



# Employment Land Monitoring Report



**April 2011**

## 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 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011.
- 1.2 Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Growth identifies economic development as much wider than the traditional employment land uses identified in planning. PPS4 includes in its definition of economic development B Use Classes, public and community uses and main town centre uses. The policies also apply to other development, which achieves one of the following objectives: provides employment opportunities, generates wealth, or produces or generates an economic output or product. This monitoring report remains focused on 'employment land' which 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 cover the following:
- Offices - B1(a)
  - Industrial - B1(b), B1(c), B2
  - Storage and Distribution - B8

A separate retail monitoring report is produced by the Council.

- 1.3 Strategic guidance for employment land is set out in the East Midlands Regional Plan, March 2009 in:
- Policy 20 – Regional Priorities for Employment Land
  - Policy Three Cities SRS 4 - Employment Land
  - Policy Northern SRS3 Sub-Regional Employment Regeneration Priorities

However, the Localism Bill proposes to abolish Regional Spatial Strategies and this is a material planning consideration in relation to policies with the East Midlands Regional Plan.

- 1.4 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. A Housing Market Approach was adopted by the East Midlands Assembly to the Regional Spatial Strategy but it also identified that Ashfield presents an anomaly as Hucknall is widely recognised as falling within the Greater Nottingham area. This is also reflected in work being undertaken by Ashfield and Mansfield District Councils in the Economic Masterplan.
- 1.5 The Masterplan will inform the Council's approach to regeneration as well as policies within the Council's Local Development Framework. The basis for the Economic Masterplan is the understanding that 'real' economies work across local authority boundaries. Mansfield-Ashfield forms one functional economic

area (FEAs) and as such a joint Economic Masterplan will help ensure future economic and regeneration policy relates to this market area. The Economic Masterplan identifies that Hucknall forms part of the Greater Nottingham FEA, and takes account of requirements for Hucknall.

The key economic objectives identified in the draft Masterplan are:

- To create a mix of productive and competitive businesses.
- To grow, attract and retain a skilled workforce.
- To provide high quality employment opportunities for all.
- To promote a culture of aspiration within our communities
- To ensure the area provides a quality environment for people to live, work and invest.

- 1.6 A further source of information to inform employment requirements is the Nottingham and Nottinghamshire Local Economic Assessment aimed at understanding how the local economy operated. It is anticipated the Assessment will be completed in the summer 2011.
- 1.7 The Derby, Derbyshire, Nottingham, Nottinghamshire (DDNN) Local Enterprise Partnership is anticipated to become a key driver of local economic growth and sustainability across the LEP area. Its work will be focused around initial priorities identified to help create a prosperous economy by:
- Further developing the reputation for internationally competitive science, manufacturing, engineering and creative industries in developing a low carbon economy
  - Sharing the benefits of economic growth equitably across the DDNN area
  - Developing a workforce which meets the current and future needs of employers
  - Securing investment in regeneration and infrastructure projects to stimulate growth in the private sector.
- 1.8 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, 1<sup>st</sup> April 2011.
- 1.9 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.
- 1.10 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 information available to the Council when the Monitoring Report is compiled.

- 1.11 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 generally include floor space which has been completed or is under construction.
- 1.12 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1<sup>st</sup> April 2006. Therefore, these figures will not include space developed from planning applications submitted prior to 1<sup>st</sup> April 2006.
- 1.13 The Inward Investment and Property Trends section of the report has not been carried forward and enquires should be directed towards the Council's Regeneration Section.

## 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. However, there has been no up date of National Statistics on total employment floorspace since 2008.

Year	Commercial Offices m <sup>2</sup>	Factories m <sup>2</sup>	Warehouses m <sup>2</sup>	Total m <sup>2</sup>
1 <sup>st</sup> April 2006	91,000	800,000	457,000	1,348,000
	6.74%	59.28%	33.86%	100%
1 <sup>st</sup> April 2007	82,000	798,000	464,000	1,344,000
	6.10%	59.94%	34.52%	100%
1 <sup>st</sup> April 2008	85,000	741,000	480,000	1,306,000
	6.51%	56.74%	36.75%	100%

**Table One: Total Employment Floor space**

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.

- 2.2 The development of additional floorspace 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;
- Changes of use to B space uses; and
- Extensions to units on existing employments sites.

