



ASHFIELD DISTRICT COUNCIL

STRATEGIC EMPLOYMENT LAND AVAILABILITY ASSESSMENT

December 2015

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ELFS	Employment Land Forecasting Study
EMNSELR	East Midlands Northern Sub Region Employment Land Review
FEMA	Functional Economic Market Area
HMA	Housing Market Area
lpa	Local Planning Authority
LEP	Local enterprise Partnership
MARR	Mansfield Ashfield Regeneration Route (Sherwood Way).
MAJPS	Mansfield and Ashfield Joint Property Study
NPPF	National Planning Policy Framework.
NCRELS	Nottingham City Region Employment Land Study.
PPG	Planning Practice Guidance
RDA	Regional Development Agencies
SELAA	Strategic Employment Land Availability Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

Ashfield Strategic Employment Land Availability Assessment November 2015



1.0 WHAT IS THE STRATEGIC EMPLOYMENT LAND AVAILABILITY ASSESSMENT?

- 1.1 The purpose of the Strategic Employment Land Availability Assessment (SELAA) is to provide an up to date assessment of Ashfield's future employment land supply, which is suitable, available and achievable for economic development uses over the period of the Local Plan.
- 1.2 The National Planning Policy Framework (NPPF) and Planning Practice Guidance sets out that a local planning authority (lpa) should assess the *'existing and future supply of land available for economic development'*, with the review being *'undertaken at the same time, or combined with, Strategic Housing Land Availability Assessments'*. The SELAA identifies a list of possible economic development sites and assesses the overall potential of those sites. The Council has undertaken an assessment of the possible housing sites at the same time and the findings are set out in the Strategic Housing Land Availability Assessment.
- 1.3 The SELAA follows the guidance set out in Planning Practice Guidance - Housing and economic land availability assessment¹. This includes:
- An assessment should:
 - identify sites and broad locations with potential for development;
 - assess their development potential;
 - assess their suitability for development and the likelihood of development coming forward.
 - The area selected for the assessment should be the housing market area and functional economic market area. (Paragraph: 007 Reference ID: 3-007-20140306).
 - Plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments. The assessment should consider all sites and broad locations capable of delivering economic development on sites of 0.25ha (or 500m² of floor space) and above. Where appropriate, plan makers may wish to consider alternative site size thresholds. (Paragraph: 010 Reference ID: 3-010-20140306).
 - Site surveys should be proportionate to the detail required for a robust appraisal. For example, the assessment will need to be more detailed where sites are considered to be realistic candidates for development. (Paragraph: 015 Reference ID: 3-015-20140306).
 - During the site survey the following characteristics should be recorded (or checked if they were previously identified through the data sources and call for sites): site size, boundaries, and location; current land use and character; land uses and character of surrounding area; physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities); potential environmental constraints; where relevant, development progress (e.g. ground works completed, number of units started, number of units completed); initial assessment of whether the site is suitable for a particular type of

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

use or as part of a mixed-use development. (Paragraph: 016 Reference ID: 3-016-20140306)

- In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:
 - physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas;
 - environmental/amenity impacts experienced by would be occupiers and neighbouring areas.(Paragraph: 019 Reference ID: 3-019-20140306)
- Sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed, which would alter their suitability. This will include a re-appraisal of the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses.
(Paragraph: 019 Reference ID: 3-019-20140306)

1.4 The SELAA is a technical document to identify potential sites for employment. It represents a 'snapshot' in time and forms part of the evidence base for the preparation of the Local Plan. In this context the SELAA:

- Identify sites that have been submitted to the Council as potentially suitable for development for employment purposes or have been previously identified in the Local Plan as suitable for development for employment purposes. The SELAA does not allocate sites to be developed but it provides information on the range of sites which are available to meet employment need. It is the Local Plan that determines, which of those sites are the most suitable to meet those needs.
- The identification of sites in the SELAA does not mean that the Council will grant planning permission for development on these sites.
- The inclusion of potential sites does not preclude them from being developed for other purposes.
- The findings are an assessment of the sites. This is based on the information from a variety of sources including landowner or their agents, planning constraints maps, information from consultees and assessed by officers within the Council. It reflects information available at the date of the Study. It is acknowledged that this information may change over time.

2.0 THE CONTEXT

Functional Economic Market Area

- 2.1 The Council has worked with neighbouring authorities in the Nottingham Outer Housing Market Area² and the Nottingham Core Housing Market Area³ to undertake an economic development needs assessment. Nathaniel Litchfield & Partners were commissioned to undertake an Employment Land Forecasting Study, (ELF Study) which identifies the future quantity of land or floorspace required for economic development uses.
- 2.2 The ELF Study identifies that:
- The Nottingham Core HMA is a strong functional economic market area;
 - For Nottingham Outer HMA this 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.
- 2.3 Both Kirkby-in-Ashfield and Sutton in Ashfield link in with the Mansfield area in terms of the FEMA. In practice, it is anticipated that the industrial areas within the District of Bolsover around Junction 28 will also be closely linked to the FEMA.

Employment Land

- 2.4 It is anticipated that the majority of jobs created through the allocation of land within the Local Plan for employment purposes will arise out of businesses falling within B space classes of the Town & Country Planning (Use Classes) Order which include the following.
- B1a - offices;
 - B1b - research and development;
 - B1c - light industry;
 - B2 - general industry; and
 - B8 - storage and distribution.
- 2.5 The ELF Study, using Experian data, identifies that while Ashfield is anticipated to have significant job growth, a large part of this growth is driven by non-B class jobs. Ashfield is projected to lose manufacturing jobs going into the future, which impacts on the anticipated demand for employment land requirements. A significant increase in non-B space jobs is predicted in relation to construction, civil engineering, health, education, and social care. These jobs are unlikely to have significant land requirements which are not derived from other elements of allocations in the local plan such as housing.

Existing Supply

- 2.6 Ashfield is predominantly an urban district with rural elements. Most of the population lives in the three towns of Sutton in Ashfield, Kirkby-in-Ashfield and Hucknall where there are significant areas, which have been developed for employment purposes.

² Nottingham Outer HMA comprises Ashfield District Council, Mansfield District Council and Newark & Sherwood District Council.

³ Nottingham Core HMA comprises Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

- 2.7 The District is well served by road links, notably the M1 London to Leeds motorway corridor. This connects the District to Northern England via the M18/A1 and M62 motorways and to the West Midlands and the South West via the M42. Junction 27 of the motorway gives access to Kirkby-in-Ashfield and Hucknall and to the more rural parts of the District to the west of the motorway. The principle employment sites at Sutton in Ashfield and to the north of Kirkby-in-Ashfield have good access to the motorway via the A38 and Junction 28. The Mansfield Ashfield Regeneration Route (MARR) between the A38 and the A617 provides a good the link between the M1 and A1 routes. Local routes through the District are provided by the A611 (Mansfield and Hucknall to Nottingham) and the A608 (Kirkby-in-Ashfield to Derby). Access to the M1 from Hucknall can be achieved through both Junction 26 and Junction 27 with the A611 from Hucknall to Sherwood Park being a dual carriageway. The Hucknall By Pass gives easy movement in a north south direction along the western side of Hucknall. However, movement along the eastern side of Hucknall is more limited.
- 2.8 The Nottingham Express Transit (NET) trams and Robin Hood Line railway station at Hucknall means that the population of Hucknall has a range of transport choices in access to Nottingham and the city centre in particular. This opens up the Nottingham jobs market to the population of Hucknall but it also means that business locating in Hucknall faces competition for labour from a wider area than might be anticipated. Other Robin Hood Line Stations are located at Kirkby-in-Ashfield, close to the town centre and Sutton Parkway providing an alternative choice of transport into Nottingham.
- 2.9 Ashfield has not traditionally been regarded as a location for the office market. The major exception to this is Sherwood Business Park located off Junction 27 of the M1. Sherwood Park was granted Enterprise Zone status, which gave the location a number of financial advantages including business rates exemption for 10 years and 100% capital allowances in the first year. In addition, national/regional office occupiers gravitate towards business parks with immediate access onto the arterial road network. The EZ status, taken with its location, has made the site attractive as an office location and a number of national firms have located onto Sherwood Business Park. In other locations, a number of small offices blocks have been purposely build by local firms to meet their individual needs on industrial estates. Limited small offices space is found within the town centres serving a local need.
- 2.10 Ashfield Business Incubation Network offers a network of business accommodation for start-up and expanding businesses. Accommodation is available at:
- Ashfield Business Centre, Idlewells Centre, Sutton in Ashfield;
 - Kingsway Lodge Business Centre; Kingsway, Kirkby-in-Ashfield;
 - Ashfield Skill Centre, Ashfield School, Kirkby-in-Ashfield;
 - Byron Business Centre, Duke Street, Hucknall.
- 2.11 In Selston, Jacksdale and Underwood existing employment sites can be found at Pye Hill Road, Jacksdale, Winter Closes, Underwood and Cordy Lane, Underwood. Modern small units have been provided by the public sector in partnership at Pye Hill Road, Annesley Farm (Just off Junction 27 of the M1), and Cordy Lane (now privately owned). Sherwood Business Park is located in relatively close proximity to Underwood and Selston and Selston is also relatively close the employment areas of Kirkby-in-Ashfield.

2.12 The Mansfield and Ashfield Joint Property Strategy⁴ (MAJPS) undertook an analysis of existing commercial stock. It identified that the market tends to operate in broad size bands, which vary between the office and industrial sectors, reflecting the density of occupation and the relative total occupancy costs. As a result, the bands in the office market are drawn more tightly. The bands for each sector are given below:

Band (square feet)	Band (square metres)
Industrial size	Industrial size
0 – 5,000 sq ft	0 – 465 sq m
5 – 10,000 sq ft	465 – 929 sq m
10,001 – 20,000 sq ft	929 – 1,858 sq m
20,001 – 50,000 sq ft	1,858 – 4,645 sq m
50,001 – 100,000 sq ft	4,645 – 9,290 sq m
100,000 + sq ft	9,290 + sq m
Office	Office
0 – 2,500 sq ft	0 – 232 sq m
2,500 – 5,000 sq ft	232 - 465 sq m
5 -10,000 sq ft	465 - 929 sq m
10 – 20,000 sq ft	929 – 1,858 sq m
20,000 + sq ft	1,858 + sq m

Table One: Sector Size Bands

Source: Mansfield and Ashfield Districts Joint Property Strategy.2009. Innes England

2.13 In MAJPS the profile of existing stock, supply and demand for each sector in three geographical areas⁵ was analysed against these bands in order to establish areas of market failure and opportunity. The Study concludes that:

- Analyses of existing stock demonstrated significant areas of market failure characterised for example by unmet demand in Mansfield District and over supply in Ashfield. However, many (but not all) of these market imperfections are found to counterbalance each other when considered across the North Notts market place in which both study areas operate.
- When considered on this comprehensive basis a need has been demonstrated for mid size move on space in the North Notts market for both office and Industrial premises. The relevant size bands in the industrial market being 5 to 20,000 sq ft and 2,500 sq ft to 10,000 sq ft in the office market.

The ELF Study recognises that several commercial agents had identified that there was a shortage of good quality industrial space from 5,000 sq ft to 50,000 sq ft in sought after location in the Nottingham Outer HMA.

2.14 The ELF Study identifies that the local authorities within the Nottingham Outer HMA contained around 2,897,000 sq m of office/industrial floorspace⁶. 90% of all floorspace

⁴ Mansfield and Ashfield Districts Joint Property Strategy.2009. Innes England

⁵ Mansfield, Ashfield excluding Hucknall & Hucknall

in the HMA being occupied by industrial use. Since 2000, office floorspace has increased by 70% across the Outer HMA and the stock of industrial floorspace has also increased by 22%. The Study identifies that:

- Largely due to development at Sherwood Business Park, office space in Ashfield has increase to bring it up to a similar level as the other two authorities within the Outer HMA (at around 100,000 sq m). (See Figure 1).
- In terms of industrial floorspace, Ashfield has the largest amount of floorspace, at 1,195,000 sq m. Newark & Sherwood's total industrial stock is lower, at 844,000, and Mansfield's industrial stock is much lower, at 560,000 sq m. (See Figure Two).

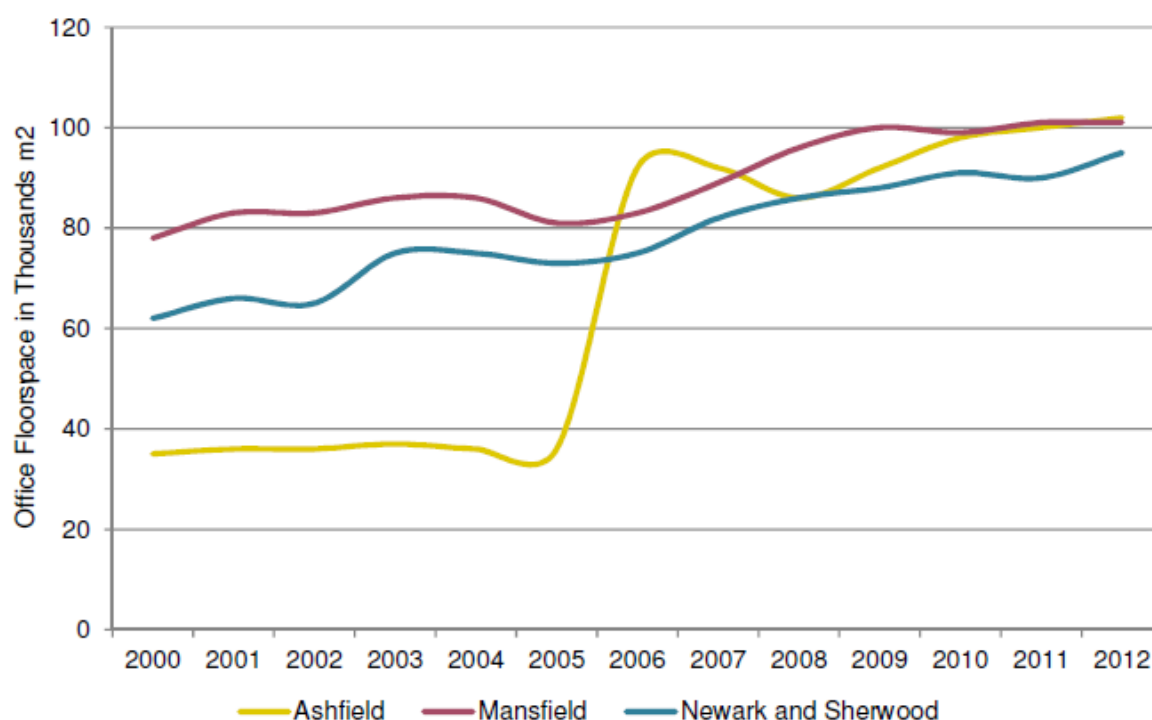


Figure 1: Office Floorspace in the Outer HMA districts

Source Employment Land Forecasting Study Nottingham Core HMA & Nottingham Outer HMA. 2015. Nathaniel Litchfield & Partners

N.B. The substantial increase in Ashfield's office space in 2005 reflects the expiration of the Enterprise Zone when buildings previously exempt from business rates came into the VOA valuation list.

⁶ The evidence related to 2012.

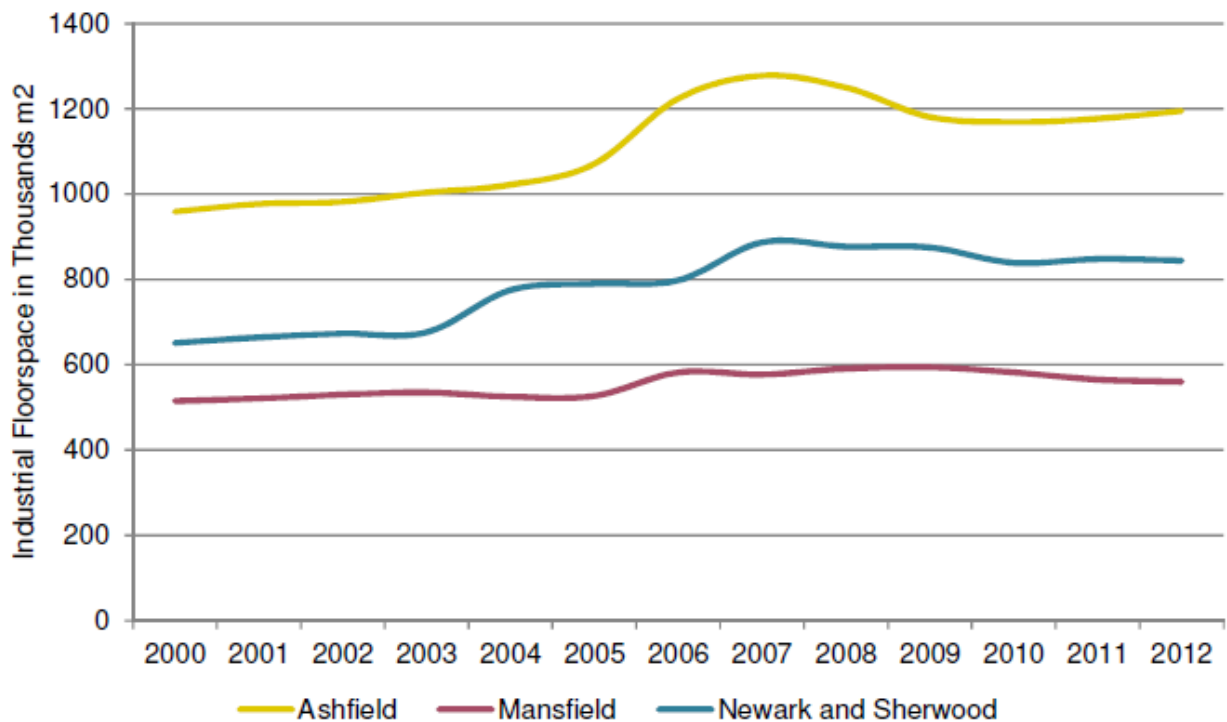


Figure 2: Industrial Floorspace in the Outer HMA districts

Source Employment Land Forecasting Study Nottingham Core HMA & Nottingham Outer HMA. 2015. Nathaniel Litchfield & Partners

2.15 The East Midlands Northern Sub Region Employment Land Review⁷ (EMNSELR) and the Nottingham City Region Employment Land Study⁸ (NCRELS) have undertaken an assessment of the quality of sites within Ashfield. The former report analysed sites from a market and policy perspective. A number of sites set out in Appendix K1 of EMNSELR were highlighted as important part of the present supply of employment land which required protection from alternate uses. These are:

- Oddicroft Lane West, Kirkby-in-Ashfield;
- Lowmoor Road Business Park, Kirkby-in-Ashfield;
- Calladine Business Park, Sutton in Ashfield;
- Briery Park Industrial Estates, Stanton Hill;
- The County Industrial Estate, Huthwaite;
- Common Road Industrial Estate, Huthwaite;
- Park Lane Business Park, Kirkby-in-Ashfield;
- Sherwood Business Park, Annesley

2.16 The main employment areas for Ashfield are set out in the Table 2, 3, 4 and 5. (The Tables do not include small or individual units). The analysis utilised the general classification of employments sites set out in the Employment Land Review Guidance

⁷ The East Midlands Northern Sub Region Employment Land Review, Arup, 2008

⁸ The Nottingham City Region Employment Land Study 2007 & Update 2009 Roger Tym & Partners

Notes⁹. Although this guidance has been cancelled, the classification provides a useful indication of the business parks/ industrial estates in the District. It is stressed

that this is a generalised approach reflecting the nature of the estate. It does not preclude other uses existing on those estates. In commercial property terms, Ashfield is regarded as a strong area for logistics and distribution businesses reflecting its road connectivity with the M1 with linkages to Junction 26, Junction 27 and Junction 28. It also has direct links to the A38 to the south and through the development of the MARR with the A1 trunk road to the north/south. Ashfield also has a strong manufacturing sector reflected in the various industrial estates set out in the Tables below.

