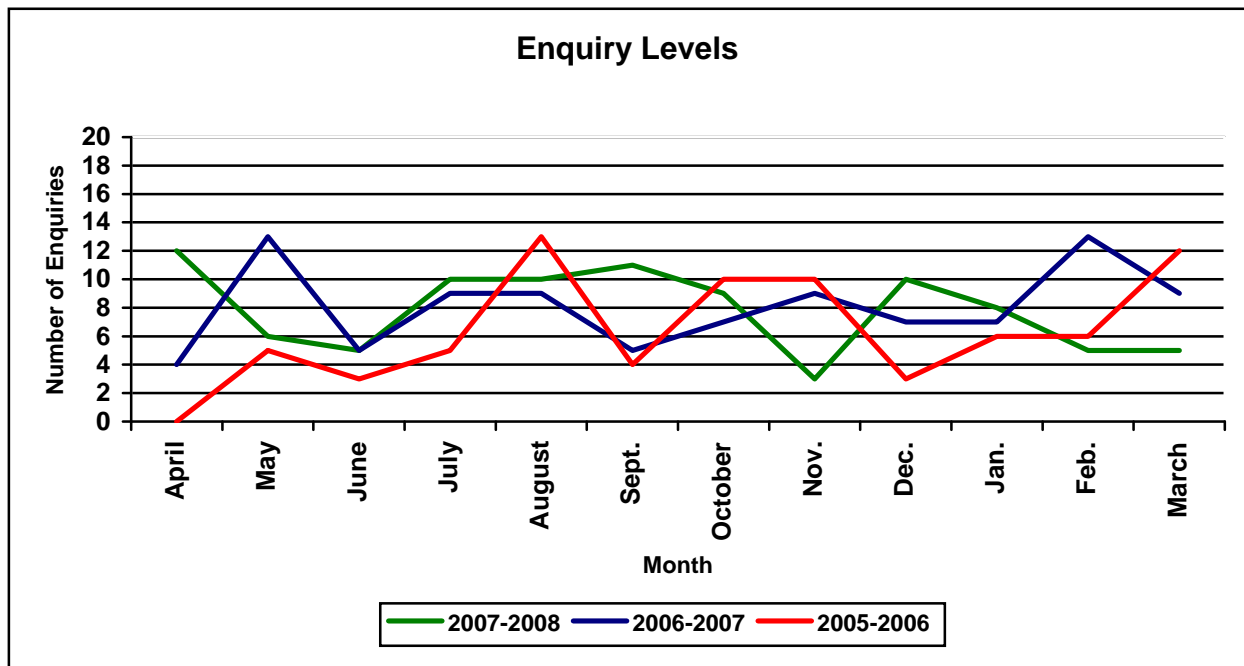
7.0 Inward Investment & Property Trends

- 7.1 The Regeneration Section monitors activity across Ashfield in relation to demand and supply for property. This is utilised to help inform developers, investment and property agents and the Council, on the best way to develop the District, as well as helping to improve the service that the Section provides.
- 7.2 Although annual trends remained the same, the number and quality of property enquiries have risen steadily since 2005 when the regional property and enquiry management system, Tractivity, was introduced. The total number of formal enquiries for 2007-2008 is 81 which is a slight decrease in the previous year, mirroring the trend in the property sector as a whole since the 'credit crunch' of late 2007.
- 7.3 Industrial property was again the type most in demand by enquirers with office demand also increasing since 2006-2007. The main reason for making an enquiry this year was for a business start-up, replacing expansion. However the reason for making an enquiry differed considerably between property type, with industrial being most sought by those companies starting-up or expanding, whilst retail was mostly required by people starting a business.
- 7.4 The largest demand for industrial property tended to be for units of less than 5000sqft although demand was still healthy for industrial units over this size. The vast majority of office demand was for units of less than 5000sqft and for less than 2500sqft for retail space.
- 7.5 In terms of available commercial property, 43% of the units in Ashfield are industrial/warehouse. Only 26% of units are classed as office space, however this

is a slight increase on previous years. The majority of medium sized units of between 5000sqft and 30000sqft are industrial but there is a lack of small industrial units of less than 1000sqft, which is where a significant proportion of the demand for industrial units remains, showing a clear gap in the accommodation ladder.

