



# Employment Land Monitoring Report



**April 2017**

## 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 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017.

### **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 D2N2 Local Enterprise Partnership Strategic Economic Plan aims 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 Review 2002**

- 1.7 The adopted Local Plan remains as 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).

### **Replacement Local Plan- Ashfield Local Plan Publication 2016**

- 1.8 The Ashfield Local Plan Publication 2016 identifies employment allocation going forward together with replacement policies relating to employment and regeneration in the District. The Plan was submitted for examination to the Secretary of State for Communities and Local Government on 24<sup>th</sup> February 2017. An Examiner has been appointed and Examination Hearings will be undertaken later in the year.

- 1.9 The Plan sets out employment allocations within the Area Policies:

- Policy HA2: Hucknall Economy and Jobs
- Policy SKA2: Economy and Jobs in Sutton and Kirkby

Policies specifically relating to the economy and regeneration are:

- Policy RA1: The Rural Economy and Jobs
- Policy PJ1: Business and Economic Development
- Policy PJ2: Business and Employment Development Sites
- Policy PJ3: Rural Business Development
- Policy PJ3: Rural Business Development
- Policy PJ4: Agricultural, Forestry or Horticultural Development and Farm Diversification
- Policy PJ5: Education Skills and Training

A number of other policies within the Plan will related to the wider economy

- 1.10 The Ashfield Local Plan Publication 2016 is available on the Council’s website in the Examination Library.

## **The Monitoring Report**

1.11 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.

1.12 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 2017

1.13 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.

1.14 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.

1.15 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.

1.16 Extensions to existing buildings and the redevelopment of existing employment sites have been monitored since 1<sup>st</sup> April 2006.

1.17 The Monitoring Report does not take into account any works, which fall with the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. 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. In broad terms gross floor space can be to 1,000 square metres. However, this is subject to limitations dependent on the nature of the site and the location of the building on the site. Further information on permitted development and industrial property is available on the Planning Portal at:

## 2.0 Stock of Employment Space

- 2.1 Up to 2008<sup>1</sup> 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.
- 2.3 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 Development on allocated sites can be seen at the following:
- At Butlers Hill, Hucknall, Plot 1 has been development comprising 0.6 ha with a floor space of 916 sq m. A significant part of the site is being utilised for open storage.
  - Veolia Environmental Services have developed 1.6 ha of the Portland Site at Kirkby-in-Ashfield as a waste transfer Station. The station comprises 2,541 sq m. Adjacent to this site 0.43 ha has been utilised as a Back-up Electricity Generation Plant.

Approximately 8,174 sq m of floorspace has been developed on existing employment sites. These include the site of Summit Close where extensive redevelopment is being undertaken by Van Elle Ltd. This includes office space of 730 sq m and a new industrial building of 3,062 sq m. Off Willow Drive, Sherwood Park a new building of 709 sq m has been built.

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<sup>1</sup> See Employment Land Monitoring Report April 2014

		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	916	2,541	3,457
	Warehouse	-		
	Ind/Warehouse	-	-	-
Floor space developed for employment by type on existing employment sites.	Offices	-	730	730
	Industrial	-	3,278	3,278
	Warehouse	-	709	709
	Ind/Warehouse	-	-	-
Floor space developed for employment from other uses	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Floor space extensions on existing employment sites	Offices	-	-	-
	Industrial	-	-	-
	Warehouse	-	-	-
	Ind/Warehouse	-	-	-
Total	Offices	-	730	730
	Industrial	916	5,819	6,735
	Warehouse	-	709	709
	Ind/Warehouse	-		
Total floor space developed 1 <sup>st</sup> April 2016 to 31 <sup>st</sup> March 2017		916	7,258	8,174
Floor space built on Green Field Sites.		916	-	11.21 %
Floor space built on Brown Field Sites		-	7,258	88.79 %

**Table Two: Floor space Developed during the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017.**

Source: Ashfield District Council.

