



Employment Land Monitoring Report



April 2015

1.0 Introduction

- 1.1 Planning requires a comprehensive evidence and information base to inform the preparation of the Local Plan. This Report provides information on the supply and demand for employment land and floorspace in the District for the period 1st April 2014 to 31st March 2015.

National Planning Policy & Guidance

- 1.2 The National Planning Policy Framework (NPPF) puts an emphasis upon local planning authorities having a Local Plan in place and policies being kept up to date, taking into account changing circumstances.
- 1.3 The Government has identified growth is essential in the face of increasing global competition and this is reflected in the requirements of the NPPF:

“Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system” (NPPF paragraph 19).

The NPPF also stresses the need to ensure the vitality of town centres, to support a prosperous rural economy, to support telecommunications, to secure a variety of new homes and the necessary transport and social infrastructure. However, this is within the context of protecting the built heritage, the Green Belt and the countryside, reflecting the value these aspects brings to peoples’ quality of life.

- 1.4 The NPPF defines economic development as “development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).”
- 1.5 Planning Practice Guidance includes a requirement for the following:
- Housing and economic development needs assessments – This sets out guidance for local planning authorities in objectively assessing and evidencing development needs for housing (both market and affordable); and economic development (which includes main town centre uses).
 - Housing and economic land availability assessment – This provides guidance on the assessment of land availability which is suitable, available and achievable for housing and economic development uses over the plan period. The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate.

D2N2 Local Enterprise Partnership

- 1.6 On 31st March 2014, the D2N2 Local Enterprise Partnership submitted The Strategic Economic Plan final submission to Government. The Plan aims by 2023 to:

- Deliver 55,000 new jobs in the private sector;
- Accelerate delivery of 77,000 new homes;
- Deliver a step change in skills outcomes;
- Increase our business base;
- Share the benefits of growth across our communities.

It includes within “Accelerating Commercial and Residential Development” the Rolls Royce site, Hucknall. The intention is to supporting access and infrastructure works to facilitate the 27.1 ha Business Park and residential development which is anticipated to generate 2,200 Jobs and 900 dwellings.

Further information on the D2N2 Local Enterprise Partnership Economic Growth Strategy is available at: <http://www.d2n2lep.org/Growth>

Ashfield Local Plan Publication 2010 to 2024

- 1.7 The Ashfield Local Plan was submitted for examination on 18th December 2013. Following an Exploratory Meeting, the Inspector’s letter dated 26th March 2014 concluded that the Plan should be withdrawn. The Inspector recognised that extensive work has gone into preparing the Local Plan, that difficult choices had been made and the positive aspirations that had informed the work of the Council. He acknowledged that the Council had worked extensively with neighbouring authorities and had met the Duty to Cooperate set out in the Localism Act 2011. However, he raised two principle concerns relating to the sustainability evidence for the Site Development Options and in relation to the Green Belt. The Inspector considered that suspension of the Plan was not appropriate as it was necessary to bring forward new evidence and this would affect the Council’s ability to deliver a 10 year Plan¹.

Ashfield Local Plan Review 2002

- 1.8 The adopted Local Plan is the Ashfield Local Plan Review, 2002 Saved Policies. Under the NPPF, paragraph 215, due weight can be given to relevant policies in the Ashfield Local Plan Review 2002 according to their degree of consistency with the NPPF. (The closer the policies in the Plan are to the policies in the Framework, the greater the weight that may be given).

The Monitoring Report

- 1.9 This Monitoring Report is focused on ‘employment land’ or ‘B space 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 The Plan was withdrawn on 24th July 2014.

- 1.10 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 2015
- 1.11 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.
- 1.12 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.
- 1.13 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.
- 1.14 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1st April 2006.
- 1.15 The Monitoring Report does not take into account any works, which fall with the Town & Country Planning (General Permitted Development) (Amendment)(England) Order 2010. The Regulations permit the erection, extension or alteration of an industrial building or warehouse without applying for planning permission subject to a number of limits and conditions. The floor area allowed under permitted development rights for industrial/warehouse units can be significant. Up to 30th May 2016 the cumulative limit for new buildings and extensions must not exceed the gross floor space of the original building by more than 50% or 1,000 square metres, whichever is lesser. Further information on permitted development and industrial property is available on the Planning Portal at: <http://www.planningportal.gov.uk/permission/commonprojects/warehouseindustrial>

2.0 Stock of Employment Space

- 2.1 Up to 2008² information was provided by the Department of Communities and Local Government and the Valuation Office Agency on the total stock of property in the District. However, there has been no up-date of National Statistics on total employment floorspace since 2008.
- 2.2 The District has traditionally had an emphasis towards industrial floor space. Other than small scale space in town centres, office floorspace is substantial located at Sherwood Park, Annesley, off Junction 27 of the M1 Motorway.