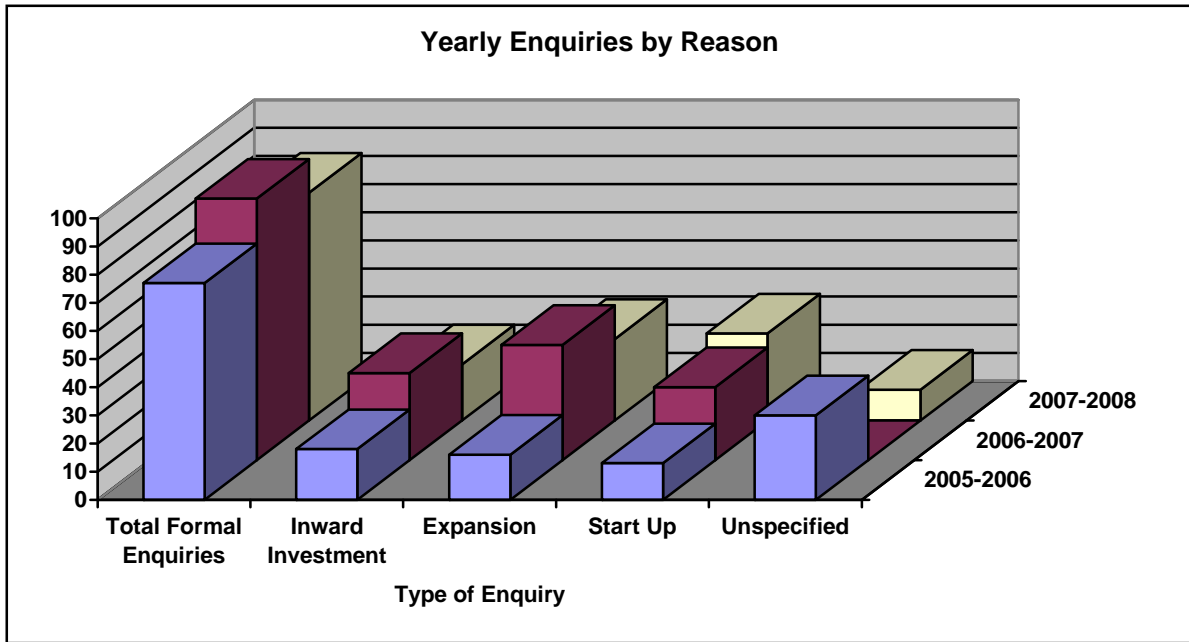
Formal Monthly Enquiry Levels

The graph below shows the number of enquiries per month for the period April 2007 to March 2008 as a comparison against the same period in 2005-06 and 2006-07. This only includes searches which have resulted in a formal enquiry and not searches conducted via the website.