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	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	-	-	-

2015/2016	17,100	Offices	-	3,000	3,000
		Industrial	-	2,002	2,002
		Warehouse	-	2,872	2,872
		Ind/ Warehouse	-	9,226	9,226
2016/2017	8,174	Offices	-	730	730
		Industrial	916	5,819	6,735
		Warehouse	-	709	709
		Ind/ Warehouse	-	-	-

**Table Three: Floor space completed during the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2017.**

Source: Ashfield District Council

- 2.5 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.

### 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 The Council has worked with neighbouring authorities in the Nottingham Outer Housing Market Area<sup>2</sup> and the Nottingham Core Housing Market Area<sup>3</sup> to undertake an economic development needs assessment. Nathaniel Litchfield & Partners were commissioned to undertake an Employment Land Forecasting Study<sup>4</sup>, (ELF Study) which identifies the future quantity of land or floorspace required for economic development uses. The Study undertakes:

- an analysis of the local economy;
- Identifies functional economic market area (FEMA);
- An analysis of future jobs and employment land requirements.

- 3.3 The ELF Study identifies that:

- The Nottingham Core HMA is a strong functional economic market area (FEMA);
- Nottingham Outer HMA is slightly less clear cut but it can be made out that the Nottingham Outer HMA is self-contained;
- Hucknall has strong links with the Nottingham Core HMA.

- 3.4 The Study bears out early work in the Joint Economic Masterplan, which sets out that Mansfield and Ashfield, excluding Hucknall, comprise a single local economic area. Consequently, it is unlikely that a business looking for land will

<sup>2</sup> Comprises Ashfield DC, Council, Mansfield DC and Newark and Sherwood DC

<sup>3</sup> Comprises Broxtowe BC, Erewash BC, Gedling BC, Nottingham City Council and Rushcliffe BC.

<sup>4</sup> Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners. (ELF Study)



simply limit any search to the Ashfield but will be looking at whole of this area. In terms of Hucknall, the evidence identifies that employment opportunities are strongly links with Nottingham.

### 3.5 The ELF Study looked at 4 scenarios for the period 2011 to 2033:

- Experian Baseline - Projections of jobs derived from economic forecasts prepared by Experian;
- Job Growth: D2N2, Policy On - Experian jobs but adjusts upwards to reflect jobs set out by the Local Enterprise Partnership;
- Labour Supply - Estimating future growth of the local labour supply based on the housing requirement taken from the Strategic Housing Market Assessment;
- Past Completions - Consideration of past trends in the development of land for offices, industrial and distribution (employment land).

These have resulted in conclusion regarding employment land requirements

	Experian Baseline		Policy On Job Growth		Labour Supply		Past Completions	
	Ashfield	Hucknall	Ashfield	Hucknall	Ashfield	Hucknall	Ashfield	Hucknall
Offices (Sq m)	44,363	5,191	44,415	5,200	48,470	5863	41,977	4,579
B1, B2, B8 requirements (ha)	47.81	10.03	53.11	21.47	54.60	11.14	132.13	27.69

**Table One: Ashfield Gross Land Requirements**

Source: Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA Final Report, August 2015. Nathaniel Lichfield & Partners.

N.B.

- The Hucknall requirements are included within the total Ashfield requirements.
- Experian Baseline – reflects Experian anticipated job growth from 2011 to 2033
- Policy –On Adjust the Experian Baseline to take into account D2N2 Strategic Economic Plan jobs
- Labour Supply – Reflects population growth set out in the Councils Strategic Housing Market Assessment
- Past Completion reflects historic development on employment land allocations.

### 3.6 The Ashfield Local Plan Publication 2016 takes forward the Policy On Job Growth as its minimum requirement. However, it also recognises that there may be a degree of uncertainty given the past take up rates, therefore, a higher level of allocated sites has been set out in the Plan to reflect this risk element and other factors.

### 3.7 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 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.
- 3.8 A number of other Studies identified in the 2014 Employment Monitoring Report provide additional evidence regarding factors important in the local economy and assessment of sites.
- 3.9 The Council has undertaken the Strategic Employment Land Availability Assessment, December 2015 (SHLAA) which provides an assessment of Ashfields’s future employment land supply. The SELAA is available on the Council’s website.
- 3.10 Planning permission has been granted for a hybrid application for Royce Royce PLC, Watnall Road, Hucknall (V/2013/0123), which includes land for a new business park. Work is being undertaken on a new access road off the Hucknall Bypass to serve the new development. It is anticipated that land will be available shortly at Rolls Royce. The development provides a site of 27.1 ha of land for employment purposes.