Site	Established or potential office location	High Quality Business Park	Research & Technology Park	Warehouse / Distribution Park	General Ind / Business Area	Heavy / Specialist Industrial Site	Incubator / SME Cluster Sites	Specialist Freight Terminals	Sites for Specific Occupiers	Recycling / Environmental Ind Sites	Other
Sherwood Business Park, Annesley.	√	√		√							
Castlewood Business Park, Pinxton Lane		√		√	√						
Kings Mill Road East/Oddiecroft Lane				√	√						
Portland Industrial Estate					√						
Summit Close					√	√					
Lowmoor Road Business Park					√					√	
Lane End					√					√	
New Line Road					√		√				
Portland Street					√						
Lowmoor Road (opposite Clover Street)					√	√	√				
Clover Street					√						√
Wolsey Drive					√						
Park Lane Business Park, Park Lane					√						
Welshcroft Close					√	√					
Lindleys Lane					√						
Lane End					√						
Langton Colliery, Kirkby Lane.					√						
Annesley Farm Workshops, Annesley							√				

Table Two: Kirkby-in-Ashfield Employment Sites

Source: Ashfield District Council

⁹ Planning Employment Land Review: Guidance Notes, Office of the Deputy Prime Minister, 2004. (The Guidance was cancelled 6th March 2014)

Site	Established or potential office location	High Quality Business Park	Research & Technology Park	Warehouse / Distribution Park	General Ind / Business Area	Heavy / Specialist Industrial Site	Incubator / SME Cluster Sites	Specialist Freight Terminals	Sites for Specific Occupiers	Recycling / Environmental Ind Sites	Others
Summit Park, Sherwood Way		√		√	√						
Fulwood Road North					√						
Brierley Park Industrial Estate					√		√				
West of Fulwood Road					√						
Sheepwash Lane/Coxmoor Road					√						
Midland Road/Station Road (Maun Valley)					√		√				
Maun Valley Industrial Park					√						
Coxmoor Road					√						
Hamilton Road/Coxmoor Road					√						
Reform Street Industrial Estate					√						
Calladine Business Park, Orchard Way				√	√						
Sutton Forest Side/ Eastfield Side					√						
Unit to north of Coxmoor Road					√						
Factories to the south of Coxmoor Road					√						
Works to north of Station Road					√						
Land at junction of Station Road/Kirkby Folly Road					√						
Land to south of Station Road					√						
Factory at Maycroft Gardens, Huthwaite					√						
Factory at North Street, Huthwaite					√						
Factory to north of Blackwell Road, Huthwaite					√						
The County Estate, Huthwaite					√						
Common Road Industrial Estate, Huthwaite					√						
Bowne Street/Stoney Street					√						

Table Three: Sutton in Ashfield Employment Sites

Source: Ashfield District Council

Site	Established or potential office location	High Quality Business Park	Research & Technology Park	Warehouse / Distribution Park	General Ind / Business Area	Heavy / Specialist Industrial Site	Incubator / SME Cluster Sites	Specialist Freight Terminals	Sites for Specific Occupiers	Recycling / Environmental Ind Sites	Other
Rolls Royce	✓				✓						
Blenheim Lane				✓	✓						
Baker Brook Industrial Estate					✓		✓				
Benneworth Close					✓						
Central Garages Site, Papplewick Lane					✓						
Watnall Road (Aerial Way)				✓	✓						
Bolsover Street/Lingford St/Portland Street					✓						
TAG Building, Watnall Road					✓						
King Edward Street									✓		
Units off Beardall Street/Watnall Road					✓						
Robey Close/Waterloos Road					✓						
Daniels Way/Watnall Road					✓						
Forge Mills											
A611/Annesley Road					✓						
Wigwan Lane North					✓						
Wigwan Lane South					✓		✓			✓	
Butlers Hill					✓						

Table Four: Hucknall Employment Sites

Source: Ashfield District Council

Site	Established or potential office location	High Quality Business Park	Research & Technology Park	Warehouse / Distribution Park	General Ind / Business Area	Heavy / Specialist Industrial Site	Incubator / SME Cluster Sites	Specialist Freight Terminals	Sites for Specific Occupiers	Recycling / Environmental Ind Sites	Other
Adj 21 Pyehill Road, Jacksdale					√		√				
Between 55 and 83 Pye Hill Road					√		√				
Willow Court, Cordy Lane, Underwood					√		√				
Winter Closes, Underwood									√		

Table Five: Rural Areas (Selston, Jacksdale and Underwood including Bagthorpe) Employment Sites

Source: Ashfield District Council

Losses of Employment Space

- 2.17 During the period 2001-2014 Ashfield District lost 31.48 hectares of employment land to other uses, Table Six. Most of this loss of employment sites can be attributed to residential development. The sites of former textile factories and coal mines such as Annesley Colliery have been redeveloped to provide homes. However, it is anticipated that the majority of this type of site has being redeveloped. Therefore, there will not be the same rate of employment land coming forward in the future. The ELF Study set out assumptions on future losses (para 5.74 onwards).

	2001/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Hucknall	6.29	0.00	0.00	0.00	0.49	0.00	6.78
Kirkby-in-Ashfield	1.70	0.00	6.13	0.00	0.00	0.22	8.05
Sutton in Ashfield	10.64	1.94	0.50	0.22	0.00	0.47	13.77
Rural	2.88	0.00	0.00	0.00	0.00	0.00	2.88
Total Area loss for each year	21.51	1.94	6.63	0.22	0.49	0.69	31.48

Table Six: Employment Land Losses 1st April 2001 to 31st March 2014.

Source: Ashfield District Council.

	2001/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Hucknall	6.29	0.00	0.00	0.00	0.49	0.00	6.78
Kirkby-in-Ashfield	0.51	0.00	5.71	0.00	0.00	0.00	6.22
Sutton in Ashfield	9.64	1.94	0.00	0.06	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	19.13	1.94	5.71	0.06	0.49	0.00	27.33

**Table Seven: Employment Land Losses to Residential Development
1st April 2001 to 31st March 2014.**

Source: Ashfield District Council.

3.0 SOURCES OF EMPLOYMENT LAND

3.1 Planning Practice Guidance identifies that plan makers should consider all available types of sites and sources of data that may be relevant in the assessment process.

3.2 The potential sources of employment land supply are considered to split into three broad areas:

- Allocated sites from the Ashfield Local Plan Review 2002;
- Planning permissions;
- Other identified sites.

Allocated Sites

3.3 The Ashfield Local Plan Review 2002 allocated 194.3 ha of land for employment purposes under Policy EM1. Tables Eight and Nine identify the area of land available on these employment allocations as set out in the Employment Land Monitoring Report 2014.

Site Name	Adopted Local Plan No.	Area of Land in the Local Plan. (Ha)	Area of Land April 2014. (Ha)
A611/ Annesley Road	EM1Hj	2.3	1.4
Wigwam Lane North and Central	EM1Hg	1.0	1.0
Baker Brook Industrial Estate	EM1Hf	3.5	0.0
Former Hucknall No.1 Colliery	EM1Hc	3.0	1.9
Former Linby Colliery	EM1Hi	0.9	0.0
Amber Business Park	EM1Hh	1.1	0.0
Watnall Road Sports Ground	EM1Hd	0.6	0.6
Watnall Road/Adj. To Nabbs Lane	EM1Hb	0.8	0.8
Land at Bestwood Road	EM1Na	0.5	0.5
Former Dowty site Watnall Road	EM1Hk	1.4	1.1
Blenheim Lane Industrial Estate	EM1Ra	13.6	7.8
Rolls Royce, Watnall Road	EM1Ha	13.0	8.2
Butlers Hill	EM1He	3.2	3.2

Table Eight: Ashfield (Hucknall) – Employment Allocations April 2014

Source: Ashfield District Council Employment Land Monitoring Report April 2014

Site Name	Adopted Local Plan No.	Area of Land in the Local Plan. (Ha)	Area of Land April 2014. (Ha)
<u>SUTTON IN ASHFIELD AREA</u>			
County Industrial Estate	EM1Si	3.0	0.0
Fulwood Industrial Estate	EM1Sc EM1Sd EM1Se EM1Sf	7.0	3.3
Hamilton Road/ Coxmoor Road	EM1Sm	1.2	1.2
Brierley Industrial Park	EM1Sn	4.4	1.1
West of Fulwood	EM1Sb	21.2	13.6
Land off Coxmoor Road/A38	EM11Sk	3.3	2.60
Midland Road/ Station Road	EM1Sj	0.6	0.6
North of Hamilton Road	EM1Sl	3.7	0.0
Pinxton Lane	EM1Sa	28.0	23.86
South West Oakham Business Park	EM1Re	23.5	23.5
<u>KIRKBY-IN-ASHFIELD AREA</u>			
Lowmoor Road Industrial Estate	EM1Kb	2.6	0.0
Portland Industrial Estate	EM1Kc	4.8	4.3
Wolsey Dr North/ Lowmoor Rd	EM1Kd	0.8	0.0
Kings Mill Road East/Oddicroft Lane	EM1Ke	6.3	1.7
Oddicroft Lane West	EM1Kf	2.6	0.0
Oddicroft Lane East	EM1Kg	3.1	0.0
Sherwood Business Park	EM1Rb	19.9	0.0
Annesley Colliery	EM1Rc	9.0	3.1
Bentinck Colliery	EM1 Rd	10.0	3.6

Table Nine: Ashfield (Sutton & Kirkby) – Employment Allocations April 2014

Source: Ashfield District Council Employment Land Monitoring Report April 2014

- 3.4 A number of these allocations have been fully developed. In addition, it is considered that the sites set out in Table Ten are not suitable to be taken forward for employment land for a variety of reasons, including that they have permission for residential development.

Site Name	Adopted Local Plan No.	
<u>HUCKNALL</u>		
Land at Bestwood Road	EM1Na	Access to the site is poor. It is not considered to appeal to a modern occupier for employment land and it is unlikely that the site will come forward for employment land purposes.
Former Dowty site Watnall Road	EM1Hk	Outline planning permission has been granted for residential development for a maximum of 50 dwellings.
Rolls Royce, Watnall Road	EM1Ha	The Rolls Royce site has planning permission for a mixed use development with approximately 27 ha of employment land. Existing allocates are integrated into the site with planning permission.
<u>SUTTON IN ASHFIELD</u>		
Fulwood Industrial Estate	EM1Sc	Part of the site is developed with the remainder being used as a heavy goods vehicle parking area.
Hamilton Road/ Coxmoor Road	EM1Sm	The area in question has an extensive covering of trees and from its nature, shape and location is not considered to be suitable for employment land.
Land off Coxmoor Road/A38	EM11Sk	The site has outline planning permission for residential development.
<u>KIRKBY-IN-ASHFIELD</u>		
Annesley Colliery	EM1Rc	Has planning permission for residential development and is currently being developed for this purpose.

Table Ten: Ashfield sites not suitable to be taken forward

Source: Ashfield District Council

Planning Permissions

- 3.5 An additional source of employment development is from outstanding planning permissions. This section outlines the current situation in relation to planning permissions as at 31st October 2015.
- 3.6 There is a significant cross over between the allocated employment sites and planning permissions that have been implemented on those sites. A substantial number of the allocated sites in the Ashfield Local Plan Review 2002 have planning permissions, which have been implemented. Table Eleven identifies sites with planning permission for development for employment land, which have not been allocated in the Ashfield Local Plan Review 2002.

Site Name	Planning permission	Gross Site Area (Ha)	Description
Rolls Royce, Watnall Road/A611 Hucknall By Pass	V/2013/0123	27.8	Outline planning permission was granted for a mixed use site including a Business Park on 27.8 ha of land. Full planning permission was granted for a new access to the proposed Business Park from A611, Hucknall By Pass on 4.4 ha of land.
Unit F1a Oddicroft Lane	V/2012/0568	5.37	Outline Planning Permission granted for the erection of Industrial, Distribution and Warehouse with Office Accommodation (B8). The site area is identified in the planning application as 5.37 ha.
Bentinck Tip Site, Kirkby-in-Ashfield	Notts County Council 4/V/2012/0096		Planning application for the restoration of the former Bentinck Tip site includes a element of employment use comprising six small offices.

Table Eleven: Employment sites with planning permission

Source: Ashfield District Council

- 3.7 Planning permission has been granted for the restoration of the former Bentinck Tip Site for a variety of uses including equestrian centre, football pitches, golf course camping grounds and fishing pond. The restoration includes a small office building on the land which was previously the site occupied by the former tip site offices and weighbridge. Six offices would be provided in a single building, with four offices being located on the ground floor and two offices in the building eaves / roof space. The proposed units ranging from 50m² at ground floor level to 75m² at first floor level. The site is located within the Nottinghamshire Green Belt in a predominantly rural setting.

Current Planning applications

Mowlands, land west of Kirkby in Ashfield, south of A38, north of Pinxton Lane

- 3.8 A planning application has been submitted for a mixed use development on approximately 145 ha site of which 6 ha is proposed for a Business Park. The application set out that the Business Park would be located off the A38 Mansfield to Derby Trunk Road and is approximately 3 miles east of Junction 28 of the M1 Motorway. The mixed use site was put forward in representations as part of the emerging Local Plan before it was withdrawn from Examination¹⁰. However, it identifies a different area where employment was anticipated.
- 3.9 The information submitted with the planning application identifies that the site could provide up to 27,800 sq m of floorspace within Use Class B1(a) (Offices) but also including some elements of B1(b) research and development and B1(c) light industrial.

¹⁰ The Local Plan was withdrawn from Examination in July 2014 following a Exploratory Meeting with the Inspector.

The site is held out as a contrast to competing employment land in the immediate locality such as Castlewood and Summit Park. This reflects that it would provide low density quality facilities within well landscaped surrounding with small scale offices space up to 5,000 sq m, providing a development similar to the Village Office Scheme off the A38 at Junction 28 of the M1.

Further Identified Sites

- 3.10 Outside of current allocations and outstanding planning permissions, a number of sites have come forward either through the local plan consultation process or through a call for sites. A call for sites was made on 21st October 2014.
- 3.11 The Ashfield Local Plan Preferred Approach¹¹ was publicly consulted upon from 26th September 2012 to 9th November 2012. The representations received included a number of proposed additional sites for economic development, which are identified in Table Twelve.

Site	Location	Site Area (ha)
Additional Sites Proposed		
Wyburn Farm	Hucknall	Approx 18 ha
Land off Hamilton Road/Coxmoor Road, Sutton in Ashfield	Sutton-in-Ashfield	Approx 6 ha
Land off Hamilton Road adjacent to Oakham Business Park	Sutton-in-Ashfield	Approx 10 ha
Land adjacent to Caulderwell Wood, North Sherwood Way,	Sutton-in-Ashfield	Approx 14 ha
Land off Pinxton Road (Mowlands)	Kirkby-in-Ashfield	Approx 34 ha
Winter Closes, Underwood	Selston, Jacksdale and Underwood	Approx 1.8 ha

Table Twelve: Alternative sites proposed for economic development following the Ashfield Local Plan Preferred Approach consultation.

Source: Ashfield District Council

Wyburn Farm, Hucknall.

- 3.12 Whyburn Farm is situated on the north-western edge of the Hucknall urban area and is proposed as a major mixed-use urban extension. The area is approximately 18 ha (taken from the masterplan submitted with the representations). The mixed use site is identified as providing the opportunity to accommodate 3,000 jobs on land adjacent to the A611. Because of the strategic nature of the site, the representations set out that the site provides the opportunity to deliver new housing and employment space over a long period of time - potentially helping to meet the objective of the National Planning

¹¹ Ashfield District Council. Local Plan 2010–2023 Preferred Approach, September 2012

Policy Framework (NPPF) for plans to take account of requirements beyond the plan period. The site is located within the Green Belt. Consequently, if the site was taken forward it would require the Council to identify exceptional circumstances through the Local Plan why the Green Belt boundaries should be altered¹².

Land off Hamilton Road/Coxmoor Road, Sutton in Ashfield.

3.13 The site comprises an area of approximately 10 ha, of which 6 ha is proposed for employment purposes. The remainder of the site was identified as sport pitches.

3.14 Located off Hamilton Road, the site extends around the north-western side of Hamilton Hill, a Scheduled Ancient Monument. Immediately to the north is Hamilton Road which connects to the Mansfield Ashfield Regeneration Route (North Sherwood Way) at the traffic light junction. To the north and west of the site are existing industrial units. The party putting forward the site anticipated that the site would enable the provision of smaller employment sites, generally comprising of units classified within the 'B' Use Classes, which contrasts with the larger spaces identified at Summit Park (South West Oakham allocation under the Ashfield Local Plan Review, 2002) and Castlewood Business Park (Pinxton Lane allocation under the Ashfield Local Plan Review, 2002). It was also emphasised that the site links to existing industrial areas and is suggested that with lower infrastructure costs and land values, the site is deliverable in the short term. The proponents consider that the land around the Hamilton Hill ancient monument can be sufficiently landscaped so as to enhance its setting.

Land off Hamilton Road & North Sherwood Way, Sutton in Ashfield.

3.15 Comprising an area of approximately 10 ha this site is located off Hamilton Road with an employment estate to the north-east and Kings Mill Reservoir to the north-west. The submission was supported by an Employment Report produced by DTZ on the likely demand for employment land in Ashfield. The DTZ Report states that there is a strong business case for the promotion of sustainable economic growth adjacent to the Mansfield Ashfield Regeneration Route.

Land adjacent to Cauldwell Wood, North Sherwood Way, Sutton in Ashfield.

3.16 The Cauldwell Wood site comprises approximately 14 ha of land bounded by the Mansfield Ashfield Regeneration Route to the south, Summit Park to the west, agricultural land to the north and Cauldwell Wood to the east. The proponent considers that the current designation as Countryside is outdated. The submission sets out that given the Penniment Farm appeal decision, the site is a sustainable option to meet growth objectives in the District.

Mowlands, Land to the south of Pinxton Lane, Kirkby-in-Ashfield.

3.17 The Mowlands site of approximately 34 ha is situated to the west of Kirkby-in-Ashfield. The proposal is for a mixed use development, providing housing and employment which provides the opportunity for significant betterment in terms of green space, high quality environments, services and facilities and a new western relief road. The employment land proposed was to the south of Pinxton Lane. However, a planning application has been submitted, which excludes the land in question, proposing more limited employment area off the A38.

¹² National Planning Policy Framework, paragraph 83

Winter Closes, Underwood.

- 3.18 Winter Closes is proposed as a mixed use site largely for housing but including land for economic development. The representation sets out that the Winter Closes housing allocation should be extended to incorporate up to 8.0 ha of housing land and 1.8 ha of new B1 office and light industrial units. However, the land in question is within the Green Belt.
- 3.19 The masterplan submitted identifies that the existing 'dirty' industrial uses on site will need to be relocated to alternative more suitable sites within the District. This is set out to bring substantial benefits with regard to the visual appearance of the site and the removal of HGV movements along Winter Closes and through the village, which currently creates highway safety and amenity implications.

Other sites put forward

Land to the north of the A38/west of Export Drive, Huthwaite

- 3.20 Approximately 5.81 ha of agricultural land has been submitted as a potential employment site to the west of the existing employment site at Export Drive.