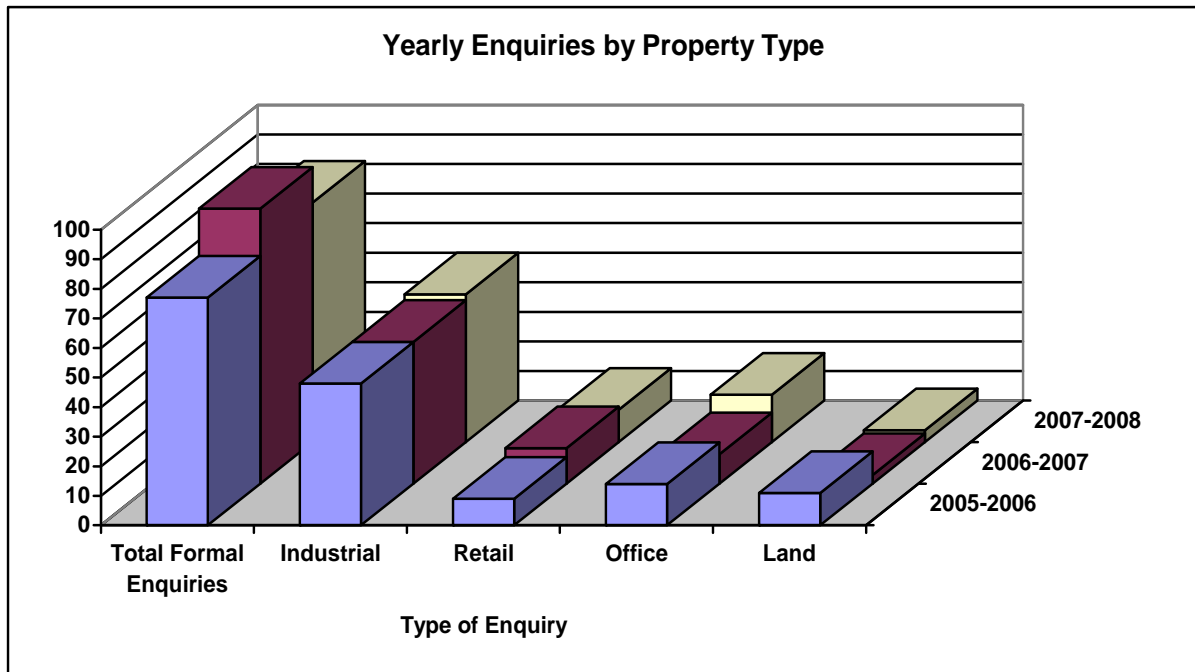
Yearly Enquiries by Reason

The graph below shows the number of formal enquiries by reason conducted each year for the period April to March.



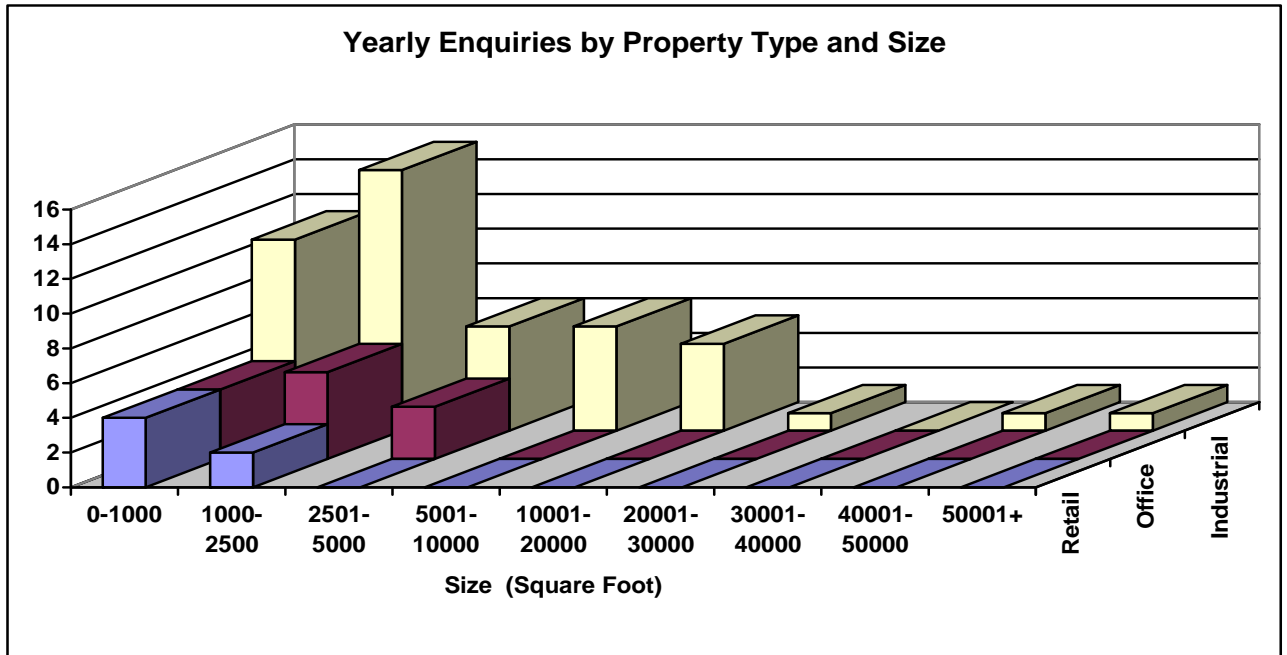
Formal Yearly Enquiries by Property Type