#### **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 2017, 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 2017.

	Land (ha)
<b>Land developed 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017</b>	
Hucknall Wards	0.6
The Rest of the District (The wards of Sutton in Ashfield, Kirkby in Ashfield, Woodhouse, Selston, Underwood and Jacksdale)	2.03
<b>TOTAL LAND DEVELOPED</b>	<b>2.63</b>

**Table Five: Land developed on Employment Allocations identified in the Ashfield Local Plan Review November 2002 for the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017.**

Source: Ashfield District Council.

Area (ha)							
Year	01/12	12/13	13/14	14/15	15/16	16/17	Total
Hucknall	16.9	0.0	0.00	0.00	0.00	0.60	17.50
The Rest of the District	64.56	1.64	0.00	0.00	3.02	2.03	71.25
Total	81.46	1.64	0.00	0.00	3.02	2.63	88.75

**Table Six: Land Developed on Employment Allocations 2001-2017.**

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 2017 on Greenfield Sites.	54.91	61.87
Total employment land developed 2001 to 2017 on Brownfield Sites.	33.84	38.13
<b>TOTAL</b>	<b>88.75</b>	<b>100.00</b>

**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. Sites that remain available at 1<sup>st</sup> April 2017 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 The Council only includes sites where there is a loss of approximately 0.1 ha (1,000 sq m). Typically where buildings are utilised for another purposes there is the potential for the building to come back into a B space use. A number of smaller employment sites will have been utilised for other purposes. However, no substantial employment sites have been redeveloped for housing purposes or for a change of use during the year.

	2001/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Hucknall	6.29	0.49	0.00	1.17	0.00	0.00	7.95
Kirkby in Ashfield	7.83	0.00	0.22	4.07	0.09	0.00	12.21
Sutton in Ashfield	13.30	0.00	0.47	0.00	1.76	0.00	15.53
Rural	2.88	0.00	0.00	0.00	0.00	0.00	2.88
<b>Total Area loss for each year</b>	<b>30.30</b>	<b>0.49</b>	<b>0.69</b>	<b>5.24</b>	<b>1.85</b>	<b>0.00</b>	<b>38.57</b>

**Table Eight: Employment Land Losses 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2017.**  
Source: Ashfield District Council.

	2001/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Hucknall	6.29	0.49	0.00	0.00	0.00	0.00	6.78
Kirkby in Ashfield	6.22	0.00	0.00	3.15	0.09	0.00	9.46
Sutton in Ashfield	11.64	0.00	0.00	0.00	1.76	0.00	13.40
Rural	2.69	0.00	0.00	0.00	0.00	0.00	2.69
<b>Total Area loss for each year</b>	<b>26.84</b>	<b>0.49</b>	<b>0.00</b>	<b>3.15</b>	<b>1.85</b>	<b>0.00</b>	<b>32.33</b>

**Table Nine: Employment Land Losses to residential development 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2017.**  
Source: Ashfield District Council.

	2001/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Hucknall	0.00	0.00	0.00	1.17	0.00	0.00	1.17
Kirkby in Ashfield	1.61	0.00	0.22	0.92	0.00	0.00	2.75
Sutton in Ashfield	1.66	0.00	0.47	0.00	0.00	0.00	2.13
Rural	0.19	0.00	0.00	0.00	0.00	0.00	0.19
<b>Total Area loss for each year</b>	<b>3.46</b>	<b>0.00</b>	<b>0.69</b>	<b>2.09</b>	<b>0.00</b>	<b>0.00</b>	<b>6.24</b>

**Table Ten: Employment Land Losses to other uses 1<sup>st</sup> April 2001 to 31<sup>st</sup> March 2017.**

Source: Ashfield District Council.