		Hucknall Wards m <sup>2</sup>	The rest of the District m <sup>2</sup>	District Total m <sup>2</sup>
Floor space developed for employment by type on sites allocated under the Ashfield Local Plan Review Nov 2002.	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space developed for employment by type on existing employment sites.	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	184	184
	Industrial	-	170	170
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	-	734	734
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Total	Offices	-	184	184
	Industrial	-	904	904
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Total floor space developed 1 <sup>st</sup> April 2010 to 31 <sup>st</sup> March 2011		0.00	1,088	1,088
Floor space built on Green Field Sites.		0.00	0.00	(0.00%)
Floor space built on Brown Field Sites		0.00	1,088	(100.00%)

**Table Two: Floor space Developed during the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011.**

Source: Ashfield District Council

- 2.3 The Valuation Office Agency Market Report (Jan 2011) identifies that there has been little change from the previous year in relation to industrial rental values or

industrial land values. This is reflected in the lack of activity in Ashfield industrial market. Very limited floor space has been come forward in Ashfield over the past year (1,088 sq m). This space is derived from extensions to two units at Sutton in Ashfield and there has been a change of use from an agricultural building to a B2 use at Kirkby in Ashfield. The additional office space derives from a change of use from a veterinary surgeons to offices in the centre of Sutton in Ashfield.

Year	Annual Total Floor space m <sup>2</sup>		Hucknall Wards m <sup>2</sup>	The rest of the District m <sup>2</sup>	District Total m <sup>2</sup>
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
2008/2009	43,184	Offices	541	7,495	8,036
		Industrial	208	6,679	6,887
		Warehouse	-	28,261	28,261
		Ind/Warehouse	-	-	-
2009/2010	3,321	Offices	858	-	858
		Industrial		337	337
		Warehouse	398	-	398
		Ind/Warehouse	-	1,728	1,728
2010/2011		Offices	-	184	184
		Industrial		904	904
		Warehouse	-	-	-
		Ind/Warehouse	-	-	-

**Table Three: Floor space completed during the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2011.**

Source: Ashfield District Council

- 2.4 No floorspace was identified as being under construction at the year end, other than the steel work for the unit off Penny Emma Way, Kirkby in Ashfield which was erected in 2009/2010.

		Hucknall Wards m <sup>2</sup>	The rest of the District m <sup>2</sup>	District Total m <sup>2</sup>
Development on allocated employment sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	958	958
Development of existing employment Sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Extensions on existing employment sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
<b>TOTAL</b>			958	958

**Table Four: Floor space Under Construction at 31<sup>st</sup> March 2011.**

Source: Ashfield District Council

### 3.0 Employment Land Requirements

3.1 For Ashfield, a number of employment related studies have been undertaken. These include:

- The Nottingham City Region Employment Land Study, completed in February 2007 covering Hucknall.
- The East Midlands Northern Sub Region Employment Land Review, covering all of the district except Hucknall, completed in March 2008.
- Ashfield and Mansfield Economic Analysis. June 2009.
- Mansfield and Ashfield Districts Joint Property Strategy. December 2009

The Studies are available through the Council's website at:  
[www.ashfield-dc.gov.uk/ccm/navigation/environment/local-development-framework/ldf-background-documents/](http://www.ashfield-dc.gov.uk/ccm/navigation/environment/local-development-framework/ldf-background-documents/)

#### The Nottingham City Region Employment Land Study

3.2 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 Study has been up-dated to reflect the changes by increasing new dwellings in the adopted Regional Plan.

### The East Midlands Northern Sub Region Employment Land Review

- 3.3 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.”



### Ashfield & Mansfield Economic Analysis

3.4 The Experian Report undertook a comprehensive review of the two district's economies to identify sectors that are best placed to see the fastest growth in the future and which will benefit from being the focus of integrated growth policy. The Report can be seen to have four stages:

- It looked at a number of scenarios to evaluate the impact of varying assumptions on economic growth and sectoral productivity.
- It undertook a comprehensive review to assess the performance of sectors in Ashfield and Mansfield relative to regional and national trends. The aim was to identify priority sectors that were thought to have potential for sustained output and employment growth.
- It assessed the productivity drivers of the priority sectors in Ashfield and Mansfield to help identify the districts' strengths and weaknesses.
- It looked at the business positioning of Ashfield and Mansfield by identifying the assets and weaknesses that will ultimately influence their competitive position and 'offer' as a location to do business.

The findings of the report informed the Joint Property Strategy.

### Mansfield & Ashfield Districts Joint Property Strategy

3.5 Mansfield and Ashfield District Councils commissioned Innes England to produce a property strategy for the two districts to establish a balanced property portfolio. The Strategy builds on the work undertaken by OVE ARUP in The East Midlands Northern Sub Region Employment Land Review and The Experian Ashfield and Mansfield Economic Analysis. The Joint Property Strategy goes on to undertake two key areas of research, namely an updated land analysis based on outputs from the Experian research together with a sector by sector analysis of existing stock. Each analysis is undertaken against three geographical areas Mansfield District, Ashfield District (excluding The Hucknall Wards) and Ashfield District (The Hucknall Wards). The subdivision into the three study areas also reflects the markets approach namely that Mansfield and Ashfield District (excluding Hucknall) operate as a single market place (herein after referred to as the North Notts market) where as Ashfield District (Hucknall) forms part of the Greater Nottingham Market Place.