Land to the south of Alfreton Road, Jubilee, Selston

- 3.21 Approximately 3.77 hectares of land has been submitted by the landowner on land located to the south of Alfreton road adjacent to the railway line (Pye Bridge). The site is located in the Green Belt and currently comprises an area of woodland.

Land off Penny Emma Way, Kirkby Hardwick

- 3.22 Land off Penny Emma Way, comprising approximately 0.6 ha. The site is adjacent to the hamlet of Kirkby Hardwick and comprises agricultural land which is permanent pasture.

Land off Kirkby Lane/ Pinxton Green, Kirkby-in-Ashfield

- 3.23 The former Langton Colliery Spoil heap has been mined for coal and undergone restoration. The site comprises approximately 24 ha has been submitted as a potential site where there could be opportunities for employment uses.

Land off A608, Mansfield Road, Annesley

- 3.24 A site comprising approximately 8.52 ha off the A608, close to Junction 27 of the M1 motorway with Sherwood Business Park to the north east of the land. The site is located in the Green Belt.

4.0 FUTURE SUPPLY OF EMPLOYMENT SITES WITHIN THE DISTRICT

Property Market

- 4.1 The property market comprises a diversity of land and buildings together with the legal interests existing over them forming a conglomeration of sub-markets. Rents, rental growth and yield will vary according to location, the legal interest and nature of the property.
- 4.2 The location chosen by a business will depend on the nature of the firm, their specific requirements and the price payable for that location. Accessibility to labour, accessibility for production inputs/outputs and accessibility to customers will be important. The location will also reflect the nature of the sector as different sectors will have different locational requirements.
- 4.3 The prime market for industrial and commercial accommodation has evolved over recent years. Typical warehousing and high end manufacturers are now less satisfied with secondary low eaves accommodation. Occupiers typically look for accommodation with good eaves height (6m minimum), high quality office content and a glazed façade to create the correct corporate image. The location continues to be important with easy access to the road network, a business park environment, high profile and access to skilled labour force being of most significance. Prime office locations occupiers reflect a business parks environment with immediate access onto the arterial road network.
- 4.4 For small firms (comprising part of the local market) location is likely to be given less emphasis. Their area of search for property is also likely to be more limited. This tends to be reflected in sites which are not so close to the main arterial routes in Ashfield but which have lower acquisition and occupation costs.
- 4.5 In Hucknall the majority of sites are likely to satisfy a local market. Generally the sites are of a small size and are unlikely to be attractive to the inward investor or those firms already in the Nottingham area seeking better profile locations. However, the mixed use site at Rolls Royce provides an opportunity to attract into the District new manufacturing and related activity, capitalising upon well established firms such as Rolls-Royce. Its location provides ready access to the A611 and the M1 Motorway.
- 4.6 Research under the Targeted Research & Intelligence Programme by Nathaniel Lichfield¹³ identified why employment land can fail to attract development. The main factors identified by the research were as follows:
 - land owners having different aspirations for a site, often aiming for higher value residential use (69% of responses);
 - high developer risk for speculative development in more marginal property areas (63%);
 - high costs of providing site infrastructure, particularly where occupier demand is uncertain (59%);

¹³ Releasing the Potential Approaches for Bringing Forward Employment Space. March 2012. Targeted Research & Intelligence Programme Nathaniel Lichfield & Partners.

- uncertain viability in areas with low rent levels for new space (53%);
- other abnormal development costs such as flood risk (41%).

Other factors that attracted a much smaller number of responses included over-restrictive land use designations for a site, resident objections on transport/traffic issues, an employment site being too large relative to the size/needs of the town and the impact of abolishing Regional Development Agencies (RDAs) on funding upfront development costs. However, many of the employment allocations in Ashfield have implemented planning permission and been developed to varying degrees.

4.7 The research also identified that the deteriorating quality of older employment premises in an area can deter occupiers and there were factors working against refurbishment and modernisation including:

- fragmented ownerships of industrial estates, which prevents other than piecemeal redevelopment and can limit the scope for overall improvement;
- local rental levels for modern industrial space being little higher than rents for older units, reducing the incentive to upgrade when occupancy remains high;
- low demand for higher quality premises from local businesses, which may not be able to sustain higher rents.

The report set out that the market will not always be able to deal with these types of problems, and without some form of intervention, an area's employment land supply can form a barrier to economic growth and investment.

Supply

4.8 As with other local authorities, the Council has to keep a balance between allocating employment land in order to drive the local economy whilst needing to regenerate land to meet housing targets. As has already been highlighted, significant areas of land which was formerly in employment use have been redeveloped for housing purposes, typically on former textile factory sites and old colliery sites. A potential issue is the substantial emphasis on housing and the disparity between land values for residential as compared to employment purposes, which is significant. The development of employment sites, together with the retention and recycling of appropriate existing sites is essential to enable the Ashfield to contribution to the local and national economy and to provide jobs.

4.9 The future supply of employment sites/floorspace can be derived from a number of sources. These include:

- Extensions/new units on existing employment sites;
- Changes of use although this is more likely to reflect local office use;
- Redevelopment/refurbishment of existing employment units,
- New employment land allocations.

4.10 The evidence from the Employment Land Monitoring Reports is that some additional floor space will come forward from extensions and changes of use, but this is likely to

be relatively limited. In practical terms, the Council emphasis is on the allocation of sufficient employment land to meet anticipated future needs. From the demand side the Council will utilise the findings of the Employment Land Forecasting Study¹⁴ as basis for determining future land requirements. However, as the ELF Study identifies, the Function Economic Market Areas (FEMAs) extends beyond the administrative boundaries of Ashfield and the Council will work with neighbouring authorities in looking at future employment land requirements for the FEMAs.

- 4.11 Permitted development rights, allowing a change of use from offices B1(a) to residential (C3), were introduced for a period of three years from 30th May 2013 to 30th May 2016. Following an exemption exercise, 33 areas within 17 local planning authorities were made exempt from the temporary permitted development right. Ashfield was not within the exempt areas. The aim of this new class of permitted development was to encourage the reuse of vacant office space that no longer meets the requirements of the market, allowing them to be converted quickly and easily to residential use. The Government has announced in a statement dated 12th October 2015 that it intends to make these permitted changes permanent. However, this is not anticipated to have a significant impact in Ashfield.
- 4.12 In looking at the supply of employment land a number of development principles have been considered to seek to ensure that sites are brought forward in an effective and sustainable manner helping to deliver Ashfield employment land needs. This approach reflects:
- national and local planning policy considerations;
 - sites consistent with the vision in the emerging Local Plan, whereby sites are within or adjacent to existing towns and settlements;
 - Sites that are responsive to the market needs including the needs of the local market;
 - That consideration will be given to the proximity of labour supply and the potential to contribute to, and benefit from agglomeration effects due to closeness of other businesses and infrastructure.
- 4.13 An analysis has been undertaken of the sites identified as having potential for the provision of employment land, which reflects a variety of considerations including environmental/historical constraints, access, availability, neighbouring uses, and potential attraction to the market. It has utilised information from a wide variety of sources including:
- The ELF Study;
 - The East Midlands Northern Sub Region Employment Land Review (EMNSELRL) and the Nottingham City Region Employment Land Study (NCRELS) have undertaken an assessment of the quality of sites within Ashfield. The former report analysed sites from a market and policy perspective;
 - Experian (June 2009) Ashfield and Mansfield Economic Analysis for Ashfield District Council and Mansfield District Council;

¹⁴ Employment Land Forecasting Study Nottingham Core HMA and Nottingham Outer HMA. 2015. Nathaniel Litchfield & Partners

- Innes England (2009) Mansfield and Ashfield Districts Joint Property Strategy.
- Planning Applications;
- Property Reports submitted with planning applications;
- Ashfield DC Employment Land Monitoring Reports;
- Planning Constraints Maps which includes information on environmental and historic designations;
- Flood Maps;
- Areas at Risk from Surface Water Maps.

4.14 The analysis has taken into account the 'Developable Area'. This reflects the amount of land that is available for development including on site landscaping and infrastructure to support the specific scheme within its boundary e.g. car parking and on-site access roads. However, it excludes principle estate roads, structural boundary landscaping, drainage features such as balancing ponds and any other land that cannot be used for development purposes. The difficulty in this context is that there is not specific evidence with provides a means to distinguish between the gross development area and the developable area. The developable area can vary significantly dependent on the nature of the site. Plots on existing business parks/industrial estates will be 100% developable. On large greenfield sites, it may fall to 50% to 60% dependent on the need for buffer landscaping, SuDS and estate roads. Decisions on the developable area reflect the information that is known about the site. This includes specific planning applications, developer's particulars in terms of the layout of the site and information from developers on the developable area. If information is not know regarding the developable area the following assumptions have been made:

- For sites of less than 5 ha an assumption of 85% developable;
- For sites of 5ha or more 75% developable.

4.15 Table Thirteen summarise sites that are potentially available for meeting the demand requirements identified in the ELF Study.

Site	Ref	Developable Area (ha)	Overall Assessment
Kirkby-in-Ashfield			
Castlewood Business Park, Pinxton Lane	K1	16.67	Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. High quality site with excellent access to Junction 28 of the M1 Motorway. The infrastructure has been complete and plots are currently available for occupation.
Pinxton Lane, Kirkby-in-Ashfield.	K2	6.3	Allocated Employment Site within the Ashfield Local Plan Review 2002. High quality site located for good access to Junction 28 of the M1 Motorway. An issues over access needs to be resolved and therefore it is anticipate that development will not occur in the short term (0-5 years)
Kings Mill Road East/Oddiecroft Lane, Kirkby-in-Ashfield.	K3	1.7	Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Site available for development and occupation immediately.
Welsh Croft Close North/ Portland Industrial Estate, Kirkby-in-Ashfield.	K4	3.4	Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Site available for development and occupation in the short term.
Park Lane Business Park, Park Lane, Kirkby-in-Ashfield.	K5	1.95	Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Plots are available for occupations.
Oddiecroft Lane, Kirkby-in-Ashfield. (Gateway 28 Business Park)	K6	5.37	Well located industrial allocation with planning permission for development. Available for occupation.
Mowlands, land west of Kirkby-in-Ashfield, south of A38, Kirkby in Ashfield.	K7	4.5	Well located development from a market perspective, which could be brought forward if policies change. Potentially available in the short term.
Sutton in Ashfield			
Summit Park , North Sherwood Way, Sutton in Ashfield	S1	19.48	Allocated employment site with planning permission and services and infrastructure provided on site. It provides a prestigious development site which is anticipated to appeal to both a regional and local market. Immediately available.
South West Oakham, Hamilton Road, Sutton in Ashfield	S2	1.52	Relatively small site forming part of the South Waste Oakham employment allocation. It is likely to provide a potential development site for a local market. Immediately available.
West of Fulwood Road, Huthwaite, Sutton in Ashfield.	S3	4.8	The site is allocated employment site which has planning permission. It forms an extension to an established industrial area. A number of plots have been occupied and it has good access to the A38 and M1 but the site lacks prominence. Immediately available.
Fulwood Road North, Huthwaite, Sutton in Ashfield.	S4	1.36	The site forms part of an established employment area however its lack of prominence means that is only likely to appeal to a local market.
Brierley Industrial Park, Sutton in Ashfield.	S5	1.2	The site forms part of an established employment area however its location means that it is only likely to appeal to a local market. Plots area available.
Land off Hamilton Road adjacent to Oakham Business Park, Sutton in Ashfield	S6	7.4	The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, there are potential issues in relation to the Kings Mill Reservoir Nature Reserve and Local Wildlife Site located to the east of the site. If allocated it is unlikely to come onto the market until Summit Park is substantially developed. .

Site	Ref	Developable Area (ha)	Overall Assessment
Land adjacent to Cauldwell Wood, North Sherwood Way, Sutton in Ashfield.	S7	10.3	The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, it is anticipated that there could be potential issues in relation to accessing the site. Is access can be resolved, and the site is allocated it is unlikely to come onto the market until Summit Park is substantially developed. .
Land off Hamilton Road/Coxmoor Road, Sutton in Ashfield	S8	4.5	The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, it does not have the prominent location of sites directly onto the MARR. Anticipate that the site it could be available in the short term.
Land to the north of the A38/West of Export Drive, Huthwaite, Sutton in Ashfield.	S9	4.35	May be suitable if policies change. Issues relating to access would need to be resolved.
Midlands Road/Station Road Sutton in Ashfield	S10	0.39	Allocated as a development site within the Ashfield Local Plan Review 2002, however, there has been residential development to the west and north of the site. The size and location means that it will appeal to a local market. However, there are likely to be considerable cost of moving materials on the site which raises issues of the viability for development without some form of support.
Hucknall			
Rolls Royce, Watnall Rd/Hucknall By Pass, Hucknall	H1	23.5	Substantial site which is identified as sub regional importance in presenting employment opportunities locally. Anticipated that works will start on site for the construction of the new road and provision of services to the site in the near future. Available within next three years.
Blenheim Park, Hucknall.	H2	6.4	Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. Good quality site with good access to Junction 26 of the M1 Motorway. The infrastructure has been complete and plots are currently available for occupation. Available immediately.
Butlers Hill, Hucknall.	H3	2.38	Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. The nature of the site means that is only likely to appeal to a local market.
Aerial Way, off Watnall Road, Hucknall.	H4	0.83	Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. Potentially available within three years.
A611/Watnall Road, Hucknall.	H5	0.6	Allocated Employment Site within the Ashfield Local Plan Review 2002. While planning permission has lapsed it is linked to the relocation of the football ground to land off Aerial Way where works have been undertaken. Potentially available within three years.
Watnall Road, Hucknall.	H6	0.6	Allocated Employment Site within the Ashfield Local Plan Review 2002. The site is located in an established industrial location in Hucknall and the size of the site may be attractive to a local market.
Arrow Point Park, Annesley Road, Hucknall (A611/Annesley Road).	H7	0.99	Allocated Employment Site within the Ashfield Local Plan Review 2002 provide the opportunity for a good quality small scale industrial estate. Available immediately.

Table Thirteen: Potential employment sites

Source: Ashfield District Council

4.16 Table 14, sets out a number of sites which it is anticipated will not be suitable for allocation as employment sites in the Local Plan.

Site	Ref	Overall Assessment
Bentinck Void Tip Restoration Scheme, Park Lane, Kirkby-in-Ashfield.	K8	The small office forms part of a comprehensive redevelopment of the Bentinck Void. As such it is anticipated that they will only be brought forward as an integrated scheme for the restoration. Consequently, the nature of the development and the size of the proposed offices means that it is not realistic to allocate the site as part of the Local Plan.
Land off Penny Emma Way, Kirkby Hardwick, Kirkby-in-Ashfield.	K9	The site is located in an area where it is regarded as an important open break. It is adjacent to the hamlet of Kirkby Hardwick where Penny Emma Way is a physical feature that separates the area of employment development to the north. Taken with the size and shape of the site it is considered that the site is not suitable for employment purposes.
Land off Kirkby Lane/ Pinxton Green, Kirkby-in-Ashfield (Former Langton Colliery)	K10	The site is located in the open countryside with limited access to strategic roads. In this context it is not considered that this should be taken forward as a potential employment site.
Land adj Mansfield Rd, Annesley (Sherwood Business Park)	K11	Site is located off Junction 27 close to Sherwood Business Park. While potentially an attractive located to the market it is not adjacent to any urban or settlement boundaries and is not considered to be a sustainable site in this context. The site is located in Green Belt and under the National Planning Policy Framework it would be necessary to establish exceptional circumstances for the Green Belt boundary to be altered.
Winter Closes, Underwood	R1	The site is located in the open countryside in the Green Belt. It is proposed as part of a mixed use site and is unlikely to proceed in isolation. Although located in the Green Belt, as it is a current employment use there is nothing in principle to prevent other employment uses being brought forward on the site.
Land to the south of Alfreton Road, Jubilee Hill, Selston	R2	The site is located in the open countryside in the Green Belt and has extensive tree cover. Under the National Planning Policy Framework it would be necessary to establish exceptional circumstances for the Green Belt boundary to be altered.
Wigwan Lane Central, Wigwam Lane, Hucknall	H8	An allocated Employment Site within the Ashfield Local Plan Review 2002. However, it is anticipated to be difficult to bring forward for development given the location and access to the site.
Wyburn Farm, Hucknall	H9	The site is located in the open countryside and is within the Green Belt where exceptional reasons are required for alteration of Green Belt boundaries. The sites only likely to come forward as part of a substantial mixed use development if an urban extension at Wyburn Farm was taken forward within the Local Plan.

Table Fourteen: Sites Anticipated Not to be Suitable for Allocation

Source: Ashfield District Council

Conclusions

4.17 As demonstrated by the Table Thirteen, the SELAA has identified a number of sites capable of delivering employment land which provides a supply of 130.49 ha. This can be broken down into the following:

- Kirkby-in-Ashfield 39.89 ha
- Sutton in Ashfield 55.30 ha
- Hucknall 35.30 ha

This breaks down into the following:

- Employment allocations and planning permissions:
 - Kirkby-in-Ashfield 35.39 ha
 - Sutton in Ashfield 28.75 ha
 - Hucknall 35.3 ha
- New sites of the MARR Route 22.2 ha (If Summit Park and South West Oakham was included the figure would rise to 43.5 ha).
- Other sites;
 - A38 8.85 ha

4.18 These figures reflect developable area and should be treated with caution.

Notwithstanding this, even allowing for a margin of error there is considered to be a sufficient supply of sites to meet the demand requirement set out in the ELF Study. The supply includes a number of sites, which are allocated in the Ashfield Local Plan Review 2002, which have already seen development and where the necessary infrastructure is already in place.

4.19 There is a mixture of available sites in terms of size and potential employment use.

This reflects the potential different requirements of a local against a regional or national market.

Appendix One: Classification of Employment Property Market Segments and Types or Site.

Source: Planning: Employment Land Review (2004) Office of the Deputy Prime Minister (Environmental Resources Management).

Established or Potential Office Location	Sites and premises, predominately in or on the edge of town and city centres, already recognised by the market as being capable of supporting pure office (or high technology R&D/business uses).
High Quality Business Parks	These are likely to be sites, no less than 5ha but more often 20ha or more, already occupied by national or multi-national firms or likely to attract those occupiers. Key characteristics are quality of buildings and public realm and access to main transport networks. Likely to have pure office, high office content, manufacturing and R & D facilities. Includes 'Strategic' inward investment sites.
Research and Technology/Science Parks	Usually office based developments, which are strongly branded and managed in association with academic and research institutions. They range from incubator units with well developed collective services, usually in highly urban locations with good public transport access to more extensive edge/out of town locations.
Warehouse/Distribution Parks	Large, often edge of town serviced site located at key transport interchanges.
General Industrial/Business Areas	Coherent areas of land which are, in terms of environment, road access, location, parking and operating conditions, well suited for retention in industrial use. Often older, more established areas of land and buildings. A mix of age, qualities and site/building size.
Heavy/Specialist Industrial Sites	Generally large, poor quality sites already occupied by or close to manufacturing and processing industries. Often concentrated around historic hubs such as ports, riverside and docks.
Incubator/SME Cluster Sites	Generally modern purpose built, serviced units.
Specialist Freight Terminals eg aggregates, road, rail, wharfs, air	These will be sites specifically identified for either distribution or, in the case of airports, support services. Will include single use terminals e.g. aggregate.
Sites for Specific Occupiers	Generally sites adjoining existing established employers and identified by them or the planning authority as principally or entirely intended for their use.
Recycling/Environmental Industrial Sites	Certain users require significant external storage. Many of these uses e.g. waste recycling plants can, if in modern premises and plant, occupy sites which are otherwise suitable for modern light industry or offices. These are issues of market and resident perception of these users. Some sites because of their environment (e.g. proximity to heavy industry, sewerage treatment works etc) may not be marketable for high employment uses.