5.3 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 Retical 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). The residential dwelling element has been developed but a small area for a nursing home remains undeveloped.
- Quantum Clothing Group Ltd North Street Sutton In Ashfield (V/2015/0264) an employment site on which planning permission was granted on appeal for the demolition of the building and Outline permission for a maximum of 90 dwellings.
- Permission has been granted for land south of A611 at Hucknall on the employment allocation of Annesley Road for residential development (2015/0629) which is currently being offered on the market.

## 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](mailto: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](mailto: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.

1.18 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' is 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 2017 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 2017			
						Dec 00 - Mar 12	Apr 12 - Mar 13	Apr 13 - Mar 14	Apr 14 - Mar 15	Apr 15 - Mar 16	Apr 16 - Mar 17	TOTAL (Ha)	Policy	P/P	TOTAL (Ha)	
A	H1	A611/ Annesley Road	G	EM1Hj <sub>6</sub>	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 <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	5.8						5.8		7.8	7.8	
G	H15	Rolls Royce, Watnall Road	G	EM1Ha <sub>5</sub>	13.0	4.8						4.8	8.2		8.2	
B	H16	Butlers Hill	G	EM1He	3.2						0.6	0.6		2.6	2.6	
					<b>TOTALS</b>	44.1*	16.9	0.0	0.0	0.0	0.0	0.6	17.5	13.7	12.2	25.9

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 2017 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 2017		
						Dec 00 – Mar 12	Apr 12 - Mar 13	Apr 13 - Mar 14	Apr 14 - Mar 15	Apr 15 - Mar 16	Apr 16 - Mar 17	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	3.3				0.37		3.67	0.73		0.73
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			2.11		6.25	8.6	13.15	21.75
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					2.03	2.53	2.07	0.2	2.27
-	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				0.54		6.94		3.06	3.06
<b>TOTALS</b>					148.7*	64.3	0.26	1.64	0.0 0	3.02	2.03	72.33	25.81	53.63	79.44

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 2017**

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) (Arrow Point Park)	2.3				1.4	Immediate	Developer: Conder Developments Ltd. Tel 01332 299777. Email <a href="mailto:paul@conderdevelopments.com">paul@conderdevelopments.com</a> Agents: Salloway. Tel: 0115 9473377. Email <a href="mailto:mballard@salloway.com">mballard@salloway.com</a>	Greenfield site. Part of the allocation is within the boundaries of the National School.  Site has permission for residential development. Site availability amended accordingly.
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 2017**

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		Has permission for residential development
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)	Planning permission for 27.1 ha					Spring 2017	The site is being marketed by • FHP Property Consultants 0115 8411146 • Knights Frank 0114 2729750	Brownfield site suitable for B1,B2,B8 use. Developed by Muse Developments/ Rolls Royce . (Application V/2013/0123).
B	H16	Butlers Hill (EM1 He)			2.6		2.6	Immediately	Ashfield District Council	Part Brownfield site suitable for B1,B2,B8 use.  Infrastructure works complete.
<b>KIRKBY</b>										
0	K2/1	Welsh Croft Close/Portland Industrial Estate (EM1 Kc)	4.1				4.1	Immediately	Welbeck Estates	Brownfield site suitable for B1,B2,B8 use.
P	K5	Kings Mill Rd/Oddicroft Lane (EM1Ke)				1.7	1.7	Immediate	Agents Savills and Natrass Giles	Steel Frame erected for unit.