The graph below shows the number of formal enquiries by property type conducted each year for the period April to March.



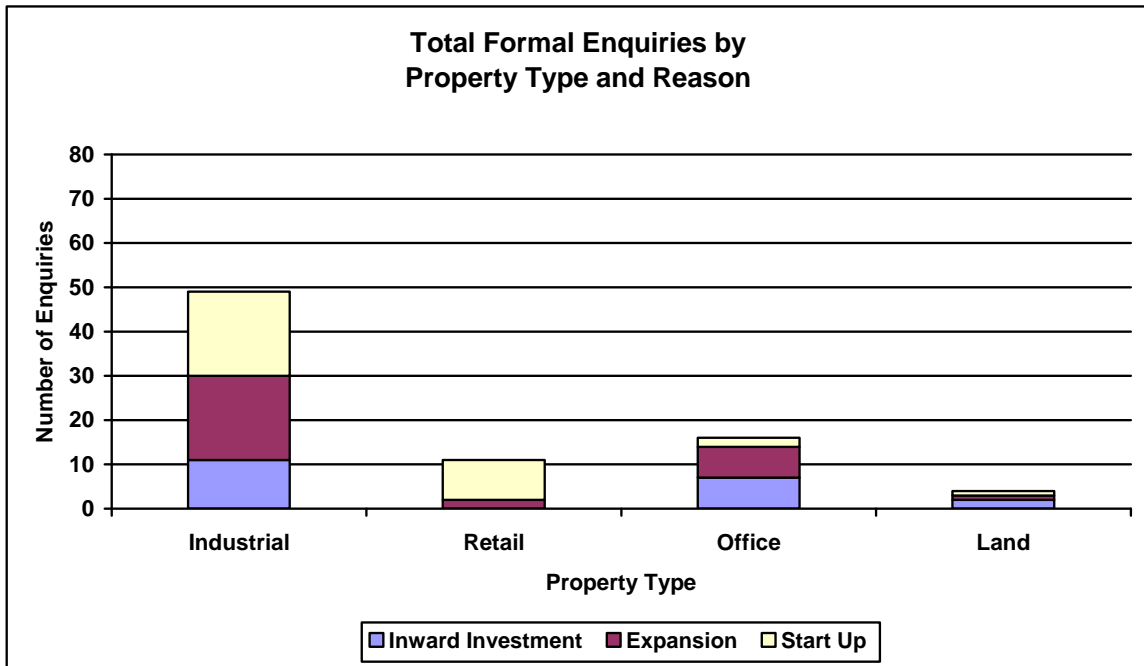
Formal Yearly Enquiries by Property Type and Size

The graph below shows the total number of formal enquiries by property type and size taken in 2007-2008. Note that because not all informal enquiries contain size information, no informal enquiries are included in the analysis.