Appendix Two – Employment Site Analysis

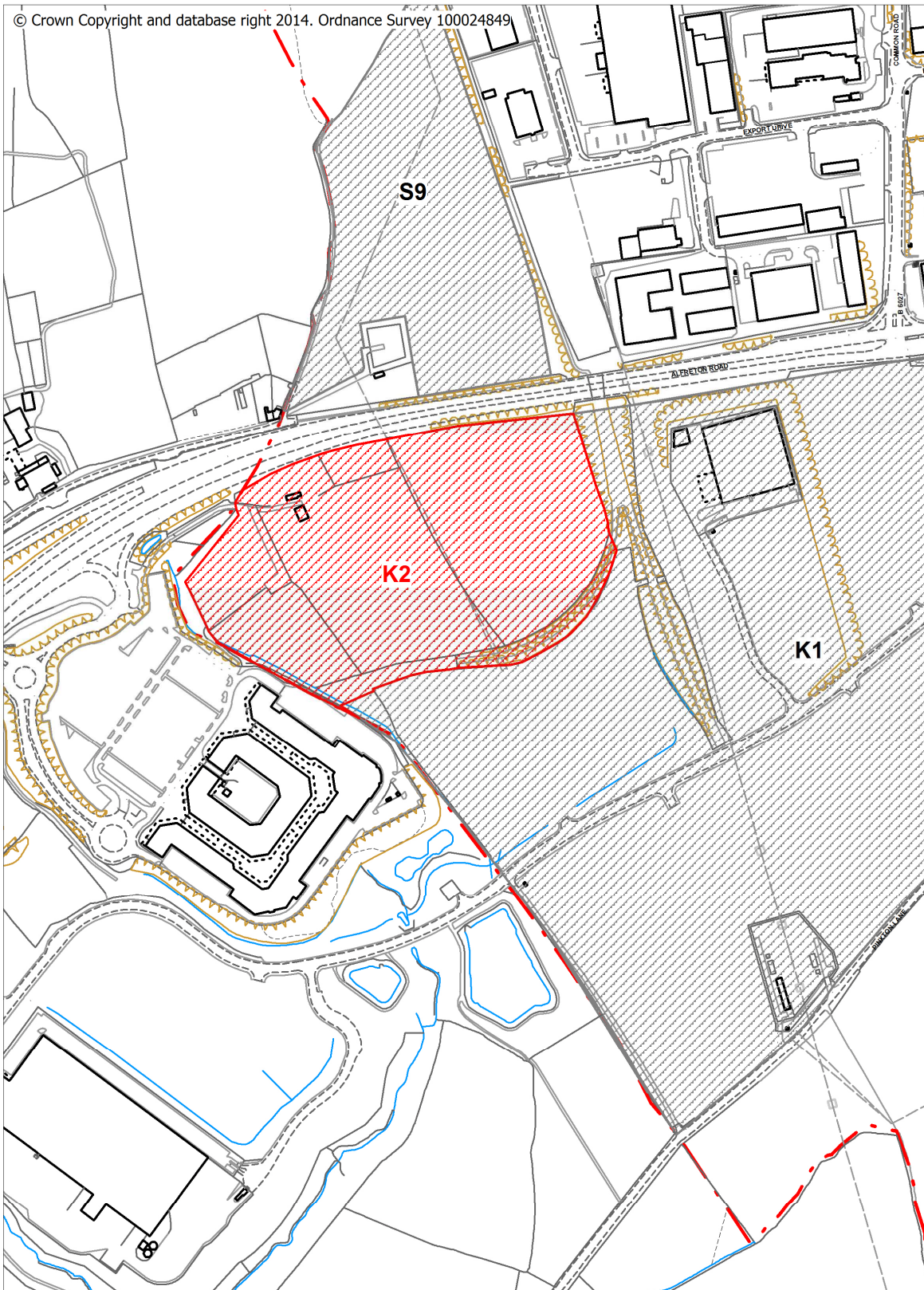
Site: Castlewood Business Park, Pinxton Lane, Kirkby-in-Ashfield.			Ref: K1
Description of Site: Located adjacent to the A38 and the McArthur Glen Factory outlet, To the south of an established industrial area (Fulwood Industrial Estate). Junction 28 of the M1 Motorway is approximately 1 mile to the west. Extensive infrastructure and servicing is already in place and a number of substantial units have been developed on the site. (Technically the site in Kirkby-in-Ashfield although its location means that it is often identified as part of the employment area on the opposite side of the A38 at Huthwaite).			
Potential employment use: High quality site suitable for B Space uses			
Area	35.21 ha	Dev Area.	The plots available at September 2015 are Plots 1,2,3,5,6,8,9b,& 10 comprising 16.67 ha.
Planning Permission			The site has an implemented planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation EM1Sa. Combined site with land in the District of Bolsover.
Site Characteristics Topography. Size.			Gently sloping site to the east of the McArthur Glen factory Outlet.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Adjacent to the A38 with good access to M1, Junction 28 (approximately 1 mile to the west).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access to the site has been constructed from Pinxton Lane/A38
Infrastructure/Contamination Constraints			Power lines and a high pressure gas main cross the site.
Flooding Constraints			SUDS have been utilised in relation to the drainage of the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			No significant impact on adjoining occupiers.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			Local Wildlife Site within the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Site location and development means that it is attractive to the market and a number of plots are currently occupied. This is a key logistics/distribution site, effectively alongside J28 of the M1 and is considered to of regional significance.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			In rural area but the labour catchment area at both Sutton and Kirby is within a short distance. Located opposite an established industrial area (Fulwood Industrial Park) but with limited public transport.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. High quality site with excellent access to Junction 28 of the M1 Motorway. The infrastructure has been complete and plots are currently available for occupation. Available immediately.			



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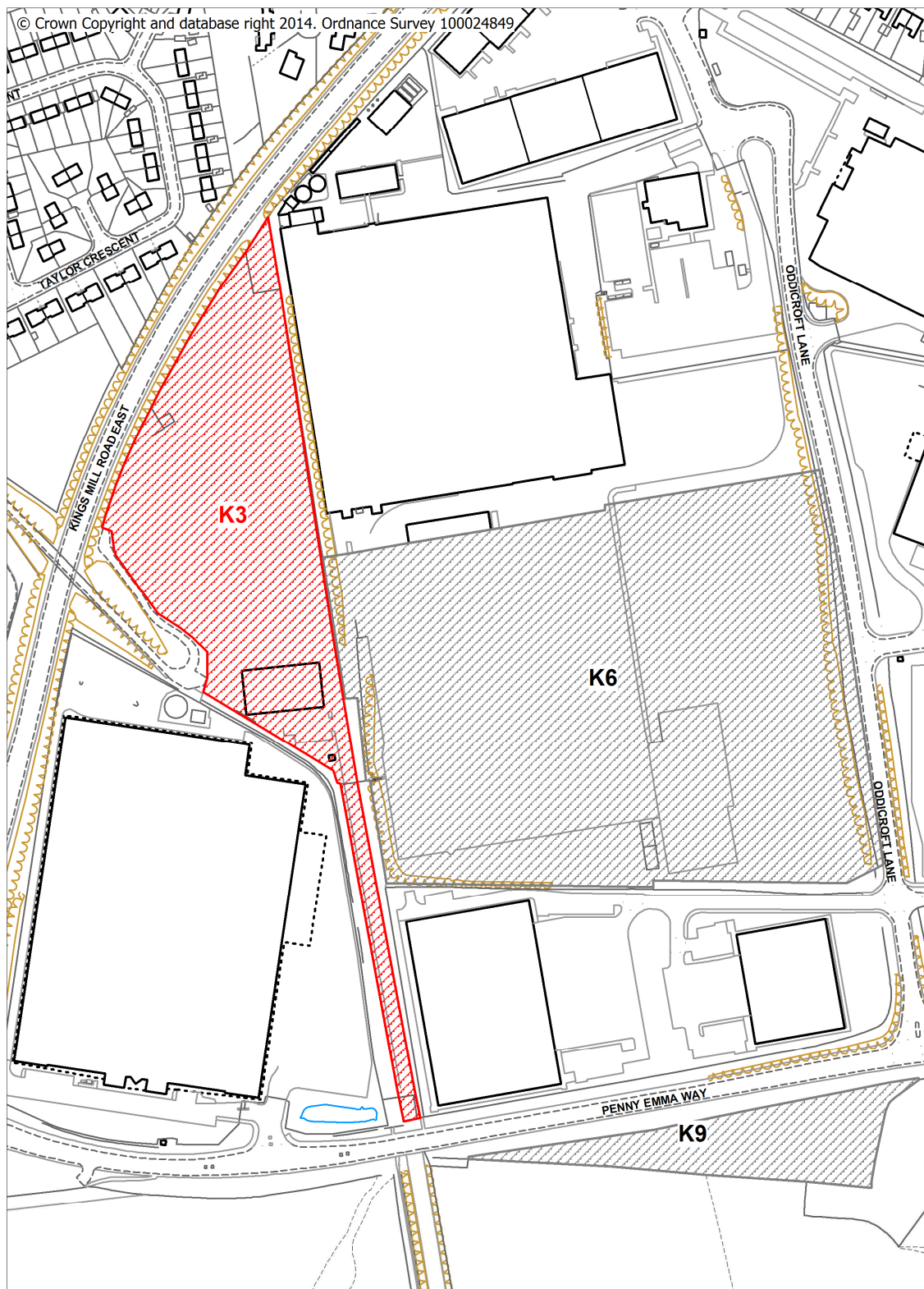
Site: Pinxton Lane, Kirkby-in-Ashfield.			Ref: K2
Description of Site: Located adjacent to the A38 and the McArthur Glen Factory outlet, To the south of an established industrial area (Fulwood Industrial Estate). Junction 28 of the M1 Motorway is approximately 1 mile to the west. (Technically the site in Kirkby-in-Ashfield although its location means that it is often identified as part of the employment area on the opposite side of the A38 at Huthwaite). The site comprises a grassed agricultural field. Other field are not be actively farm and have seen some natural growth on the site. A small area to the north west of the site has a hard surface with a pedestrian access to McArthur Glen Factory Outlet			
Potential employment use: High quality site suitable for B Space uses			
Area	8.4 ha	Dev Area.	Assumed 6.3 ha
Planning Permission		-	
Criteria		Comments	
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement		Ashfield Local Plan Review 2002 – Employment Allocation EM1Sa.	
Site Characteristics Topography. Size.		Gently sloping site from the A38, but it falls away more steeply towards the west and the. The site falls relatively steeply to the south and east where there is a large bank down to the Castlewood Business Park (bank to the disused railway line) and to a former railway cutting which goes beneath the A38.	
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.		Adjacent to the A38 with good access to M1, Junction 28 (approximately 1 mile to the west).	
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.		There is currently access to the site from an agricultural field gate off the A38 and from a singly track road off the slip road to the Junction off which is the McArthur Glen Factory Outlet. Suitable access you need to be resolve if the site is to be brought forward for employment purposes.	
Infrastructure/Contamination Constraints		<ul style="list-style-type: none">• A Local Wildlife Sites is adjacent to the eastern end of the site.• Power lines and a high pressure gas main cross the site.	
Flooding Constraints		Site is within Flood Zone 1. There is some surface water flooding identified to the site.	
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.		The site is located adjacent to the McArthur Glen Factory outlet. To the south and west of the site the land is being developed for employment purposes (Castlewood Business Park).	
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve		Local Wildlife Site within the site.	
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area		No issues identified.	
Previous use of site		Greenfield	
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.		The site is adjacent to the A38 and is likely to be attractive to the market provided access to the site can be achieved.	
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.		The labour catchment area of both Sutton and Kirby are within a short distance. Located opposite an established industrial area (Fulwood Industrial Park) but with limited public transport.	
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. The site is well located for good access to Junction 28 of the M1 Motorway. An issue over access needs to be resolved and therefore it is anticipate that development will not occur in the short term (0-5 years)			



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Site: Kings Mill Road East/Oddicroft Lane, Kirkby-in-Ashfield.			Ref: K3
Description of Site: The site is located to the north of Kirkby-in-Ashfield and on the fringe of Sutton in Ashfield. This greenfield site forms part of an extension to a established industrial area occupied by Metal Box. Significant areas adjacent to the site have been developed for general industrial purposes over the past 10 years. The allocation in the Ashfield Local Plan Review, 2002 has substantially been developed but an area of land remains to the north of the allocation. Construction of units on the site commenced in that the access road has been constructed and the steel framework has been erected to a unit.			
Potential employment use: Site has permission for B1, B2 & B8 uses.			
Area	2.4 ha	Dev Area.	1.7 ha
Planning Permission			The site has an implemented planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation EM1Ke.
Site Characteristics Topography. Size.			Gently sloping site but the triangular shape of site acts as a constraint.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Adjacent to the A38 with good access to M1, Junction 28 (approximately 3 mile to the west).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Good local access from Penny Emma Way.
Infrastructure/Contamination Constraints			No issues identified.
Flooding Constraints			Site is within Flood Zone 1. There is some surface water identified to the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			Adjoins employment land to the south and east and the A38 to the west.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Anticipated that the site would be attractive to the market with planning permission granted for development.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirby are within a short distance. Located close to Sutton Parkway Station on the Robin Hood Railway line. Bus services along Lowmoor Road.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Site available for development and occupation immediately.			

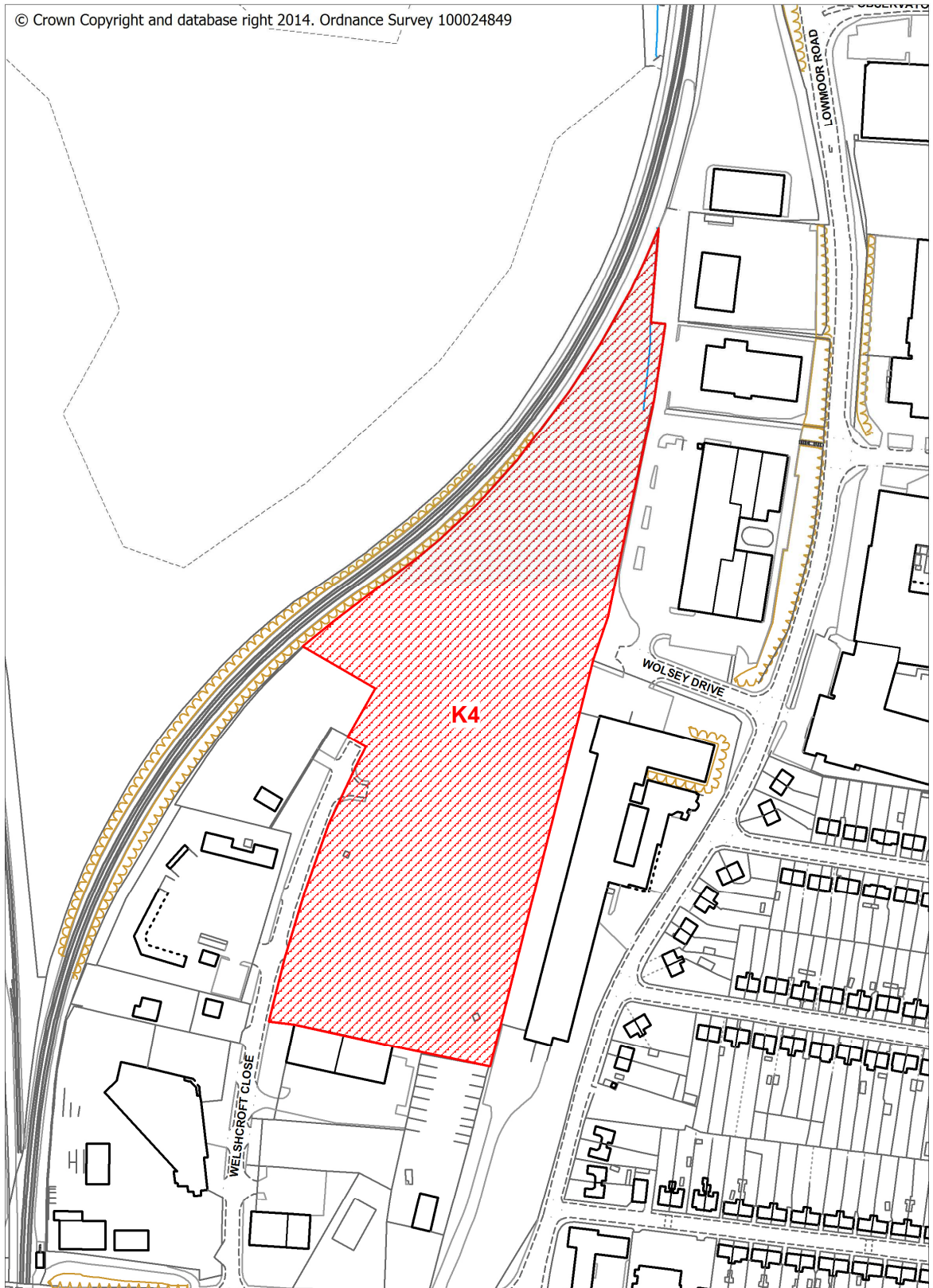


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Site: Welsh Croft Close North/ Portland Industrial Estate, Kirkby-in-Ashfield.			Ref: K4
Description of Site: Site of the former Summit Colliery. Located to the north of Kirkby-in-Ashfield town centre off Southwell Lane & Wolsey Drive. The site forms part of the established Portland Industrial Estate. The north western boundary is flanked by the railway line. Infrastructure works have been undertaken on the site and a planning permission has been granted for the development of a small area to the south of the allocation.			
Potential employment use: Planning permission has been granted for industrial estate and open storage.			
Area	4.1 ha	Dev Area.	Assume 3.4 ha
Planning Permission			The site has an implemented planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation EM1Ke. Also identified under the Local Plan Review as a SINC site
Site Characteristics Topography. Size.			Gently sloping site which is triangular shaped.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Access via the local road to the A38, see below
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Reasonable access via Southwell Lane/Wolsey Drive to Lowmoor Road & Penny Emma Way to the A38.
Infrastructure/Contamination Constraints			As a former colliery site there will be contaminated aspects in relation to the development of the site. The site has three recorded mine entries on the site.
Flooding Constraints			Site is within Flood Zone 1. There is a small degree of surface water identified to the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			Adjoins employment land to the south and east and the A38 to the west.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			The site is also identified as a Local Wildlife Site and mitigation measures have been implemented under the provisions of the planning permission.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Anticipated that the is likely to appeal to a more local market with the proposed units in the planning permission being up to 5,000 sq ft..
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirby are within a short distance. Located close to Sutton Parkway Station on the Robin Hood Railway line. The site is well located for bus stops on Lowmoor Road and Southwell Lane.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Site available for development and occupation in the short term.			