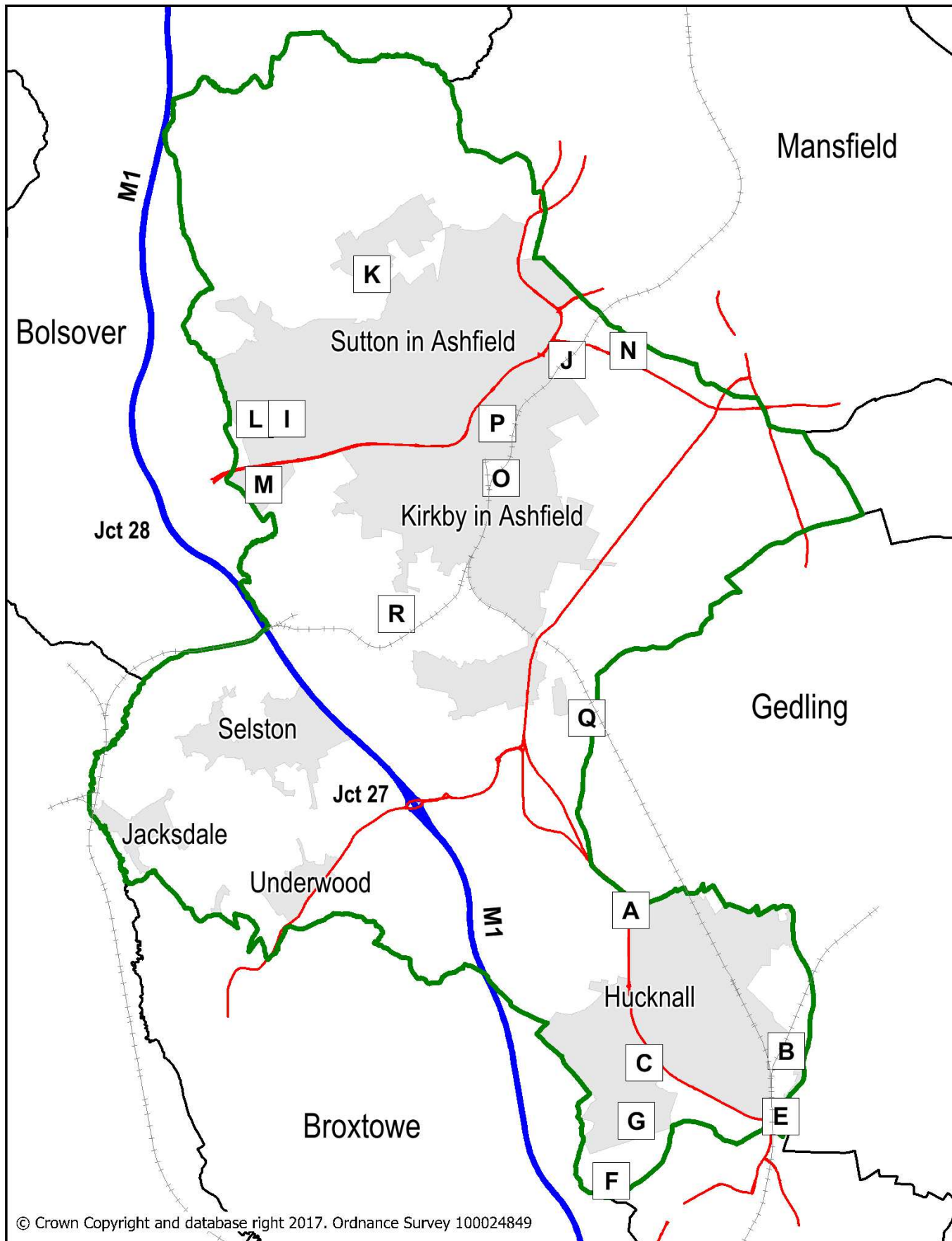
**SCHEDULE B**  
**ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2017**

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
R	K12	Bentinck Colliery (EM1Rd)			3.06		3.06	Immediate	Walker Transport	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		Greenfield site.
K	S5	Brierley Business Park (EM1Sn)	0.73				0.73	Immediate	On the market through Innes England.	Part of larger serviced industrial estate.



**SCHEDULE B**  
**ASHFIELD EMPLOYMENT LAND AVAILABILITY: APRIL 2017**

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 on the market as Fulwood Park with Innes England (Nottm) or Salloway.	Site suitable for B1,B2,B8 use. Infrastructure works undertaken.  Service Plots 0.77 ha to 5.7 ha or design and build up to 19,319 sq m.
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		13.15		21.75	Immediately	Clowes Group <a href="http://www.clowesgroup.com">www.clowesgroup.com</a>  Agent Fisher Hargreaves Proctor	Plots available .
N	S17	South West Oakham Business Park (EM1Re)			23.5		23.5	Immediately	Sladen Estates Ltd  Agents: Lambert Smith Hampton, Sean Bremner.	Infrastructure works undertaken