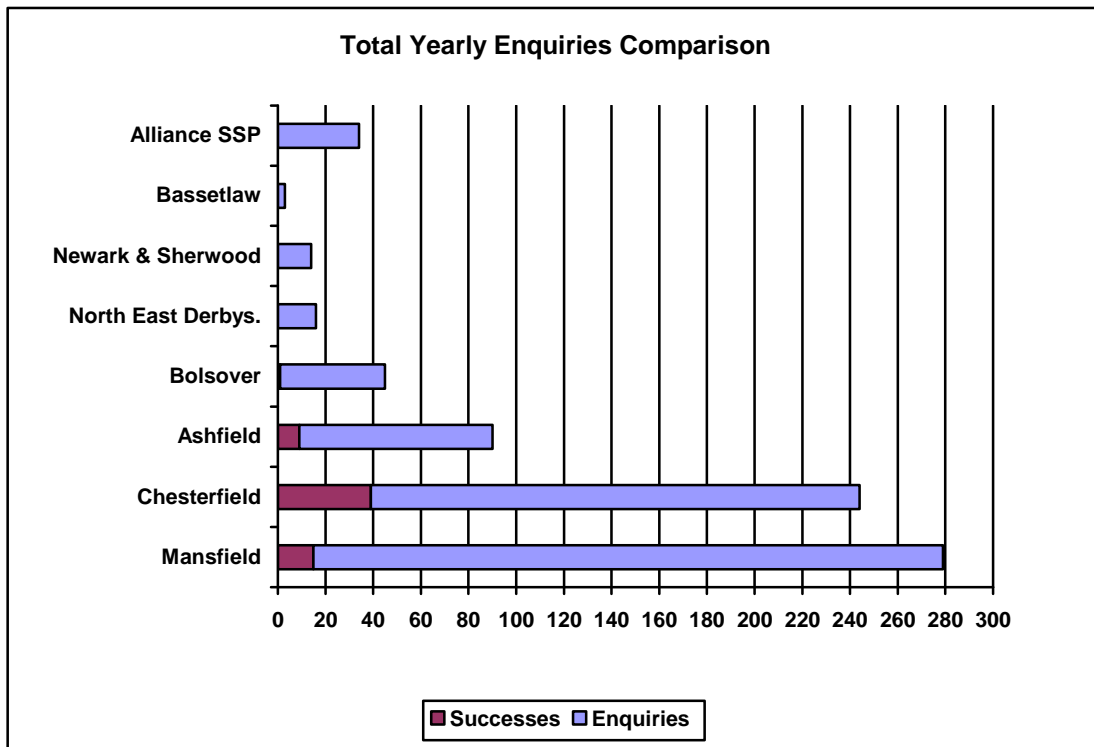
Formal Yearly Enquiries by Property Type and Reason

The graph below shows the number of formal enquiries by property type and reason taken in 2007-2008.



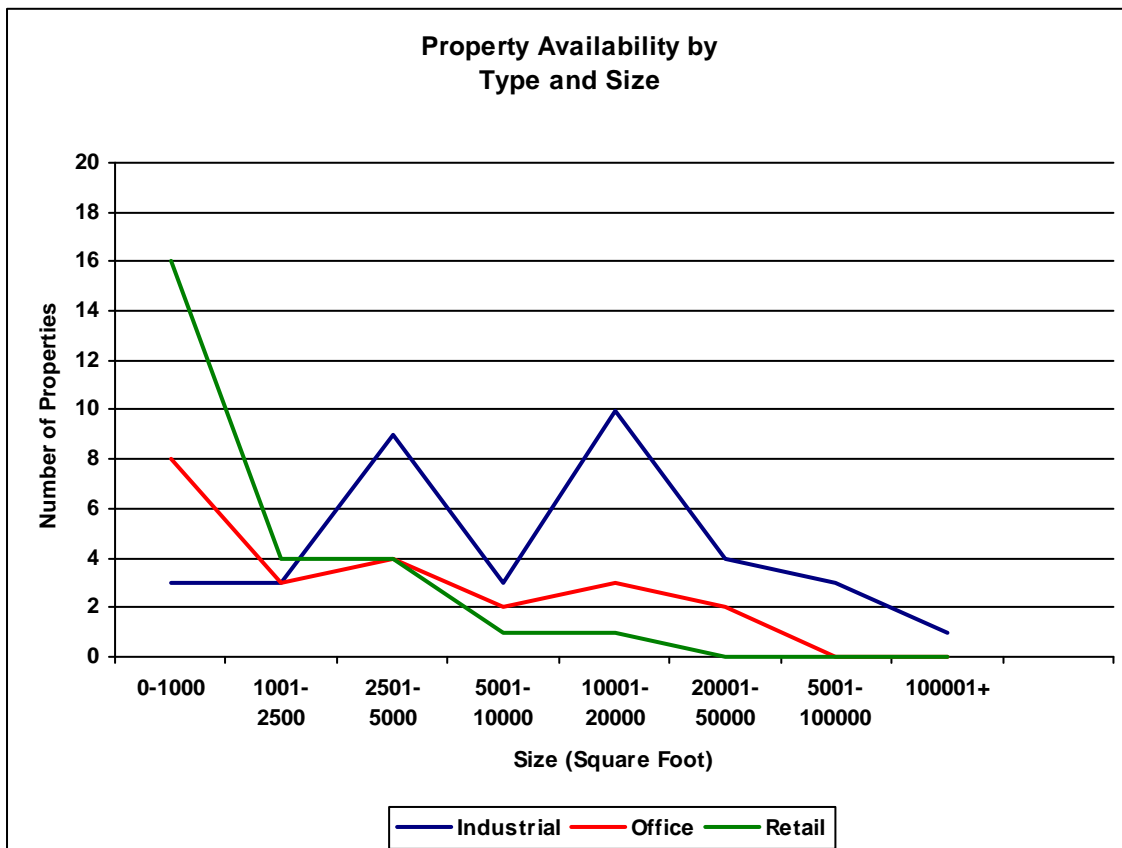
Formal Yearly Enquiries Sub-Regional Comparison