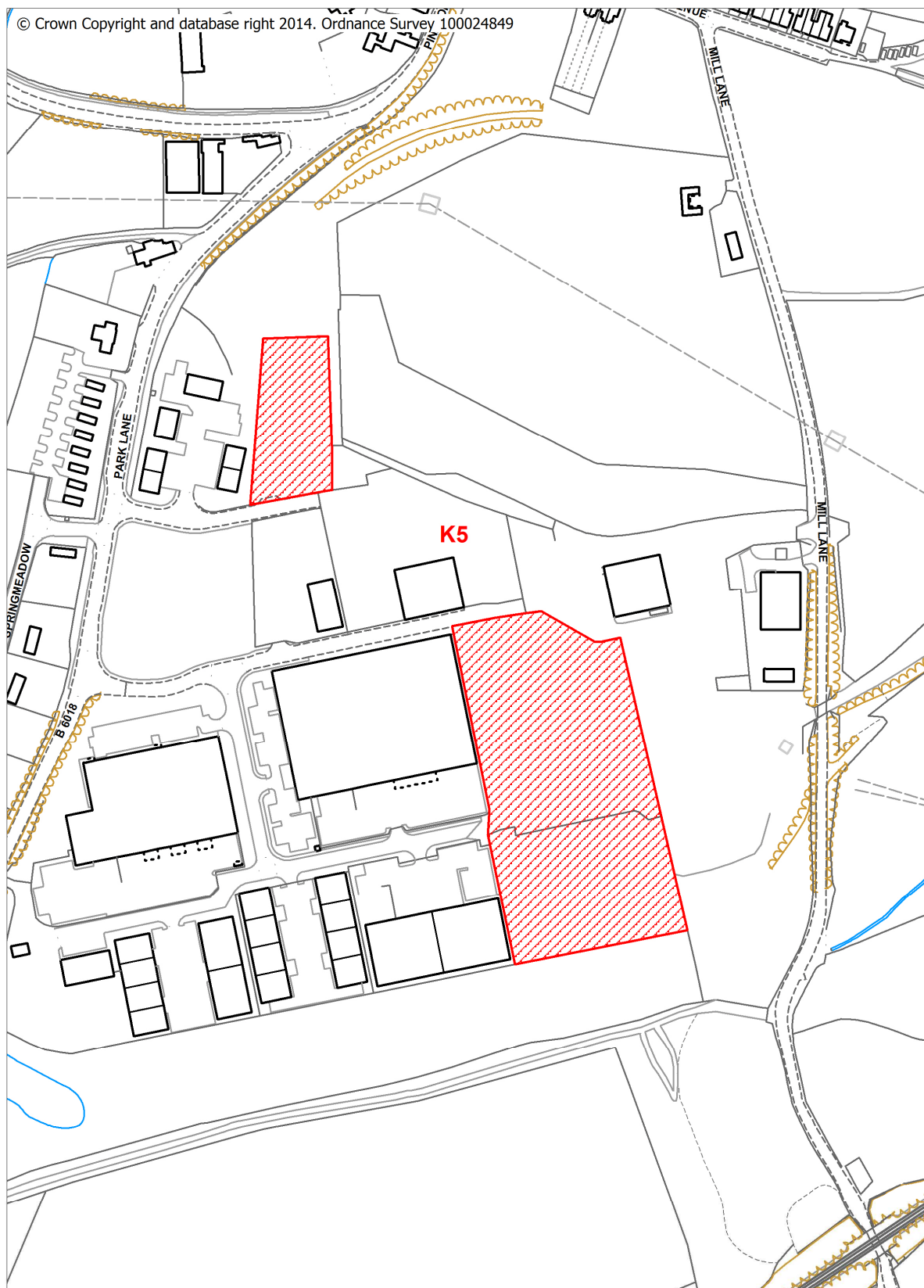
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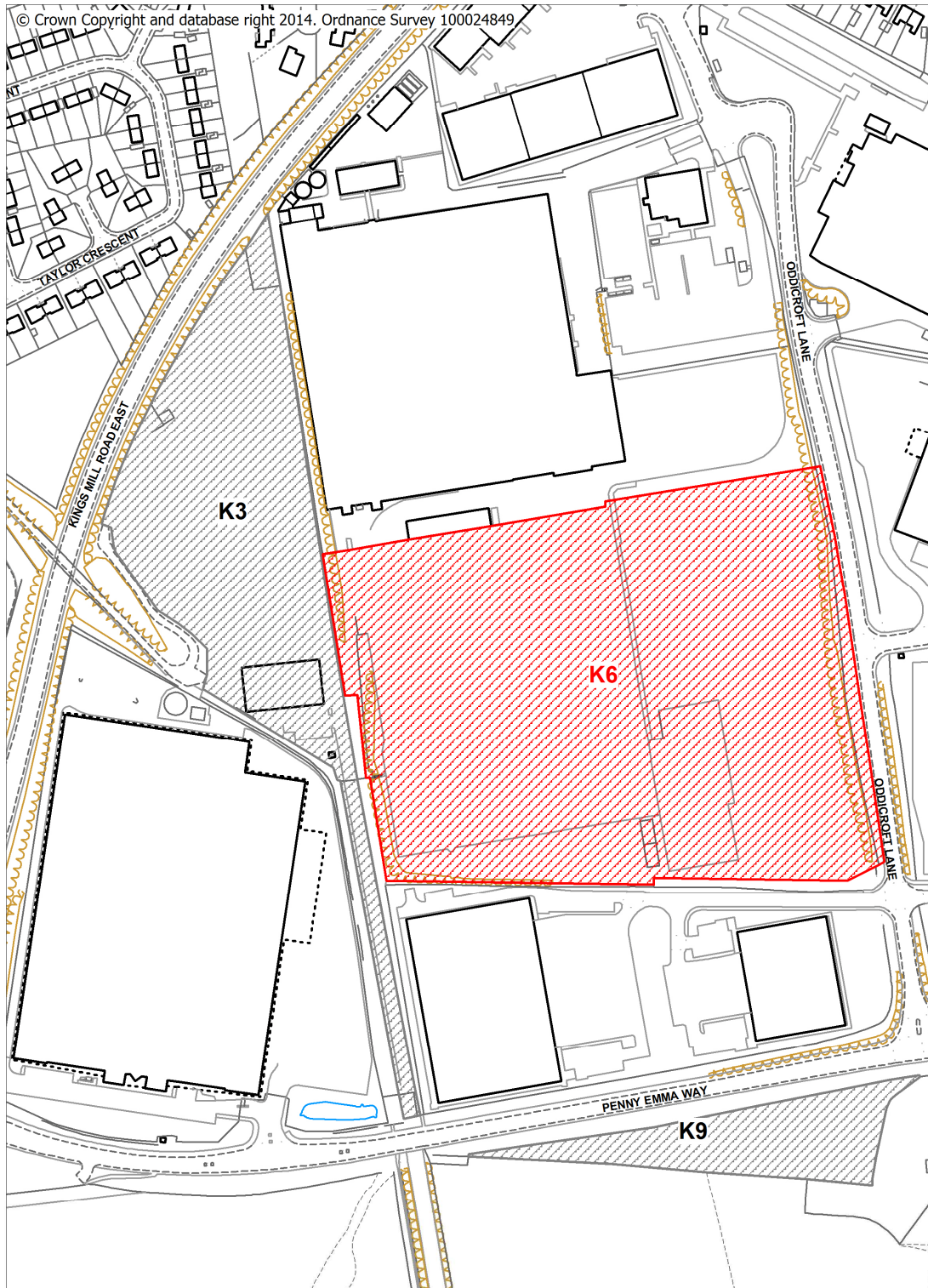
Site: Park Lane Business Park, Park Lane, Kirkby-in-Ashfield.			Ref: K5
Description of Site: Located in the rural area to the south west of Kirkby-in-Ashfield on the site of Bentinck Colliery. The site has seen extensive development for a wide range and size of units. The land represents the remain plots that are available			
Potential employment use: Planning permission has been granted for industrial estate and open storage.			
Area	2.29 ha	Dev Area.	Two areas of land are currently available comprising 1.6 ha & 0.35 ha.
Planning Permission			The site has an implemented planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation EM1Rd. The area of the site was expanded through a planning permission.
Site Characteristics Topography. Size.			Located on a gently sloping site. It is assumed that the site is developable with all necessary reclamation works undertaken.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Located within 4 miles of Junction 28, M1. However, local access is to the A38 is via local roads through Kirkby Cross conservation area or through Pinxton Lane and Pinxton.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			See above.
Infrastructure/Contamination Constraints			A former colliery site the site has seen extensive development.
Flooding Constraints			Site is within Flood Zone 1. There is a small degree of surface water identified to the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The neighbouring uses are employment with the Business Park being surrounded by the countryside.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is extensively developed which reflects its attraction to the market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			It is an established employment area to the south west fringe of Kirkby-in-Ashfield. It has reasonable connections to public transport
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. Well located industrial allocation with current planning permission for development. Plots available for occupations.			



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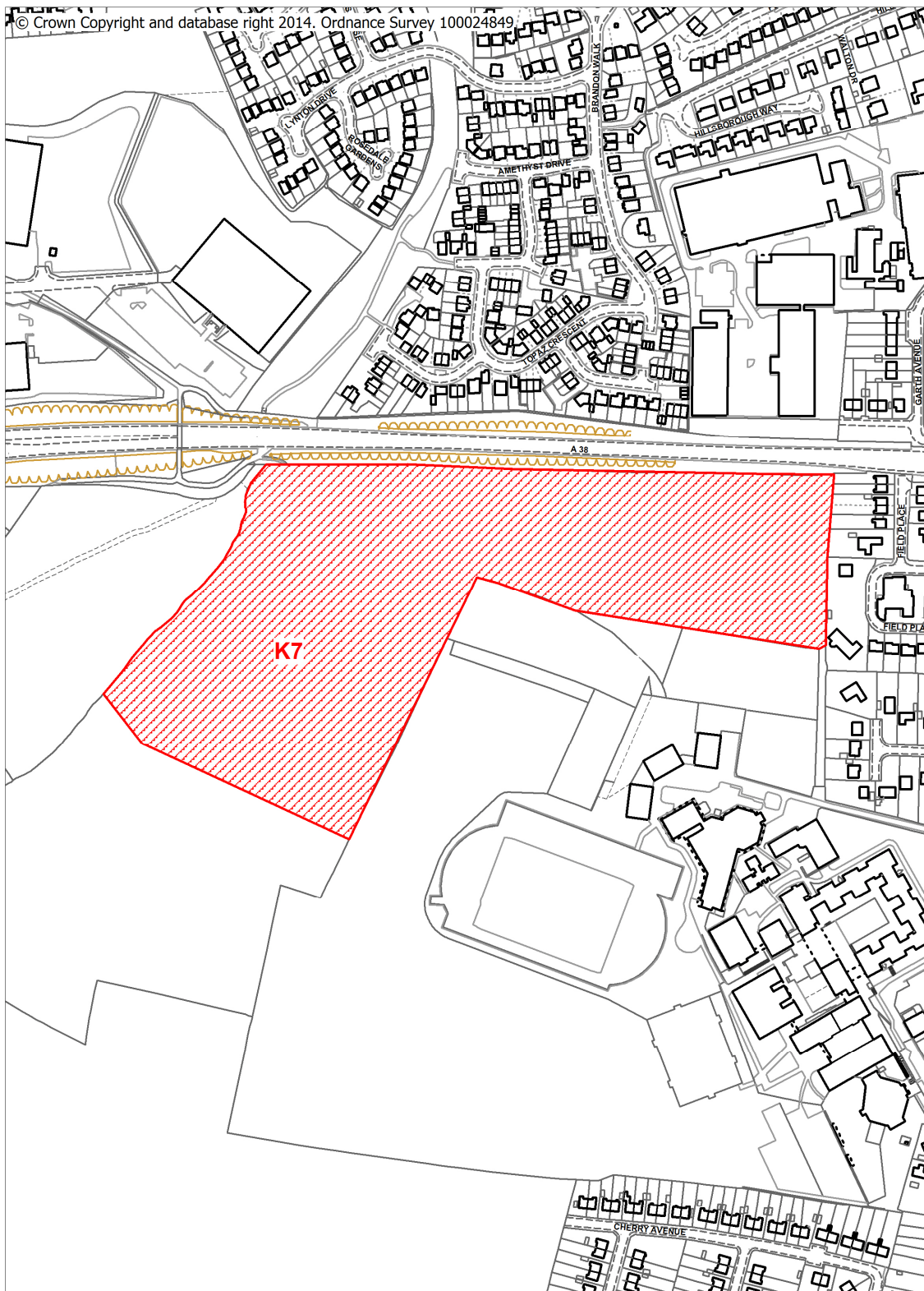
Site: Oddicroft Lane, Kirkby-in-Ashfield. (Gateway 28 Business Park)			Ref: K6
Description of Site: The site is located to the north of Kirkby-in-Ashfield and on the fringe of Sutton in Ashfield. Gateway 28 is a business park with a number of existing industrial units and warehouses.			
Potential employment use: Outline Planning Permission has been granted for the erection of Industrial, Distribution and Warehouse with Office Accommodation (B8).			
Area	5.37 ha	Dev Area.	5.37 ha (Reflects the planning application v/2012/0568).
Planning Permission			The site has outline planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Urban Area as defined by Policy ST2 of the Ashfield Local Plan Review 2002. A S106 contribution has been made for the loss of the recreation area RC3Kw on the site.
Site Characteristics Topography. Size.			The site is relatively flat although there is a slight slope down towards Oddicroft Lane.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Adjacent to the A38 with good access to M1, Junction 28 (approximately 3 mile to the west).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Good local access from Penny Emma Way.
Infrastructure/Contamination Constraints			No issues identified.
Flooding Constraints			Site is within Flood Zone 1. Surface water is identified on the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No known environmental impacts on neighbouring sites.			Is located within a substantially developed business park.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Anticipated that the site would be attractive to the market with planning permission granted for development.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirby are within a short distance. Located close to Sutton Parkway Station on the Robin Hood Railway line. Bus services along Lowmoor Road.
Overall assessment – Good, well located industrial allocation with planning permission for development. Plot available for occupation.			



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Site: Mowlands, land west of Kirkby-in-Ashfield, south of A38, Kirkby in Ashfield.			Ref: K7
Description of Site: The site is located to the west of Kirkby in Ashfield and forms part of a 145 ha mixed use planning application at Mowlands. The business park is proposed to the north of the site adjacent to the A38 to the west of Field Place and Raymond Close.			
Potential employment use: The employment site is identified as being developed significantly for Use Class B1(a) offices but also including some elements of B1(b) research and development and B1(c) light industrial of the Use Classes Order 1987.			
Area	6.0 ha	Dev Area.	Assumed 4.5 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Countryside as Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			The site is relatively flat.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			The Business Park would be located off the A38 Mansfield to Derby Trunk Road and is approximately 3 miles east of Junction 28 of the M1 Motorway. The planning application anticipated that the mixed use site will access onto the A38 and will incorporate a new road from the A38 to Pinxton Lane.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			See above.
Infrastructure/Contamination Constraints			No issues identified.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would be acceptable within a residential area. The Business Park backs onto residential dwellings off Field Place and Raymond Close as well as Ashfield School
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues have been identified directly with the site. However, the site form part of a mixed use development and the access road from the A38 is proposed to run through a Local Wildlife Site. Mitigation measure will be required as part of any development of the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No direct issues identified. However, the wider mixed use development site will form part of the
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The promoter considers that the development would be similar to the Village Office Campus off the A38. This Successful B1 office-led development, positioned between J28 M1 and Mansfield, with direct access to the A38 which includes as occupiers Tarmac, Doosan Babcock, Longcross, Southern Cross Healthcare plc and Rowen Structures. It is anticipated that given its location and the nature of the development proposed the development would be attractive to the market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirby are within a short distance. The site also forms part of a substantial mixed used development. Bus services run along Sutton Road, but is the mixed development proceeds the size of the site is likely to generate bus services through the development.
Overall assessment – Well located development from a market perspective, which could be brought forward if policies change. Potentially available in the short term but is more likely to be available in the medium term.			

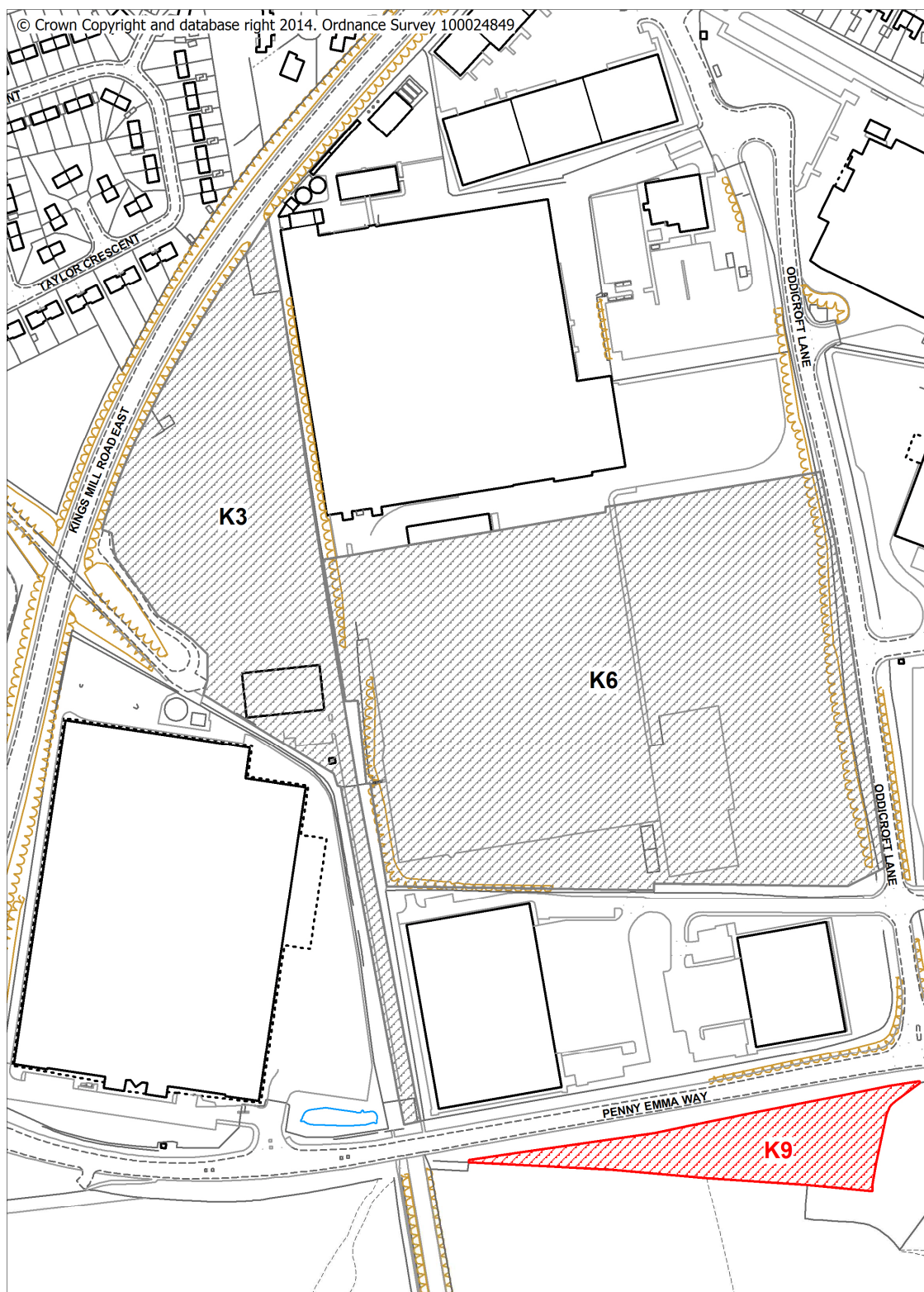


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Site: Bentinck Void Tip Restoration Scheme, Park Lane, Kirkby-in-Ashfield.		Ref: K8
Description of Site: The site for part of the restoration of the Bentinck Void Tip. This includes a small element of offices which are located off Park Lane.		
Potential employment use: The development proposals include a small building on a parcel of land previously occupied by the former tip site offices and weighbridge provide 6 offices for small businesses. Each office would provide sufficient space for up to 5 employees and it is hoped that these offices may assist small local businesses to move to the area and grow for the benefit of the local economy.		
Area		Dev Area.
Planning Permission		Planning permission granted by Nottinghamshire County Council for the restoration of the tip (4/V2012/0096).
Criteria		Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement		Site is located in the Green Belt as set out in Policy EV1 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.		Forms part of a former colliery tip.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.		Access is to the A38 is via local roads through Kirkby Cross conservation area or through Pinxton Lane and Pinxton. Therefore the site is not well located for access to strategic roads.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.		See above.
Infrastructure/Contamination Constraints		Significant restoration works will be required as part of the tip restoration.
Flooding Constraints		The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No known environmental impacts on neighbouring sites.		Forms part of a restoration scheme which has approval for a variety of uses including: equestrian centre, football pitches, golf course, camping ground, fishing pond and landscape/ecology enhancement. Permission includes two wind turbines.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve		Bentinck Void is a Local Wildlife Site with parts of the site to the south being designated as SSSI.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area		No issues identified.
Previous use of site		Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.		The development proposes to provide small offices for up to 5 employees aimed at providing local accommodation for small local businesses within the area.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.		The labour catchment area at Kirby and Selston are within a short distance.
Overall assessment – The small office forms part of a comprehensive redevelopment of the Bentinck Void. As such it is anticipated that they will only be brought forward as an integrated scheme for the restoration. Consequently, the nature of the development comprises with the size of the proposal means that it is not realistic to allocate the site as part of the Local Plan.		