² See Employment Land Monitoring Report April 2014

2.3 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 employment sites.

2.4 There has been no development on allocated employment sites over the year in question. Development has largely been through a number of extensions to existing industrial units with a couple of new units being built on existing employment sites including Little Oak Drive, Sherwood Park as additional accommodation to existing units.

		Hucknall Wards m ²	The rest of the District 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	-	-	-
Floor space developed for employment by type on existing employment sites.	Offices	-	-	-
	Industrial	-	865	865
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	336	1,786	2,122
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Total	Offices	-	-	-
	Industrial	336	2,651	2,987
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Total floor space developed 1 st April 2014 to 31 st March 2015		336	1,786	2,987
Floor space built on Green Field Sites.		0.00	0.00	0.00%
Floor space built on Brown Field Sites		100.00	100.00	100.00%

Table Two: Floor space Developed during the period 1st April 2014 to 31st March 2015.

Source: Ashfield District Council.

Year	Annual Total Floor space m ²		Hucknall Wards m ²	The rest of the District 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
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	2,816	Offices	-	184	184
		Industrial		904	904
		Warehouse	-	-	-
		Ind/Warehouse	-	-	-
2011/2012	1,838	Offices	-	544	544
		Industrial	-	1,067	1,067
		Warehouse	-	66	66
		Ind/Warehouse	-	161	161
2012/2013	5,780	Offices	-	-	-
		Industrial	-	5,780	5,780
		Warehouse	-	-	-
		Ind/Warehouse	-	-	-
2013/2014	6,454	Offices	318	413	731
		Industrial	-	253	253
		Warehouse	-	5,470	5,470
		Ind/Warehouse	-	-	-
2014/2015	2,987	Offices			
		Industrial	336	1,786	2,987
		Warehouse	-	-	-
		Ind/Warehouse	-	-	-

Table Three: Floor space completed during the period 1st April 2006 to 31st March 2015.

Source: Ashfield District Council

3.0 Employment Land Requirements

3.1 The Council's approach to the local economy is informed by a number of strategies and studies.

3.2 On a sub regional level the Nottingham and Nottinghamshire Local Economic Assessment aims at understanding how the local economy operates and sets out a number Strategic Economic Opportunities for the City and County. The D2N2 Local Enterprise Partnership is anticipated to become a key driver of local economic growth and sustainability across the LEP area. The Strategic Economic Plan sets out a number of aims that they intend to deliver including delivering 55,000 new jobs in the private sector. The Plan identifies that there are a range of employment locations across the D2N2 area. However, the balance between office space and industrial locations is more heavy weighting towards industry in D2N2 than nationally which reflects the previous reliance on traditional industries.

3.3 Ashfield District Council and Mansfield District Council work closely together on Regeneration across the sub-region. The Council adopted "Ambition. A Plan for Growth" the Joint Economic Masterplan in December 2011 and it provides a key evidence base to informing policies in the Local Plan in relation to employment and the local economy. The Joint Economic Masterplan identifies that Mansfield and 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. However, it also identifies that Hucknall forms part of the Greater Nottingham FEA, and takes account of requirements for Hucknall. The Joint Economic Masterplan sets out five themes, which focus on the key areas of People, Business and Place:

- Skills & Aspiration – Ensuring local people are equipped with the right skills to access new opportunities in employment, helping to stimulate growth and raise productivity.
- Employment – Connecting local residents with new employment opportunities and working with employers to meet their skills and recruitment needs.
- Enterprise – Business support for pre-start, new and existing local businesses.
- Investment – Promoting the area as a place to invest and a place where businesses are supported to diversify and grow.
- Property – Ensuring the area offers an attractive and balanced range of good quality office, commercial and industrial premises. Property is key to creating a competitive location for investment and growth. This includes the need in the action plan to facilitate growth sectors.