The graph below shows the total number of formal enquiries received by each of the Alliance Sub-Regional Strategic Partnership (SSP) partners between April 2007 and March 2008, along with the number of these which have been successful.



Property Availability by Size and Type

The graph below shows the number of available commercial properties by type and size in Ashfield as of May 2008.



8.0 Further Information

- 8.1 If you have any queries or require further information on this Report please 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, Economic Regeneration Officer on 01623 457283. c.lomas@ashfield-dc.gov.uk
- 8.3 Ashfield District Council leases a variety of office and workspace ranging from approximately 134 sq ft to 4,200 sq ft. Information on the lease/licence terms and the availability of these units may be obtained from Alistair Fleming, Estates Officer on 01623 457278. a.fleming@ashfield-dc.gov.uk

SCHEDULE A
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)
AND TAKE UP – APRIL 2008
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 2008		
						Dec 00 - Mar 03	Apr 03 - Mar 04	Apr 04/ Mar 05	Apr 05/ Mar 06	Apr 06/ Mar 07	Apr 07/ Mar 08	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	2.7	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	1.5	0.4	1.9
-	H6	Former Linby Colliery	B	EM1Hi	0.9	0.9						0.9			0.0
D	H7	Amber Business Park	B	EM1Hh _{1,3}	1.1							0.0			0.0
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 ₄	1.4	0.6						0.6	1.1		1.1
F	H14	Blenheim Lane Industrial Estate	G	EM1Ra ₂	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					44.1*	5.1	0.3	0.5	2.2	3.8	0.0	11.9	20.8	11.4	32.2

Figures may not sum due to rounding

Notes	
1	Site area reduced in Adopted Local Plan Review. Mixed Use Site employment/retail
2	Site area shown is net following deduction of proposed structural landscaping
3	Mixed use site, developed for non food retail purposes 2007/2008
4	The allocation extended to 2.4 ha rather than 1.4 Ha specified in the Ashfield Local Plan Review 2002. Part of the allocation is in active employment use, 0.67 ha.
*	Total Allocated Sites 44.9, less 1.1ha Amber Business Park (retail), plus 0.3 Adj Dowty Site (1.0 ha additional less part of the site in active use 0.67ha). Total 44.1ha