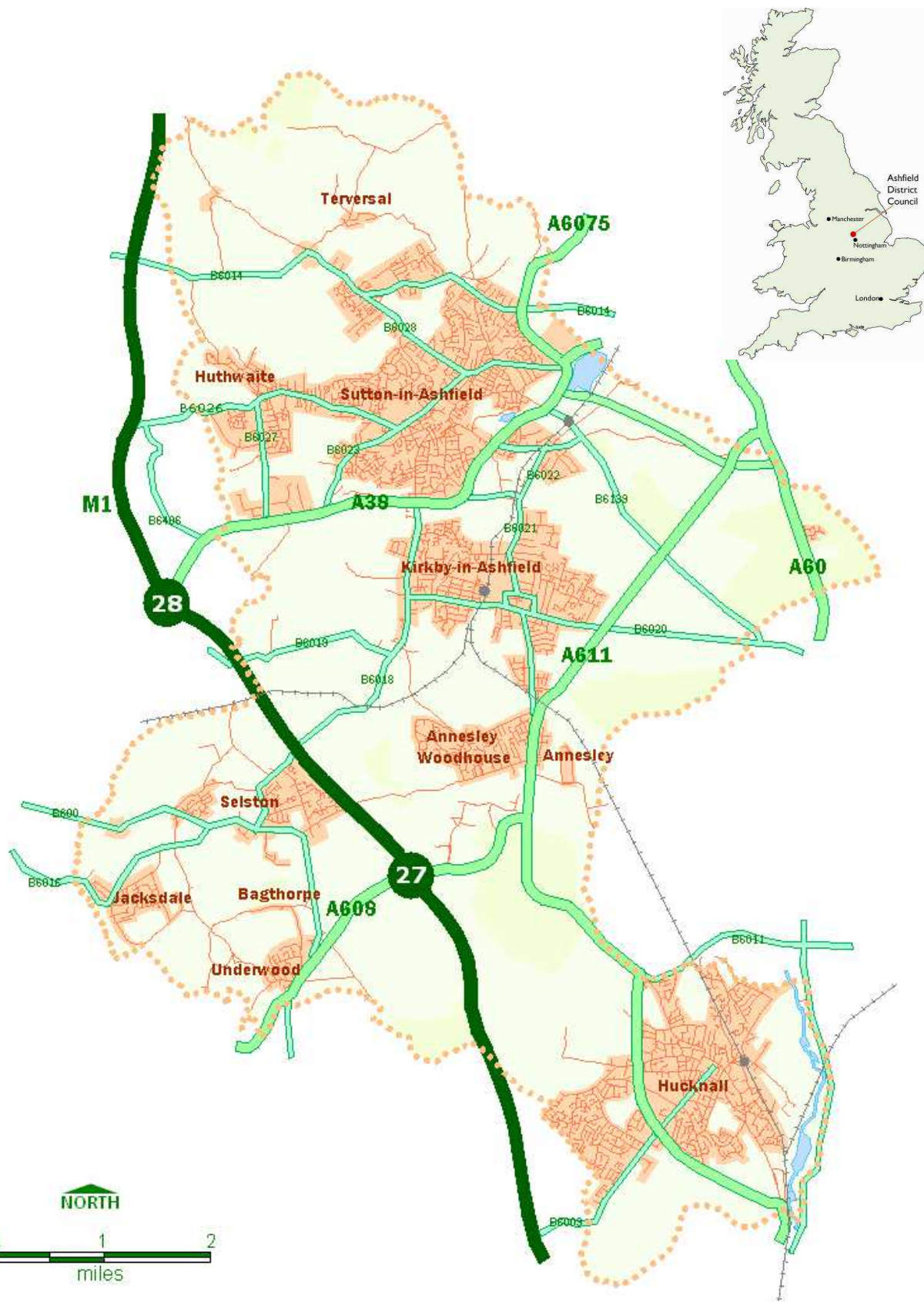
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### Employment Land Availability Study Site Location Plan

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