3.4 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. This was reviewed in 2009.
- The East Midlands Northern Sub Region Employment Land Review, covering the entire District except Hucknall, completed in March 2008.

- Ashfield and Mansfield Economic Analysis. June 2009.
- Mansfield and Ashfield Districts Joint Property Strategy. December 2009.
- Ashfield and Mansfield Economic Analysis, 2009.
- Understanding the Resilience of the Ashfield and Mansfield Economy, 2010.
- Ashfield and Mansfield City Relationships, 2010.

It is anticipated that additional work will be undertaken to update the employment land requirements working with neighbouring councils

- 3.5 The Greater Nottingham Authorities have produced evidence on the local economic requirements in terms of floorspace in relation to the Greater Nottingham economy, which includes a consideration of the space implications in relation to Hucknall.
- 3.6 Planning permission has been granted for a hybrid application for Royce Royce PLC, Watnall Road, Hucknall (V/2013/0123), which includes approximately 27.8 ha of land for a new business park.

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 1st April 2015, 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 31st March 2015.

	Land (ha)
Land developed 1st April 2014 to 31st March 2015	
Hucknall Wards	0.00
The Rest of the District (The wards of Sutton in Ashfield, Kirkby in Ashfield, Woodhouse, Selston, Underwood and Jacksdale)	0.00
TOTAL LAND DEVELOPED	0.00

Table Five: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 for the period 1st April 2014 to 31st March 2015.

Source: Ashfield District Council.

Area (ha)							
Year	01/10	10/11	11/12	12/13	13/14	14/15	Total
Hucknall	16.7	0.2	0.00	0.00	0.0	0.0	16.9
The Rest of the District	64.3	0.0	0.26	1.64	0.0	0.0	66.20
Total	81.0	0.2	0.26	1.64	0.00	0.0	83.10

Table Six: Land Developed on Employment Allocations 2001-2015.

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 2015 on Greenfield Sites.	52.8	63.54
Total employment land developed 2001 to 2015 on Brownfield Sites.	30.30	36.46
TOTAL	83.10	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, 2002. The site areas in some cases have been slightly amended by subsequent permissions. 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.

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.

- *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 At Annesley Colliery a further 3.15 ha of land that was identified for employment purposes has been developed for residential. Consequently, all of the Annesley site identified in the Ashfield Local Plan Review 2002 as an employment allocation has been developed for housing purposes.

5.3 The Council only includes sites where there is a loss of approximately 0.1 ha (1,000 sq m). Typically buildings are utilised for another purposes so potential could come back into a B space use. Site amounting to 2.09 ha have been identified relating to:

- Unit C, Oddicroft Lane, Sutton in Ashfield (D1) utilised by West Notts College for Training purposes (D2 use³)
- JFT Wholesale, Daniels Way, Hucknall where a permission was granted to regularise the use.

A number of smaller employment sites will have been utilised for other purposes.

	2001/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Hucknall	6.29	0.00	0.00	0.49	0.00	1.17	7.95
Kirkby in Ashfield	1.70	6.13	0.00	0.00	0.22	4.07	12.12
Sutton in Ashfield	12.58	0.50	0.22	0.00	0.47	0.00	13.77
Rural	2.88	0.00	0.00	0.00	0.00	0.00	2.88
Total Area loss for each year	23.45	6.63	0.22	0.49	0.69	5.24	36.72

Table Eight: Employment Land Losses 1st April 2001 to 31st March 2015.
Source: Ashfield District Council.

³ The Town and Country Planning (Use Classes) Order 1987, as amended

	2001/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Hucknall	6.29	0.00	0.00	0.49	0.00	0.00	6.78
Kirkby in Ashfield	0.51	5.71	0.00	0.00	0.00	3.15	9.37
Sutton in Ashfield	11.58	0.00	0.06	0.00	0.00	0.00	11.64
Rural	2.69	0.00	0.00	0.00	0.00	0.00	2.69
Total Area loss for each year	21.07	5.71	0.06	0.49	0.00	3.15	30.48

Table Nine: Employment Land Losses to residential development 1st April 2001 to 31st March 2015.

Source: Ashfield District Council.