Experian's "mid-view" scenario, ("The Selected Sector Growth Scenario") was used to generate up to date anticipated land demands adopting the same methodology as The ARUP Report. An up to date analysis was undertaken of land supply considering current land allocations together with potential losses from both allocated and existing employment land supply.

With regards to existing stock a comprehensive study was undertaken to establish the current total commercial floorspace within each of the three study areas analysed in terms of size, type and location. Against this baseline, information was then gathered on the available vacant space and demand against each of these sub-sectors. The results were analysed to establish areas of over and under

supply, market failings and opportunities in order to inform and direct the Property Strategy.

The results of each element of the study was then drawn together to formulate and inform the Property Strategy for the Districts. This was considered on both a district by district basis and (as recommended in the ARUP Report) on a joint basis.

- 3.6 Additional work is currently being undertaken in conjunction with Mansfield District Council to develop an economic masterplan for the two districts.

#### 4.0 Employment Land Take-up/Availability

- 4.1 Tables Five, Six, and Seven together with Schedule A of this report summarise the position, at 1<sup>st</sup> April 2011, with regard to employment land on sites allocated under the Ashfield Local Plan Review November 2002. Table Six identifies the total employment land development between 2001 and 31<sup>st</sup> March 2011. The only development on allocated sites during the year has been the construction of an additional area of car parking on the A611/ Annesley Road allocation, Hucknall to support the new use in the former International Clothes Centre.

	Land (ha)
<b>Land developed 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011</b>	
Hucknall Wards	0.22
The Rest of the District (The wards of Sutton in Ashfield, Kirkby in Ashfield, Woodhouse, Selston, Underwood and Jacksdale)	0.00
<b>TOTAL LAND DEVELOPED</b>	0.22

**Table Five: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 for the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2011.**

Source: Ashfield District Council

Area (ha)							
Year	01/06	06/07	07/08	08/09	09/10	10/11	Total
South Notts	8.1	3.8	0.0	0.0	0.0	0.2	12.1
West and North West	55.5	1.7	7.1	0.0	0.0	0.0	64.3
Total	63.6	5.5	7.1	0.0	0.0	0.2	76.4

**Table Six: Land Developed on Employment Allocations 2001-2011.**

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 2011 on Greenfield Sites.	46.1	60.34
Total employment land developed 2001 to 2011 on Brownfield Sites.	30.3	39.66
TOTAL	76.4	100.00

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

Source: Ashfield District Council

4.2 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 1<sup>st</sup> April 2011 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 31<sup>st</sup> 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.

4.3 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.
- *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

4.4 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.

4.5 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.

## 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.
- 5.2 Over the year 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011, 5.71 ha has been lost to residential development. This relates to the former Annesley Colliery site, Annesley where residential development of part of the former colliery site has commenced. (Table Eight). The Aldi retail development has been undertaken on Urban Road, Kirkby in Ashfield with part of the site being a loss from a B2 use (0.36ha). In addition, there have been a number of other small sites where there have been changes from B space use.

	2001/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
Hucknall	5.57	0.10	0.62	0.00	0.00	0.00	6.29
Kirkby in Ashfield	0.00	0.00	1.62	0.08	0.00	0.42	2.12
Sutton in Ashfield	4.32	0.64	3.38	2.30	1.94	0.50	13.08
Rural	2.58	0.09	0.21	0.00	0.00	5.71	8.59
<b>Total Area loss for each year</b>	<b>12.47</b>	<b>0.83</b>	<b>5.83</b>	<b>2.38</b>	<b>1.94</b>	<b>6.63</b>	<b>30.08</b>

**Table Eight: Employment Land Losses 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2011**

Source: Ashfield District Council.

	2001/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
Hucknall	5.57	0.10	0.62	0.00	0.00	0.00	6.29
Kirkby in Ashfield	0.00	0.00	0.51	0.00	0.00	0.00	0.51
Sutton in Ashfield	4.32	0.64	3.38	1.30	1.94	0.00	11.58
Rural	2.58	0.09	0.02	0.00	0.00	5.71	8.40
<b>Total Area loss for each year</b>	<b>12.47</b>	<b>0.83</b>	<b>4.53</b>	<b>1.30</b>	<b>1.94</b>	<b>5.71</b>	<b>26.78</b>

**Table Nine: Employment Land Losses to residential development  
1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2011**

Source: Ashfield District Council

	2001/06	2006/07	2007/08	2008/09	2009/10	2010/11	Total
Hucknall	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirkby in Ashfield	0.00	0.00	1.11	0.08	0.00	0.42	1.61
Sutton in Ashfield	0.00	0.00	0.00	1.00	0.00	0.50	1.50
Rural	0.00	0.00	0.19	0.00	0.00	0.00	0.19
<b>Total Area loss for each year</b>	<b>0.00</b>	<b>0.00</b>	<b>1.30</b>	<b>1.08</b>	<b>0.00</b>	<b>0.92</b>	<b>3.30</b>