**SCHEDULE A
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)
AND TAKE UP – APRIL 2008
WEST & NORTH 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 2008		
						Dec 00 - Mar 03	April 03 - Mar 04	Apr 04 - Mar 05	Apr 05 - Mar 06	Apr 06 - Mar 07	Apr 07 - Mar 08	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							0.0	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	1.9	0.9		4.0	0.8		7.6	13.3	0.3	13.6	
J	S8	Land off Coxmoor Road/A38	G	EM1Sk 1	3.3								1.8	1.5	3.3	
J	S12	Midland Road/ Station Road	G	EM1Sj	0.6									0.6	0.6	
-	S15	North of Hamilton Road	G	EM1Sl 5	3.7		1.2		2.5			3.7			0.0	
M	S16	Pinxton Lane	G	EM1Sa 2	28.0						2.5	2.5	8.6	16.9	25.5	
N	S17	South west Oakham Business Park	G	EM1Re 2	23.5									23.5	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						4.6	4.6	1.7		1.7	
-	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 3,4	19.9	8.4	2.4	2.8	6.3			19.9			0.0	
Q	K11	Annesley Colliery	B	EM1Rc 6	9.0									3.1	3.1	
R	K12	Bentnck Colliery	B	EM1 Rd 3	10.0		2.7	2.0	1.7			6.4		3.6	3.6	
TOTALS					149.1*	20.2	8.2	9.1	18.0	1.7	7.1	64.3	34.7	50.1	84.8	

Figures may not sum due to rounding

Notes	
1	Site area increased in Adopted Local Plan Review.
2	Site area shown is net following deduction of proposed structural landscaping
3	Site area shown has increased from Adopted Local Plan following increase in site area subject to Planning Permission.
4	Area includes 1.9 Ha developed for a hotel.
5	Area incorrectly identified as developed in 2004/2005.
6	Annesley Colliery has outline planning permission for a mixed used development. Employment land revised to 3.15 ha.
*	Total allocated site area of 155 ha has adjusted down by 5.9 ha to reflect Note 6.

SCHEDULE B
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2008

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. On the market through King Sturge.	Greenfield site. Site marketed and 'under offer' at 1 st April 2008
B	H2	Wigwam Lane Industrial Estate (EM1Hg)	1.0				1.0	5 Years		Part of larger serviced industrial estate.
C	H5	Former Hucknall No.1 Colliery (EM1Hc)	1.5		0.4		1.9	Immediate	Bolsover Properties Ltd	Part of larger serviced industrial estate.
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		Site suitable for B1,B2,B8 use. Infrastructure works required.