	2001/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Hucknall	0.00	0.00	0.00	0.00	0.00	1.17	1.17
Kirkby in Ashfield	1.19	0.42	0.00	0.00	0.22	0.92	2.75
Sutton in Ashfield	1.00	0.50	0.16	0.00	0.47	0.00	2.13
Rural	0.19	0.00	0.00	0.00	0.00	0.00	0.19
Total Area loss for each year	2.38	0.92	0.16	0.00	0.69	2.09	6.24

Table Ten: Employment Land Losses to other uses 1st April 2001 to 31st March 2015.

Source: Ashfield District Council.

5.4 In terms of significant employment sites, planning permission has been granted for a change of use from employment on the following sites:

- 50 dwellings on the employment site off Mansfield Road, Sutton in Ashfield.

- The former Reticel Building (demolished), Southwell Lane, Kirkby-in-Ashfield (v/2014/0530) for residential development
- Land off Sheepwash (Kingfisher Way) an employment allocation granted permission on appeal for residential development and a nursing home (V/2012/0225 & v/2014/0353)

As yet these permissions have not been implemented and consequently, they are not reflected in Table Eight, Table Nine or Table Ten.

6.0 Further Information

- 6.1 If you have any queries or require further information on this Report please contact Neil Oxby, Forward Planning on 01623 457381 or email n.oxby@ashfield-dc.gov.uk
- 6.2 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 Matt Kirk, Estates Manager on 01623 457277 or email m.kirk@ashfield-dc.gov.uk
- 6.3 Ashfield District Council and Mansfield District Council have a shared service agreement for Regeneration Services. The Regeneration Team based at Mansfield offers a number of services including:
- **Investment** - Information on the local area to help substantiate investment proposal. The Team look to work alongside the private sector to help facilitate development wherever possible.
 - **Business Support** – There are a range of business centres ideally suited for start-up and growing businesses looking for small, affordable and flexible offices and workshops. The Team also offers access to business support and networking opportunities.
 - **Commercial Property Searches** – With the Team’s extensive local knowledge they can perform free and confidential tailored property searches for all businesses looking for property in the area.

The contact details for the Regeneration Team is 01623 463107 or 463176 or 463197.

Invest Ashfield & Mansfield

- 6.4 Invest Ashfield & Mansfield promotes the area as a place to do business, both helping existing businesses grow and attracting new ones. Taken forward by the shared Regeneration Service for Mansfield and Ashfield, Invest Ashfield & Mansfield offers the following services to businesses:-
- Business events – Regular events on relevant business topics.

- Local inter-trading – A dedicated business directory and other opportunities to trade more locally.
- Procurement and supply chain – Accessing not only public sector contracts but also important private sector opportunities within the locality.
- Commercial property searches – A free and confidential service to help easily identify suitable business premises.
- Ambassadors – A series of events to celebrate success and showcase the area as a place to do business championed by local businesses.
- Business surveys – Providing businesses with a way to contribute to the project and help identify areas of work.

6.5 The website also identifies:

- What is happening in Ashfield & Mansfield, including major construction projects, developments, redevelopments and regeneration projects. It provides an overview of not only what's been happening but also what's planned for the future.
- Sets out the types of commercial property available across Ashfield & Mansfield on the commercial property pages.

Further information is available on the Invest Ashfield & Mansfield website at <http://invest.ashfield-mansfield.com/commercial-property/>

SCHEDULE A
ASHFIELD – IDENTIFIED EMPLOYMENT LAND (B1, B2 AND B8)
AND TAKE UP – APRIL 2015 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 2015			
						Dec 00 - Mar 10	Apr 10 - Mar 11	Apr 11 - Mar 12	Apr 12 - Mar 13	Apr 13 - Mar 14	Apr 14 - Mar 15	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)
A	H1	A611/ Annesley Road	G	EM1Hj ₆	2.3		0.2					0.2		1.4	1.4
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 _{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	5.8						5.8		7.8	7.8
G	H15	Rolls Royce, Watnall Road	G	EM1Ha ₅	13.0	4.8						4.8	8.2		8.2
B	H16	Butlers Hill	G	EM1He	3.2							0.0		3.2	3.2
TOTALS					44.1*	16.7	0.2	0.0	0.0	0.0	0.0	16.9	13.7	12.8	26.5