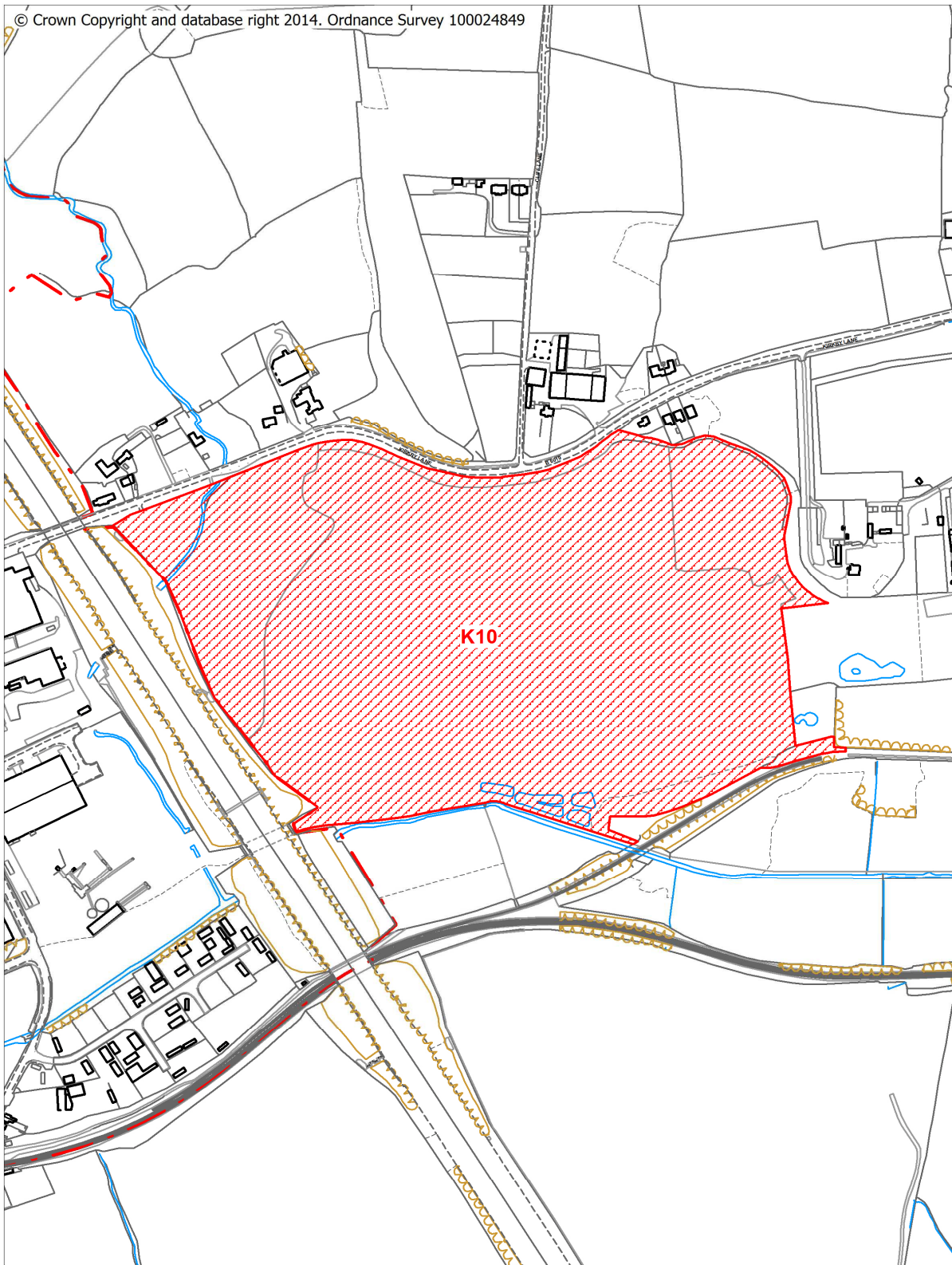
Site: Land off Penny Emma Way, Kirkby Hardwick, Kirkby-in-Ashfield.			Ref: K9
Description of Site: The site is located to the north of Kirkby-in-Ashfield off Penny Emma Way to the west of Kirkby Hardwick.			
Potential employment use: Proposed as being suitable for employment use. The size and characteristics of the site means that it would only be suitable for small scale units.			
Area	0.6 ha	Dev Area.	Assumed 0.51 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Under the Ashfield Local Plan Review 2002 the site is identified as: <ul style="list-style-type: none"> • Countryside under Policy EV2, • An Open Area in Policy RC2. In both cases there is a presumption against development other than in specific circumstances.
Site Characteristics Topography. Size.			The site is relatively flat but is a small triangular shaped site.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Site is located off Penny Emma Way which provides access to the A38 with good access to M1, Junction 28 (approximately 3 mile to the west).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Local access from Penny Emma Way.
Infrastructure/Contamination Constraints			No issues identified but the site is within a 250m buffer around a landfill site.
Flooding Constraints			Site is within Flood Zone 1. Surface water is identified on the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located adjacent to the small hamlet of Kirkby Hardwick. It forms part of a substantial area of green space defined in the Ashfield Local Plan Review as an open area which acts as an important open break.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			There are a number of locally listed buildings at Kirkby Hardwick adjacent to the site.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Given the nature of the site it will be difficult to development and is therefore not anticipated to be attractive to developers.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirby are within a short distance. Located close to Sutton Parkway Station on the Robin Hood Railway line. Bus services along Lowmoor Road.
Overall assessment – The site is located in an area where it is regarded as an important open break. It is adjacent to the hamlet of Kirkby Hardwick where Penny Emma Way is a physical feature that separates the area of employment development to the north. Taken with the size and shape of the site it is considered that the site is not suitable for employment purposes.			



Not to Scale

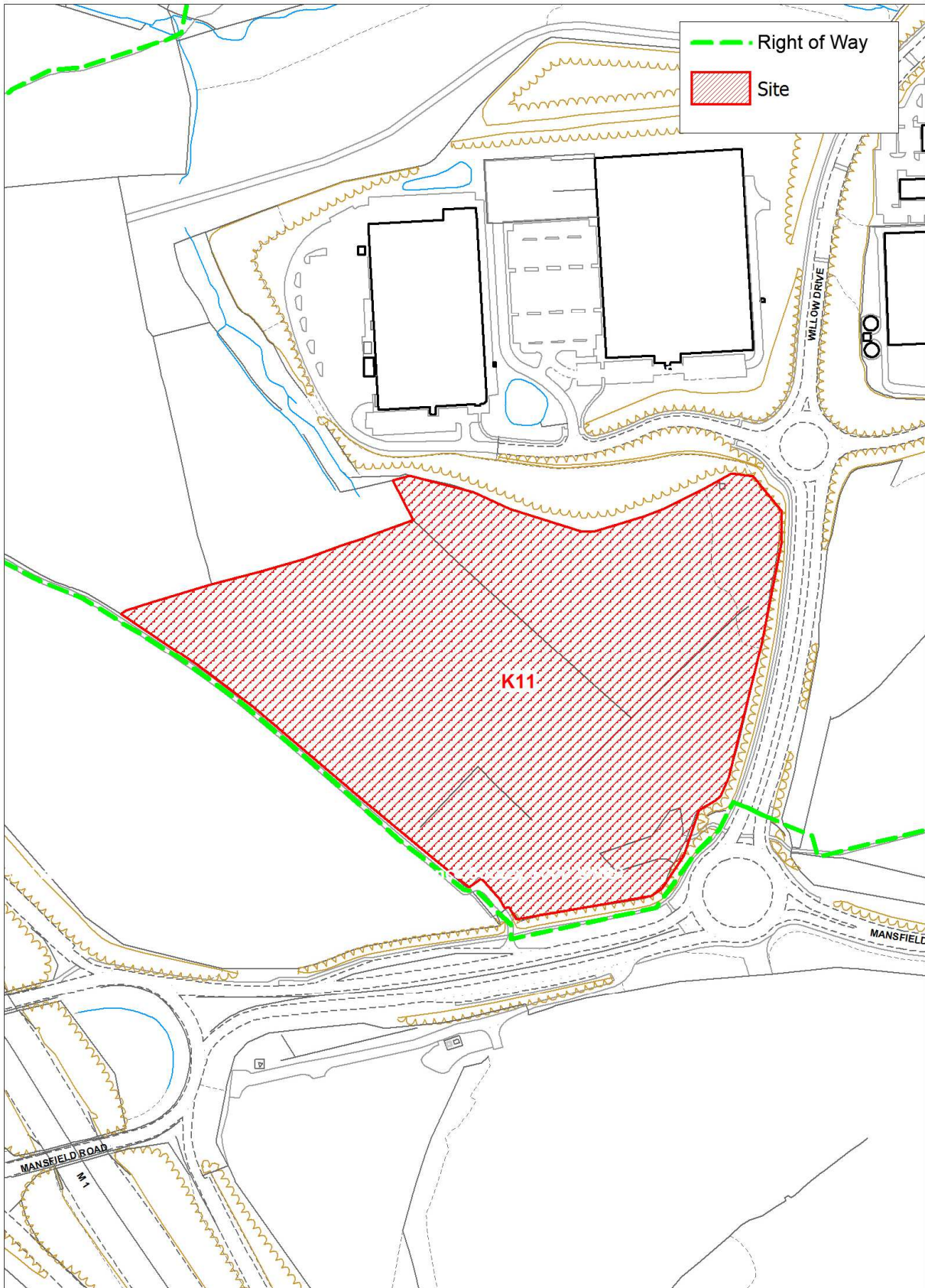
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Site: Land off Kirkby Lane/ Pinxton Green, Kirkby-in-Ashfield (Former Langton Colliery)			Ref: K10
Description of Site: The site is located in the countryside off Kirkby Lane/Pinxton Green near to the settlement of Pinxton. The site comprises the former spoil heap to Langton Colliery.			
Potential employment use: The employment site is identified as being developed significantly for Use Class B1(a) offices but also including some elements of B1(b) research and development and B1(c) light industrial of the Use Classes Order 1987.			
Area	Approx 24 ha	Dev Area.	
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Countryside as set out in Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Located within 4 miles of Junction 28 of the M1, However, the site has limited access to the A38 and Junction M1 either through the residential areas of Pinxton or alternatively Kirkby in Ashfield..
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			The site is located off Kirkby Lane/Pinxton Green with access to the A38 through urban areas of Pinxton or Kirkby in Ashfield.
Infrastructure/Contamination Constraints			The Reclamation Strategy for the site (4/2007/0904 requires that the land is restored so that it does not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990. There is an issue whether the necessary infrastructure would be in place to serve an employment area of any significant size.
Flooding Constraints			Most of the site is within Flood Zone 1. A narrow strip of land adjacent to the River Erewash is identified as being in Flood Zone 2.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located in open countryside abuts to Langton Hall to the eastern boundary
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			Local Wildlife Site adjoin the southern and south eastern boundary of the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Langton Hall adjacent to the site is on Nottinghamshire County Council HER and the outbuildings & farm buildings are identified on the local list.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is of moderate quality as access to the strategic road network is limited
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at Kirby and Selston are within a short distance.
Overall assessment – The site is located in the open countryside with limited access to strategic roads. In this context it is not considered that this should be taken forward as a potential employment site.			



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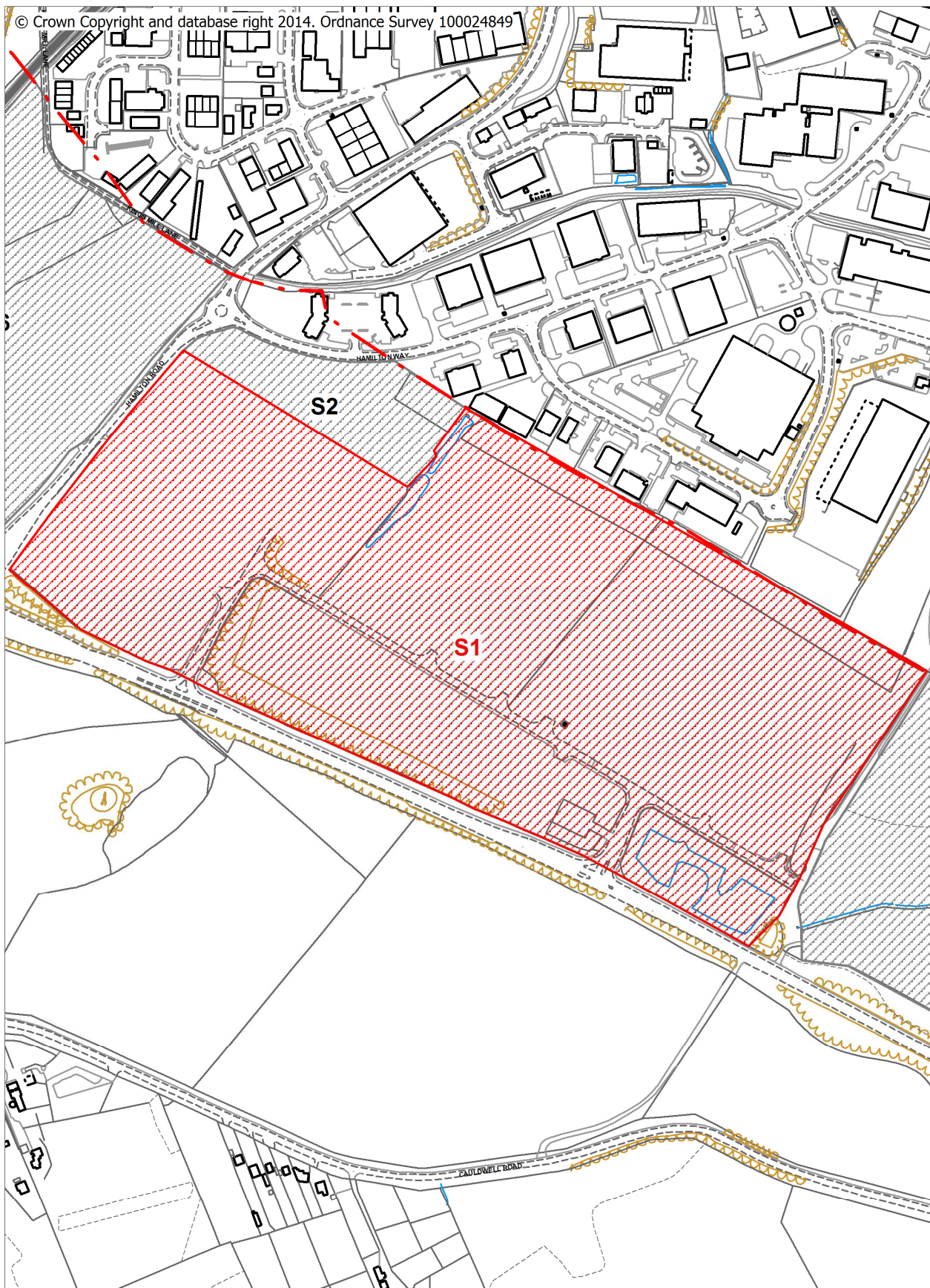
Site: Land off A608, Mansfield Road, Annesley.			Ref: K11
Description of Site: The site currently consist of farmland located on the junction A608 and the access Road (Willow Drive) into Sherwood Business Park			
Potential employment use: Anticipated that the site could provide a mix of B1, B2 and B8 uses under the Town & Country Planning (Use Classes) Order 1987 as amended.			
Area	Approx. 8.52 ha	Dev Area.	Approx. 6.95 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Green Belt as set out in Policy EV1 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			The site is arable farmland with hedgerows, some hedgerow trees and areas of tree planting. Electricity lines on timber poles cross the southern part of the site and there is a small telecommunications mast at the northern corner. The site is relatively level over the southern part but slopes down towards the northern boundary. Post and rail fencing forms the eastern boundary to the site. The landscape surrounding the site consists of the strategic road network of the M1, the A608 and the infrastructure roads for the Sherwood Business Park. Sherwood Business Park is to the north and east. To the south of the A608 is arable farmland with hedgerows, woodland plantations and trees which comprise the setting for Annesley Hall and Park. The topography slopes down to the M1 and the undulating landscape towards Bagthorpe. The land rises in the north towards Huthwaite.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			The site is located close to Junction 27 of the M1.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access to Junction 27 is anticipated by the landowners to be off the A608 where there is currently an access of a layby for farm vehicles. The access to the site would need to be verified by the Highway Authority.
Infrastructure/Contamination Constraints			No issues have been identified.
Flooding Constraints			The site is within Flood Zone 1. A small area of surface water is identified on the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			Sherwood Business Park is located to the north east of the site. Land to the west is farmland.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			Local Wildlife Site adjoin the northern boundary of the site. Davis's Bottom Grassland "A grassland with a notable species assemblage".
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues have been identified
Previous use of site			Greenfield.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Sherwood Park is one of the Regions premier business parks with leading-edge manufacturing facilities, call centres and mixed occupancy offices. It has been occupied by many well known companies such as Rolls Royce, Prolog, Pendragon, Eon, Zeppelin and L'Oréal. It is anticipated to be attractive location for the market place.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at Kirkby-in-Ashfield is within a short distance
Overall assessment – The site is located in the open countryside and the Green Belt. It would be necessary to demonstrate that there are exceptional circumstances for the site to be considered for employment purposes and taken out of the Green Belt.			