SCHEDULE B
ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2008

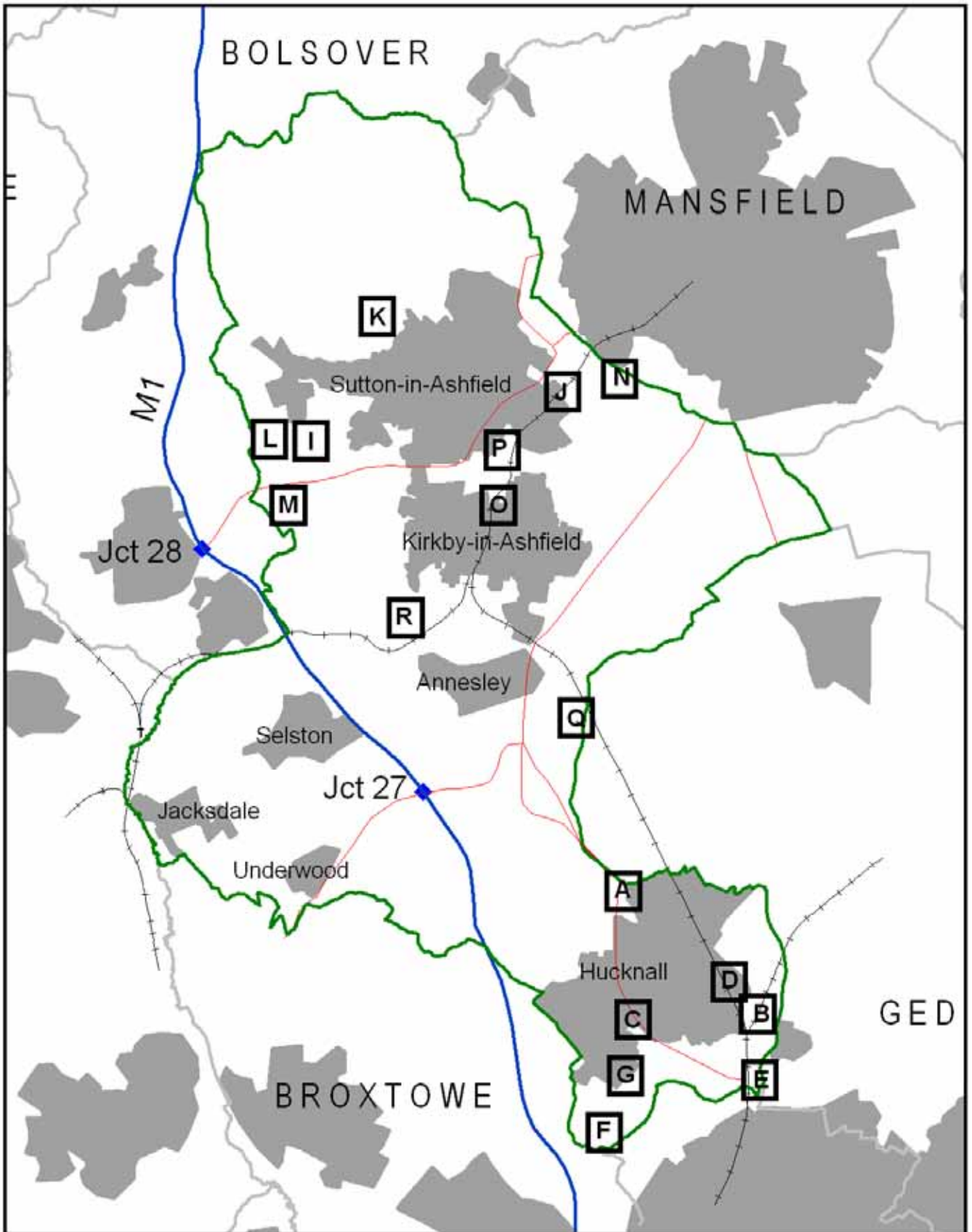
Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
HUCKNALL (cont.)										
C	H13	Former Dowty Site, Watnall Road (EM1Hk)	1.1				1.1	Immediate		Part of larger serviced industrial estate.
F	H14	Blenheim Lane Industrial Estate (EM1 Ra)			7.8		7.8	Immediate	Wilson Bowden Developments Agents Fisher Hargreaves Proctor	Site developed in phases by Wilson Bowden. Units constructed and 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. Infrastructure works complete.
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)	1.7				1.7	Immediate		Subject to a planning application 2008/0227 for B1, B2 & B8 use

SCHEDULE B**ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2008**

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	3.1			3.1	Immediately	Industrial land on the market through Mather Jamie	Planning permission granted for mixed use site. Housing 4.51ha Employ 3.15ha Open space 0.48ha Retail 500 sq m health centre visitors centre. Reclamation and Infrastructure works required.
R	K12	Bentinck Colliery (EM1Rd)			3.6		3.6	Immediate		Site suitable for B1,B2,B8 use. Reclamation and Infrastructure works complete.
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		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	On the market through Innes England.	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)	13.3		0.3		13.6	Immediate	Magfern Estates	Site suitable for B1,B2,B8 use. Infrastructure works undertaken.
J	S8	Coxmoor Road/ A38 (EM1Sk)	1.8		1.5		3.3	Within 5 Years	Castlewood Square Developments Ltd. On the market through Hodgson Elkington & Christie & Co	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		16.9		25.5	Immediately	Wilson Bowden	Infrastructure works have been undertaken.
N	S17	South West Oakham Business Park (EM1Re)	8.6		23.5		23.5	Immediately		Infrastructure works being undertaken



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

Employment Land Availability Study - April 2006 Site Location Plan