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.
5	2012 -Identified in discussion with Rolls Royce that a new factory was built in 2005 and occupied in 2006 which was not recorded in the monitoring sheet. Site approx 4.8 ha
6	Site area revised. Identified that part of the site allocation is included within the boundary of National academy.
*	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 2015 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 2015			
						Dec 00 – Mar 10	Apr 10 – Mar 11	Apr 11 – Mar 12	Apr 12 – Mar 13	Apr 13 – Mar 14	Apr 14 – Mar 15	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	3.3						3.3	1.1		1.1
L	S6	West of Fulwood	B	EM1Sb	21.2	7.6						7.6	5.5	8.1	13.6
J	S8	Land off Coxmoor Road/A38	G	EM11Sk 1, 7	3.3		0.26					0.26	2.01	0.59	2.60
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		1.64				4.14	8.6	15.26	23.86
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	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	Bentnck Colliery	B	EM1 Rd 3	10.0	6.4						6.4		3.6	3.6
TOTALS					148.7*	64.3	0.0	0.26	1.64	0.00	0.00	66.2	25.81	56.65	82.46

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 2015

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		A611/Annesley Road (EM1Hj) (Arrow Point Park)	2.3				1.4	Immediate	Developer: Conder Developments Ltd. Tel 01332 299777. Email paul@conderdevelopments.com Agents: Salloway. Tel: 0115 9473377. Email mballard@salloway.com	Greenfield site. Part of the allocation is within the boundaries of the National School. Site availability amended accordingly.
B		Wigwam Lane Industrial Estate (EM1Hg)	1.0				1.0	5 Years		Part of larger serviced industrial estate.
C		Former Hucknall No.1 Colliery (EM1Hc)	1.5		0.4		1.9	Immediate	Bolsover Properties Ltd	Part of larger serviced industrial estate.
C		A611/ Adj. Watnall Rd Sports Ground (EM1Hd)	0.6				0.6	Within 5 years	Welbeck Estates	Greenfield site.
C		South Watnall Road opposite Nabbs Lane (EM1Hb)	0.8				0.8	Within 5 Years	Private	Brownfield site.
E		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 2015