Not to Scale

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Site: Summit Park , North Sherwood Way, Sutton in Ashfield			Ref: S1
Description of Site: Located immediately to the south west of the established Oakham Business Park. The site is bound to the Business Park to the north east, the MARR to the south and countryside to the south east. The site has a good frontage onto the MARR and good access to the A38 and in turn Junction 28 of the M1. Extensive infrastructure and servicing is already in place.			
Potential employment use: The employment site is identified as being suitable for a wide range of users from small local firms and large manufactures to national logistics providers.			
Area	25.98 ha	Dev Area.	Assumed 19.48 ha
Planning Permission			Planning Permission has been granted for the business park.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is an employment allocation under Policy EM1Re South West Oakham Business Park of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			The site is a greenfield site which has a gently slope from the north west where the height of buildings is more sensitive..
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			The site directly accesses onto the MARR route which provides good access to A38 and Junction 28 of the M1 as well as providing a link to the south and west.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			See above.
Infrastructure/Contamination Constraints			The former railway cutting located approximately 150 metres to the north west of the site has been filled. No other constraints have been identified.
Flooding Constraints			The site is within Flood Zone 1. The Groundwater Vulnerability data shows the majority of the site in question to be classed as a major aquifer of high vulnerability. Water is shown to issue from the ground at the centre/east of the allocation and at the southern tip of the site. Drainage systems will need to take these factors into account. In terms of surface water drainage a surface water balancing facility will be required to provide storm water storage.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would relate to other development in the area on Oakham Business Park.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified. However any scheme needs to be designed to avoid any adverse effect on local watercourses and particularly the Cuthill Brook where white clawed crayfish have been identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR and overlooks the site. Maintaining views of the Ancient Monument through the allocation site will be an important feature of subsequent layouts.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			It provides a good quality site with excellent frontage to the MARR forming an extension to the South West Oakham Business Park. The site has been development in terms of the infrastructure to provide a prestigious employment site.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Mansfield are within a short distance.
Overall assessment – Allocated employment site with planning permission and services and infrastructure provided on site. It provides a prestigious development site which is anticipated to appeal to both a regional and local market. Immediately available.			

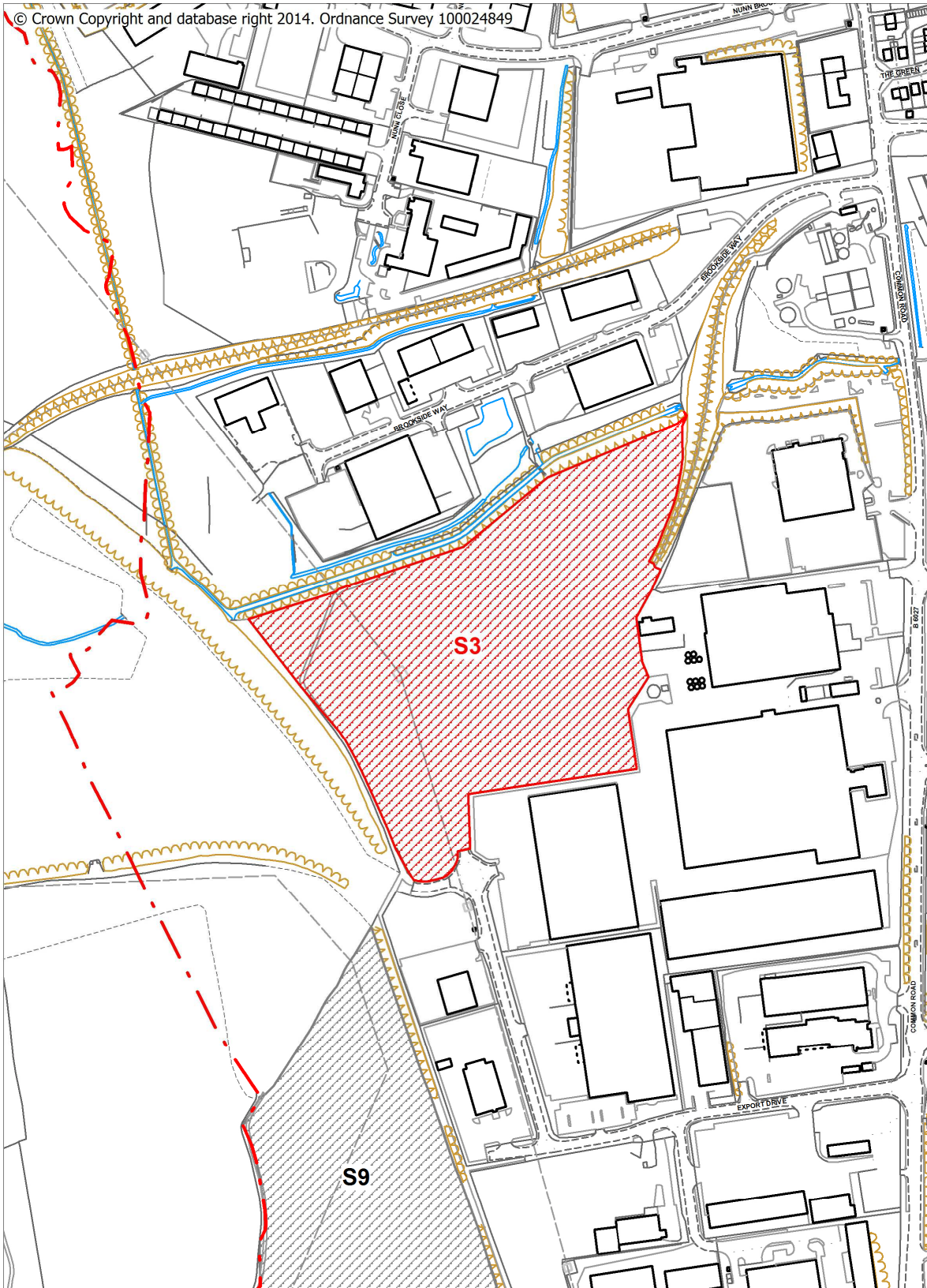


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Site: South West Oakham, Hamilton Road, Sutton in Ashfield			Ref: S2
Description of Site: Located immediately to the north west of the South West Oakham Allocation off Hamilton Road/Hamilton Way. The site is bound to the south by Summit Park and fronts onto Hamilton Way. The site has a good access to the MARR and the A38.			
Potential employment use: The employment site is identified as being suitable for a wide range of users from small local firms and large manufactures to national logistics providers.			
Area	1.79 ha	Dev Area.	Assumed 1.52 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is an employment allocation under Policy EM1Re South West Oakham Business Park of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			The site is a greenfield site located to the north west of the allocation where the height of buildings is more sensitive.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			The site has good access to the MARR route which provides good access to A38 and Junction 28 of the M1 as well as providing a link to the south and west.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			The site is anticipated to access onto Hamilton Way.
Infrastructure/Contamination Constraints			The former railway cutting located approximately 150 metres to the north west of the site has been filled. No other constraints have been identified.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would relate to other development in the area on Oakham Business Park.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified. However any scheme needs to be designed to avoid any adverse effect on local watercourses and particularly the Cuthill Brook where white clawed crayfish have been identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			It provides a relatively small development area forming an extension to the South West Oakham Business Park.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Mansfield are within a short distance.
Overall assessment – Relatively small site forming part of the South Waste Oakham employment allocation. It is likely to provide a potential development site for a local market. Immediately available.			

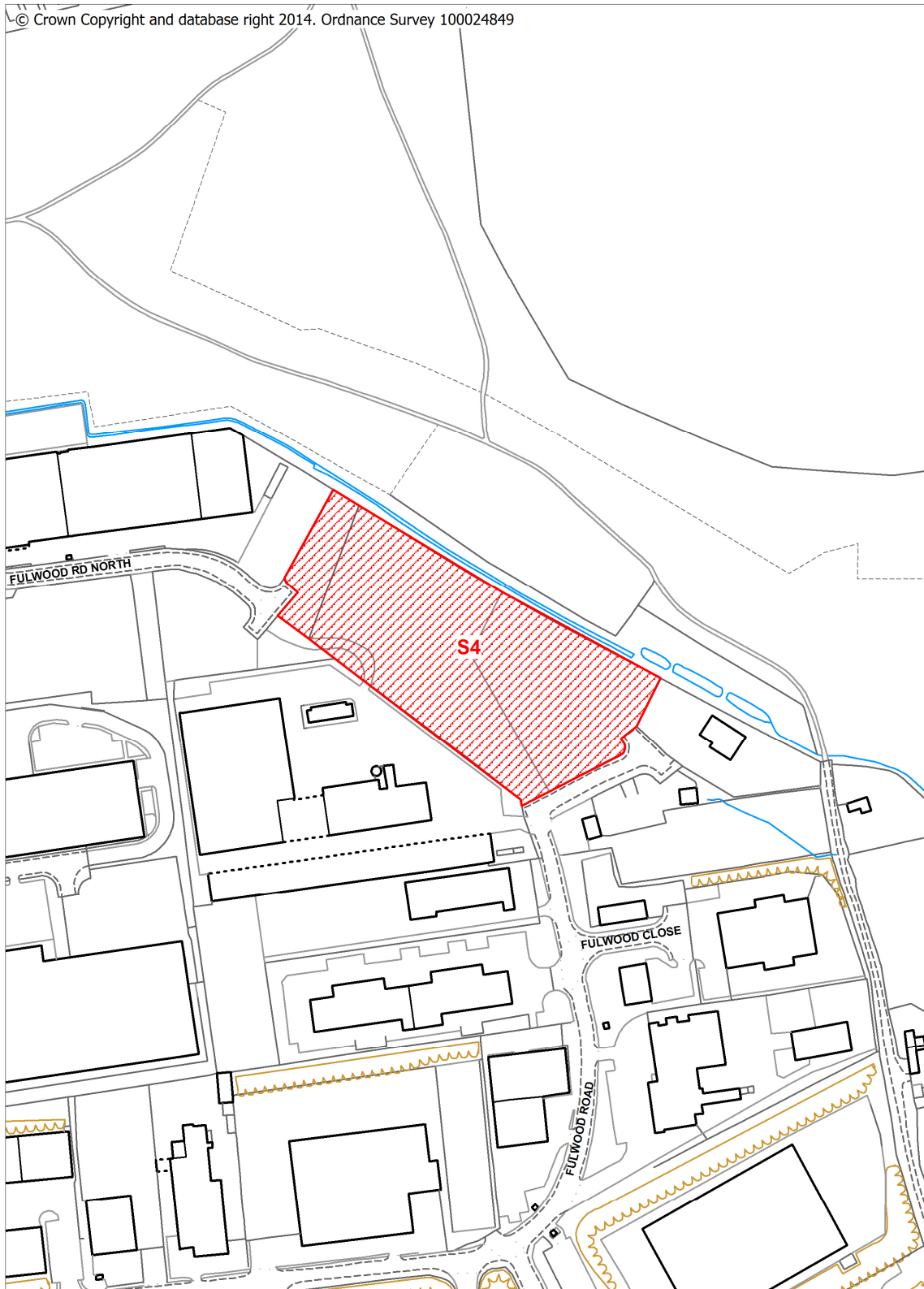
Site: West of Fulwood Road, Huthwaite, Sutton in Ashfield.			Ref: S3
Description of Site: Located on an established industrial estate to the south west of Sutton in Ashfield. Access is from Export Drive, and Common Road (B6027). The site is well located for the Junction 28 of the M1, however it lack prominence. Extensive area allocated in the Ashfield Local Plan Review, 2002 have been developed.			
Potential employment use: The employment site is identified as being suitable for a wide range of users within B Space of the Town & Country Planning Use Class Order. Suitable for light industrial, general industrial and small scale warehousing.			
Area	7.2 ha	Dev Area.	4.8 ha
Planning Permission		Planning permission has been granted for employment use. A Reserve matters application was submitted in 2008 for the development of the remaining area of the allocation.	
Criteria		Comments	
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement		The site is an employment allocation under Policy EM1Sb West of Fulwood in the Ashfield Local Plan Review 2002.	
Site Characteristics Topography. Size.		Brown field site forming part an extensive industrial area. The remaining area of the site has a significant hill down toward the Nunn Brook	
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.		Close to the A38 with good access to M1, Junction 28 (approximately 1 mile to the west) but the site lacks prominence.	
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.		Access onto Export Drive and the A38	
Infrastructure/Contamination Constraints		No issues identified	
Flooding Constraints		The site is within Flood Zone 1.	
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.		The proposed uses would relate to other development in the area.	
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve		The existing allocation is adjacent to a Local Wild Life Site.	
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area		No issues identified.	
Previous use of site		Brownfield	
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.		Established industrial area which has seen significant development in the past. Substantial part of the site off Export drive has been developed. The remainder of the site lacks a high profile.	
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.		The labour catchment area at both Sutton and Kirkby are within a short distance	
Overall assessment – The site is allocated employment site which has planning permission. It forms an extension to an established industrial area. A number of plots have been occupied and it has relatively good access to the A38 and M1 but the site lacks prominence. Immediately available.			



Not to Scale

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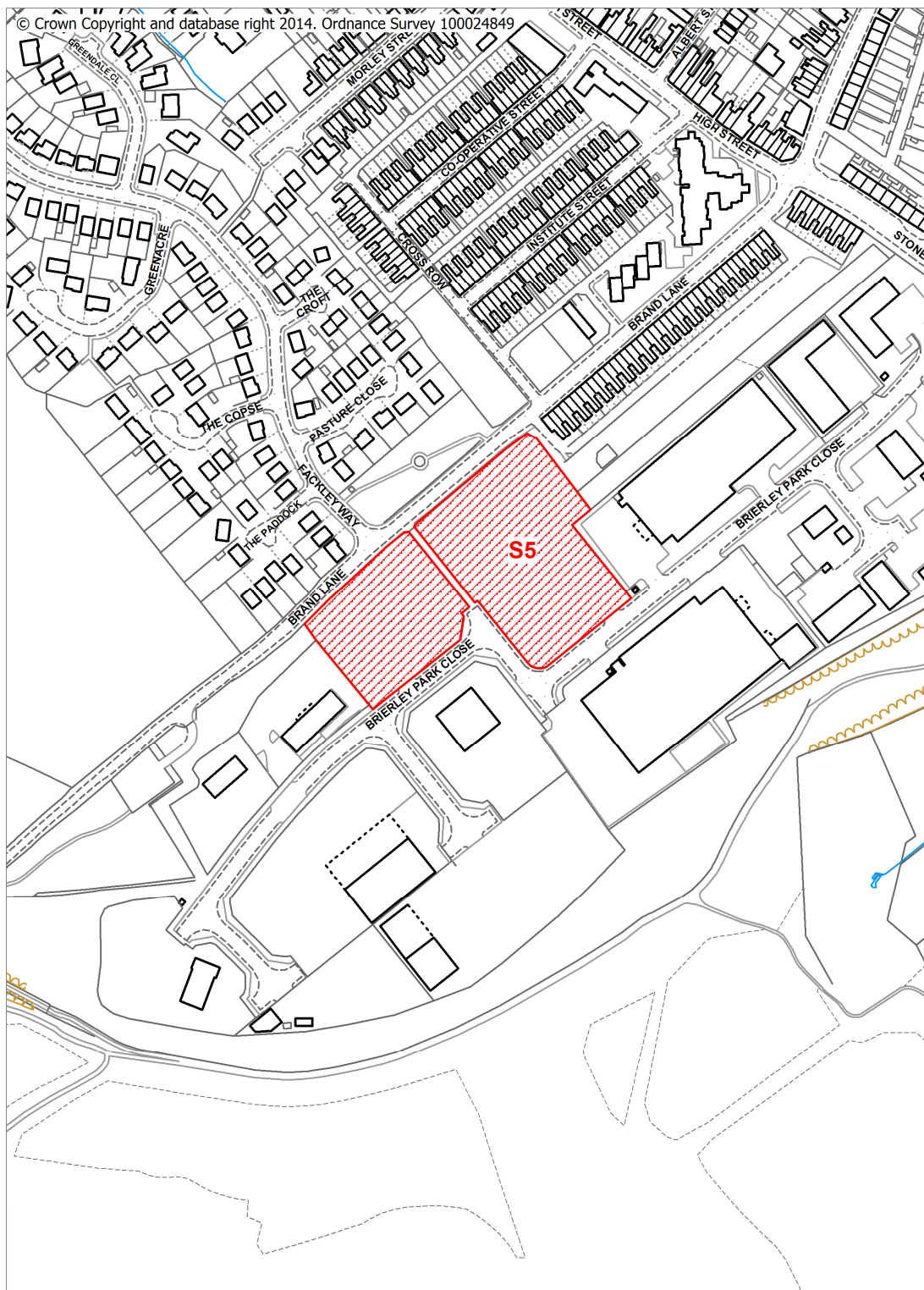
Site: Fulwood Road North, Huthwaite, Sutton in Ashfield.			Ref: S4
Description of Site: Located on an established industrial estate to the south west of Sutton in Ashfield. Undeveloped Site. Forms part of larger Industrial Estate which is largely utilized for general industrial uses.			
Potential employment use: The employment site is identified as being suitable for a wide range of users within B Space of the Town & Country Planning Use Class Order. Suitable for light industrial, general industrial and small scale warehousing.			
Area	1.6ha	Dev Area.	Assumed 1.36 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is an employment allocation under Policy EM1Sf Fulwood Road North in the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			Brown field site forming part an extensive industrial area.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Access limited to A38 from local estate roads and Common Road (B607).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access to the site is via Fulwood Road North and Fulwood Road South and the B6027 Common Road.
Infrastructure/Contamination Constraints			No issues identified.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would relate to other development in the area. The north eastern boundary is formed by an area of open space.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			A Local Wildlife Site is located to the east of the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Established industrial area but within an area of aging industrial units. The site lacks prominence and is likely to only appeal to a local market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirkby are within a short distance.
Overall assessment – The site forms part of an established employment area however its lack of prominence means that is only likely to appeal to a local market.			