**Table Ten: Employment Land Losses to other uses  
1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2011**

Source: Ashfield District Council

## 6.0 Further Information

- 6.1 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](mailto:n.oxby@ashfield-dc.gov.uk).
- 6.2 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](mailto:c.lomas@ashfield-dc.gov.uk)

- 6.3 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 Russell Comery, Estates Officer on 01623 457278. [r.comery@ashfield-dc.gov.uk](mailto:r.comery@ashfield-dc.gov.uk)

**SCHEDULE A  
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)  
AND TAKE UP – APRIL 2011 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 2011			
						Dec 00 - Mar 06	Apr 06 - Mar 07	Apr 07 - Mar 08	Apr 08 - Mar 09	Apr 09 - Mar 10	Apr 10 - Mar 11	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)	
A	H1	A611/ Annesley Road	G	EM1Hj	2.3						0.2	0.2	2.1			2.1
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	3.5						3.5				0.0
C	H5	Former Hucknall No.1 Colliery	B	EM1Hc	3.0	1.1						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 <sub>1,3</sub>	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 <sub>4</sub>	1.4	0.6						0.6	1.1			1.1
F	H14	Blenheim Lane Industrial Estate	G	EM1Ra <sub>2</sub>	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
					<b>TOTALS</b>	44.1*	8.1	3.8	0.0	0.0	0.0	0.2	12.1	20.6	11.4	32.00

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 2011 Ashfield District (Excluding 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 2011			
						Dec 00 - Mar 06	Apr 06 - Mar 07	Apr 07 - Mar 08	Apr 08 - Mar 09	Apr 09 - Mar 10	Apr 10 - Mar 11	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
<b>SUTTON AREA</b>															
-	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	2.4	0.9					3.3	1.1		1.1
L	S6	West of Fulwood	B	EM1Sb	21.2	6.8	0.8					7.6	5.5	8.1	13.6
J	S8	Land off Coxmoor Road/A38	G	EM11Sk 1, 7	3.3								1.1	1.8	2.9
J	S12	Midland Road/ Station Road	G	EM1Sj	0.6									0.6	0.6
-	S15	North of Hamilton Road	G	EM1Si 5	3.7	3.7						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
<b>KIRKBY AREA</b>															
-	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	3.1						3.1			0.0
-	K9	Sherwood Business Park	G	EM1Rb 3,4	19.9	19.9						19.9			0.0
Q	K11	Annesley Colliery	B	EM1Rc 6	9.0									3.1	3.1
R	K12	Bentinck Colliery	B	EM1 Rd 3	10.0	6.4						6.4		3.6	3.6
<b>TOTALS</b>					148.7*	55.5	1.7	7.1	0.0	0.0	0.0	64.3	24.9	59.5	84.4

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.
7	Site identified as suitable for roadside uses. 0.44 ha developed as a public house/restaurant.
*	Total allocated site area of 155 ha has adjusted down by 5.9 ha to reflect Note 6 & 0.44 ha to reflect Note 7.

**SCHEDULE B****ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2011**

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				2.1	Immediate	Nottinghamshire County Council.  Agent: Jones Lang Lasalle, 14 Park Row, Nottingham NG1 6GR Tel 01115 908 2120	Greenfield site.
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 2011**

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 (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		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.
<b>KIRKBY</b>										
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	Agents Savills and Natrass Giles	Steel Frame erected for unit.

**SCHEDULE B****ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2011**

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
Q	K11	Annesley Colliery (EM1Rc)		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	Marketed by Fisher Hargreaves Proctor	Site suitable for B1,B2,B8 use. Reclamation and Infrastructure works complete.
		<b>SUTTON</b>								
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)	1.1				1.1	Immediate	On the market through Innes England.	Part of larger serviced industrial estate.

**SCHEDULE B**  
**ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2011**

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)	5.5		8.1		13.6	Immediate	Magfern Estates	Site suitable for B1,B2,B8 use. Infrastructure works undertaken.
J	S8	Coxmoor Road/ A38 (EM1Sk)	1.1		1.8		2.9	Immediate	Castlewood Square Developments Ltd. On the market through Hodgson Elkington & Christie & Co & Innes England	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	Clowes Group <a href="http://www.clowesgroup.com">www.clowesgroup.com</a> Agent Fisher Hargreaves Proctor	Infrastructure works have been undertaken. Two units available
N	S17	South West Oakham Business Park (EM1Re)			23.5		23.5	Immediately	ProLogis Park Mansfield <a href="http://www.prologisparkmansfield.co.uk">www.prologisparkmansfield.co.uk</a>	Infrastructure works undertaken