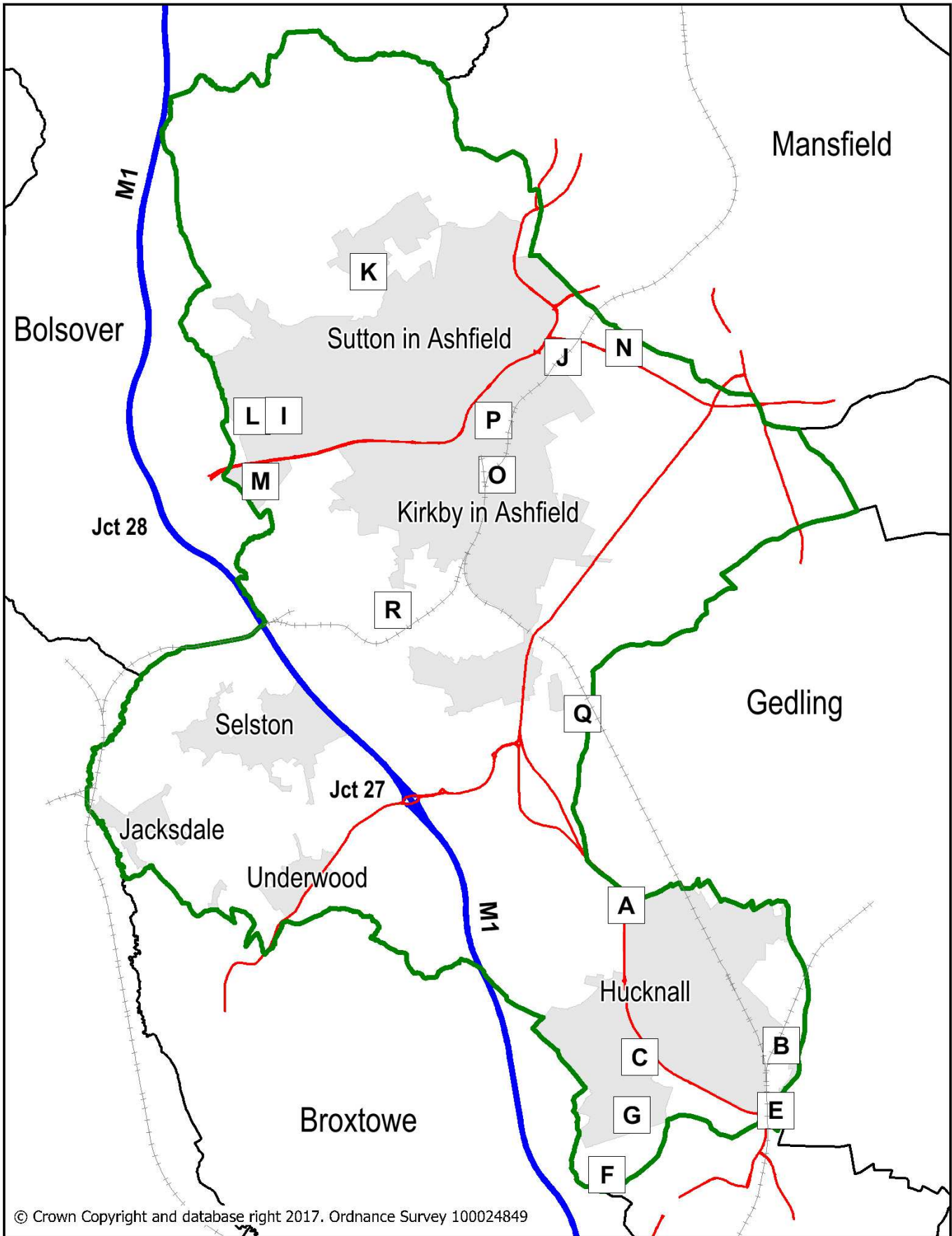
Plan No.	Site No.	Site Name/ Location/ Plan Code	Local Plan Allocation (Ha)	Outline Permission (Ha)	Detailed Permission (Ha)	Other (Ha)	Total Available (Ha)	Availability	Last Known Owner/Agent	Site Comments
HUCKNALL (cont.)										
C		Former Dowty Site, Watnall Road (EM1Hk)	1.1				1.1	Immediate		Part of larger serviced industrial estate.
F		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		Rolls Royce, Watnall Road (EM1 Ha)	Planning permission for 27.1 ha						Road being constructed for access into the site. Anticipated to be available 2017.	Brownfield site suitable for B1,B2,B8 use. Developed by Muse Developments/ Rolls Royce . (Application V/2013/0123).
B		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		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		East of Welshcroft Close - Portland Industrial Estate	0.2				0.2	Immediate	Welbeck Estates	Part of larger serviced industrial estate.
P		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 2015

Plan 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
R	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.
	SUTTON								
I	Fulwood Rd North - Fulwood Industrial Estate (EM1Sc)	1.7				1.7	Immediate		Access issues
I	Fulwood Rd North - Fulwood Industrial Estate (EM1Sf)	1.6				1.6	Immediate		Part of larger serviced industrial estate.
J	Hamilton Road/ Coxmoor Road (EM1Sm)	1.2				1.2			Greenfield site.
K	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 2015

Plan 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	West of Fulwood (EM1Sb)	5.5		8.1		13.6	Immediate	Magfern Estates	Site suitable for B1,B2,B8 use. Infrastructure works undertaken.
J	Coxmoor Road/ A38 (EM1Sk)	1.1		1.8		2.6	Immediate	Castlewood Square Developments Ltd. On the market Innes England	Site suitable for B1,B2,B8 use and other road related use in part. Permission has been granted on appeal for part of the allocation to be utilised for housing.
J	Midland Road/ Station Road (EM1Sj)			0.6		0.6	Immediate	Ashfield District Council	Site suitable for B1,B2,B8 use.
M	Pinxton Lane (EM1Sa)	8.6		16.9		23.86	Immediately	Clowes Group www.clowesgroup.com Agent Fisher Hargreaves Proctor	Infrastructure works have been undertaken.
N	South West Oakham Business Park (EM1Re)			23.5		23.5	Immediately	Sladen Estates Ltd Agents: Lambert Smith Hampton, Sean Bremner.	Infrastructure works undertaken



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Employment Land Availability Study Site Location Plan



Ashfield District Council
Urban Road
Kirkby in Ashfield
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