Scale: 1 to 5000

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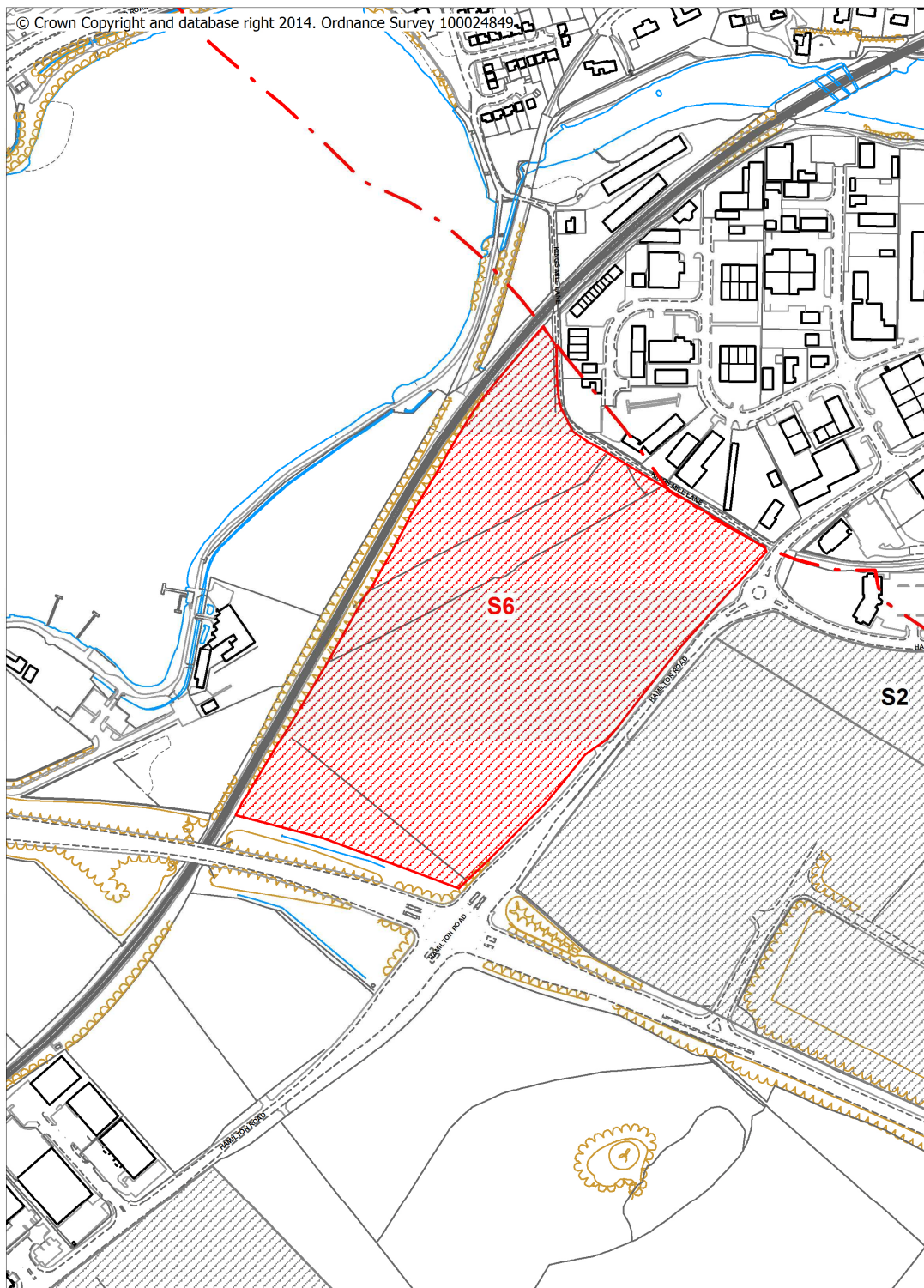
Site: Brierley Industrial Park, Brierley Park Close, Stanton Hill, Sutton in Ashfield.			Ref: S5
Description of Site: Form part of an established industrial area constructed on the former Sutton Colliery. The site has been substantially developed with modern industrial units. The plots represent the remaining land available.			
Potential employment use: The employment site is identified as being suitable for a wide range of users within B Space of the Town & Country Planning Use Class Order. Suitable for light industrial, and general industrial.			
Area	1.2 ha	Dev Area.	1.2 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The sites form part of an employment allocation under Policy EM1Sn Brierley Industrial Park in the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			Brown field site forming part an established industrial area.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Situated in Stanton Hill, approximately 1 mile to the north east of Sutton in Ashfield town centre. The site has poor access to the major road network through the urban area or alternatively rural roads to the north.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access is along local roads and through the town centre or rural roads to the north.
Infrastructure/Contamination Constraints			No issues identified. Land was subject to reclamation measures to remove subs surface structures and remediate any contaminants on the site.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			Part of the site is adjacent to residential units on Brand Lane. The site is also adjacent to the former Sutton Colliery Spoil heap which has been restored and forms part of Brierly Forest Park.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site has been substantially developed with limited plots remaining. Anticipated that the estate serves a local demand.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Stanton Hill are within a short distance.
Overall assessment – The site forms part of an established employment area however its location means that it is only likely to appeal to a local market. Immediately available.			



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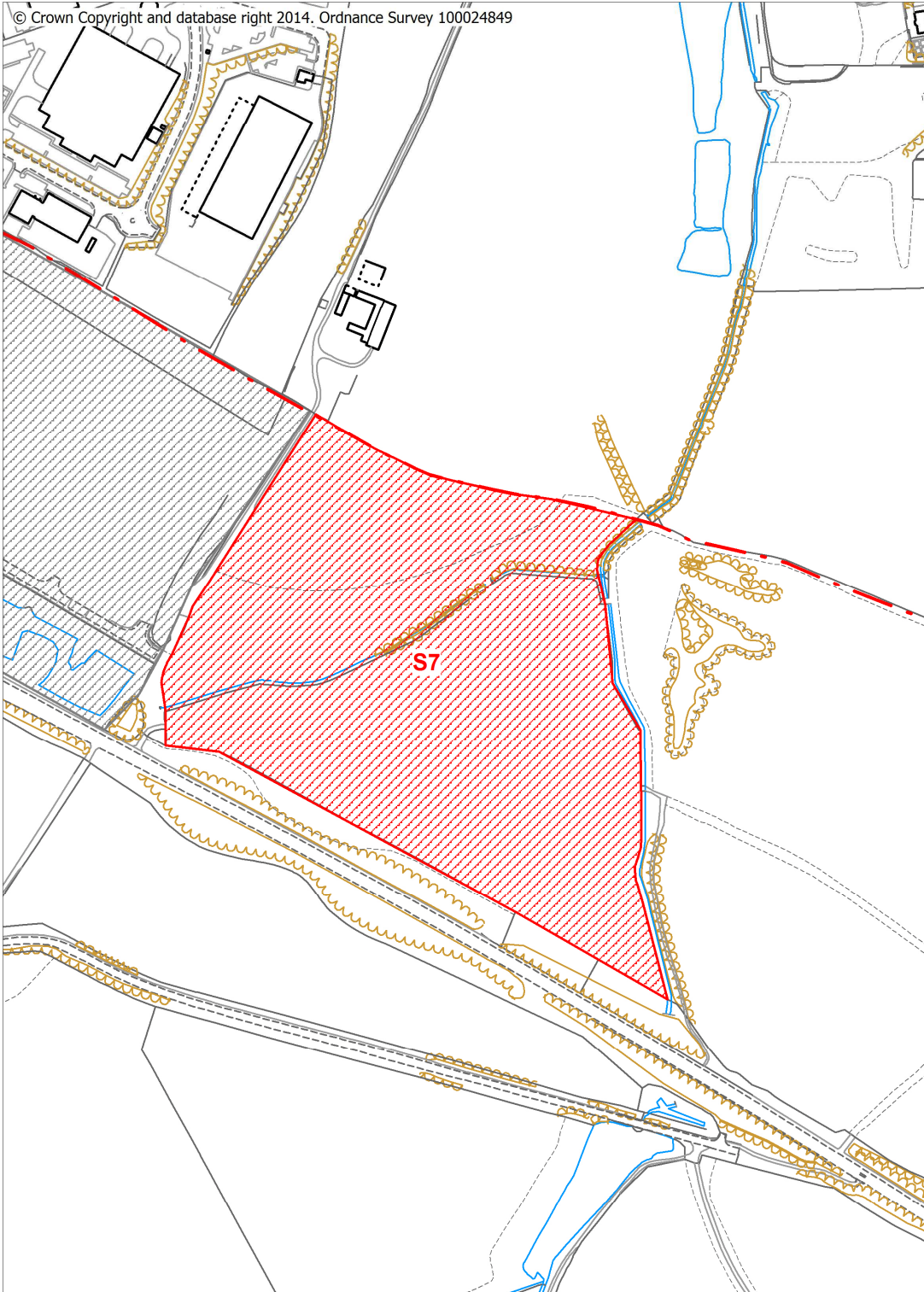
Site: Land off Hamilton Road adjacent to Hermitage Way Industrial Estate, Sutton in Ashfield			Ref: S6
Description of Site: Located immediately to the south west of the established Hermitage Way Industrial Estate. The site is bound to the Industrial Estate to the north east, the MARR to the south and Robin Hood Railway Line/Kings Mill Reservoir to the east.. The site has a good frontage to Hamilton Road and good access to the A38 and in turn Junction 28 of the M1.			
Potential employment use: The employment site is identified as being suitable for a wide range of users within B1, B2 and B8 of the Town & Country Planning Use Class Order (as amended).			
Area	9.9 ha	Dev Area.	Assumed 7.4 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is identified as Countryside under Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			A greenfield site where the land rises from the south east towards Kings Mill Lane.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			The site is anticipate to have access onto Hamilton Road which provides direct access onto the MARR route linking into the A38 as well as providing a link to the south and west.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			See above.
Infrastructure/Contamination Constraints			The former railway cutting located on the site has been filled. A Waste Disposal Licence (Ref: 4/78/078/55NW) was issued to Nottinghamshire County Council in 1979 for the disposal of incinerator residual; inert construction industry waste (for covering and for the roads). The remainder of the former railway cutting to the east of the licence area has been filled without being subject to a waste management licence. No information is available with respect to the fill material or date."
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would relate to other development in the area on Hermitage Way Industrial Estate where there are potential benefits from infrastructure. However, there are sensitive uses to the east of the site (see environment constraints).
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			The site is close to Kings Mill Reservoir which is a Local Wildlife Site and designated as a Local Nature Reserve. However, the Robin Hood Railway Line lies between the site and the Nature Reserve.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR and overlooks the site.
Previous use of site			Greenfield but with some fill to the former railway line.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			It has the potential to provide a good quality employment site off the MARR route.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Mansfield are within a short distance
Overall assessment – The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, there are potential issues in relation to the Kings Mill Reservoir Nature Reserve and Local Wildlife Site located to the east of the site. Anticipate that it could be available in the period up to 5 years.			



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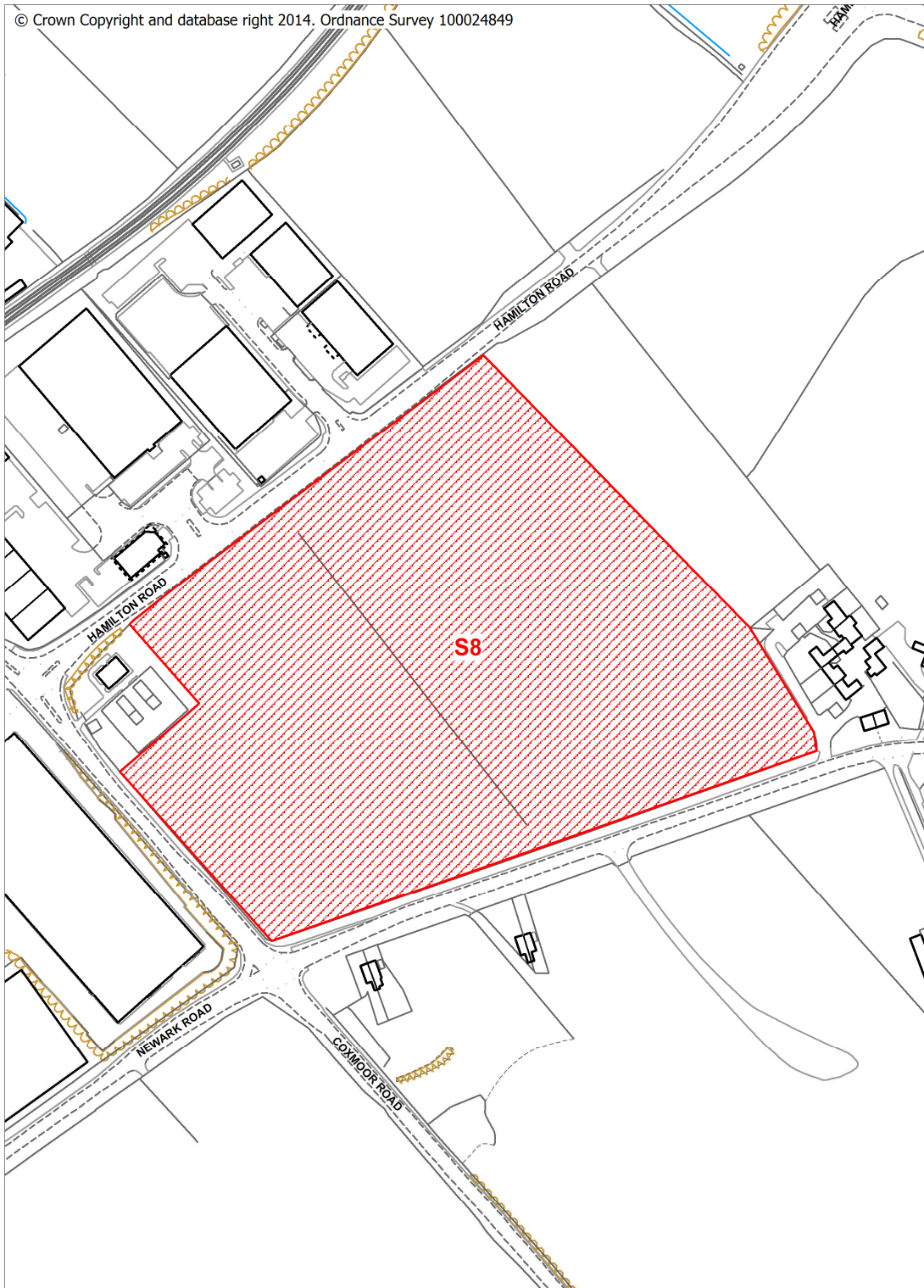
Site: Land adjacent to Cauldwell Wood, North Sherwood Way, Sutton in Ashfield.			Ref: S7
Description of Site: The site is located to between Summit Park and Cauldwell Wood off the MARR (North Sherwood Way).			
Potential employment use: The employment site is identified as being suitable for a wide range of users within B1, B2 and B8 of the Town & Country Planning Use Class Order (as amended).			
Area	13.8 ha	Dev Area.	Assumed 10.3 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is identified as Countryside under Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			A greenfield site where the site has significant undulations which may require works to cut and fill to provide a level site.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			If access can be achieved to the MARR route it will linking into the A38 as well as providing a link to the south and west.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access would appear to be required directly onto the MARR. This will require discussions with the Highway Authority to establish whether this is possible.
Infrastructure/Contamination Constraints			No issues have been identified.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			While the site would be adjacent to Summit Park an employment allocation to the north west where there are potential benefits from infrastructure. To the east is Cauldwell Wood. To the north is agricultural land, which has been put forward as part of Mansfield SHLAA for residential uses. However, under Mansfield's Local Plan 1998 the land is identified as a Green Wedge and the SHLAA assesses the site as not considered to be suitable for development.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			The Cauldwell Brook on the boundary is identifies as a Local Wildlife Site in relation to its zoological importance. A population of white clawed crayfish has been identified in the Cauldwell Brook. A tributary watercourse flows through the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Hamilton Hill an Ancient Monument is situated to the south west just beyond the MARR and overlooks the site.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			It has the potential to provide a good quality employment site off the MARR route if access can be achieved.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Mansfield are within a short distance
Overall assessment – The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, it is anticipated that there could be potential issues in relation to accessing the site. Is access can be resolved, the site could be available in the period up to 5 years.			



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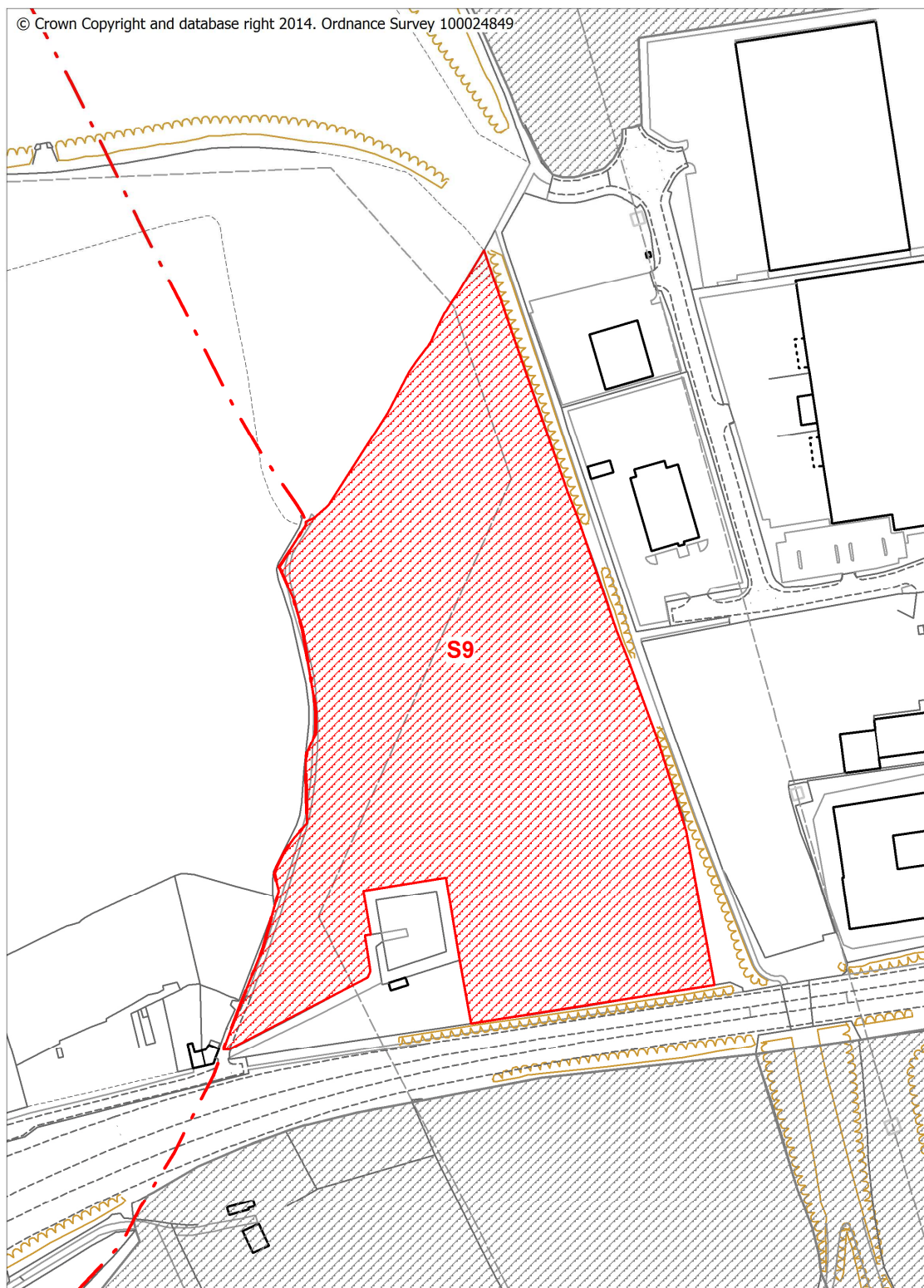
Site: Land off Hamilton Road/Coxmoor Road, Sutton in Ashfield			Ref: S8
Description of Site: The site is located on the junction of Hamilton Road and Coxmoor Road, Sutton in Ashfield. Established industrial areas are located to the north and west of the site.			
Potential employment use: The employment site is identified as being suitable for a range of users within B1, B2 and B8 of the Town & Country Planning Use Class Order (as amended).			
Area	6.0 ha	Dev Area.	Assumed 4.5 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is identified as Countryside under Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			A greenfield site where the site slopes down from Cauldwell Road towards Hamilton Road.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			If access can be achieved to the MARR route it will linking into the A38 as well as providing a link to the south and west.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access is anticipated from Hamilton Road with good access onto the MARR.
Infrastructure/Contamination Constraints			No issues have been identified. However, it is located within the 250m buffer zone of a landfill site.
Flooding Constraints			The site is within Flood Zone 1. A small area of the site is subject to surface water flooding.
Compatible neighbour uses Adjoining residential /sensitive uses. No known environmental impacts on neighbouring sites.			The site is located in the countryside but established industrial areas are located to the north and west of the site.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			A Local Wildlife Site is located close to the site and is identified as a remnant acid grassland on an isolated hill.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Hamilton Hill an Ancient Monument is situated adjacent to the site.
Previous use of site			Greenfield used for agriculture.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			It has the potential to provide a good quality employment site with access to the MARR. However, it does not have the prominent location of sites directly onto the MARR.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at Sutton is within a short distance.
Overall assessment – The site could be suitable if policy changes and is anticipated to provide a good quality employment site. However, it does not have the prominent location of sites directly onto the MARR. Anticipate that the site it could be available in the short term.			



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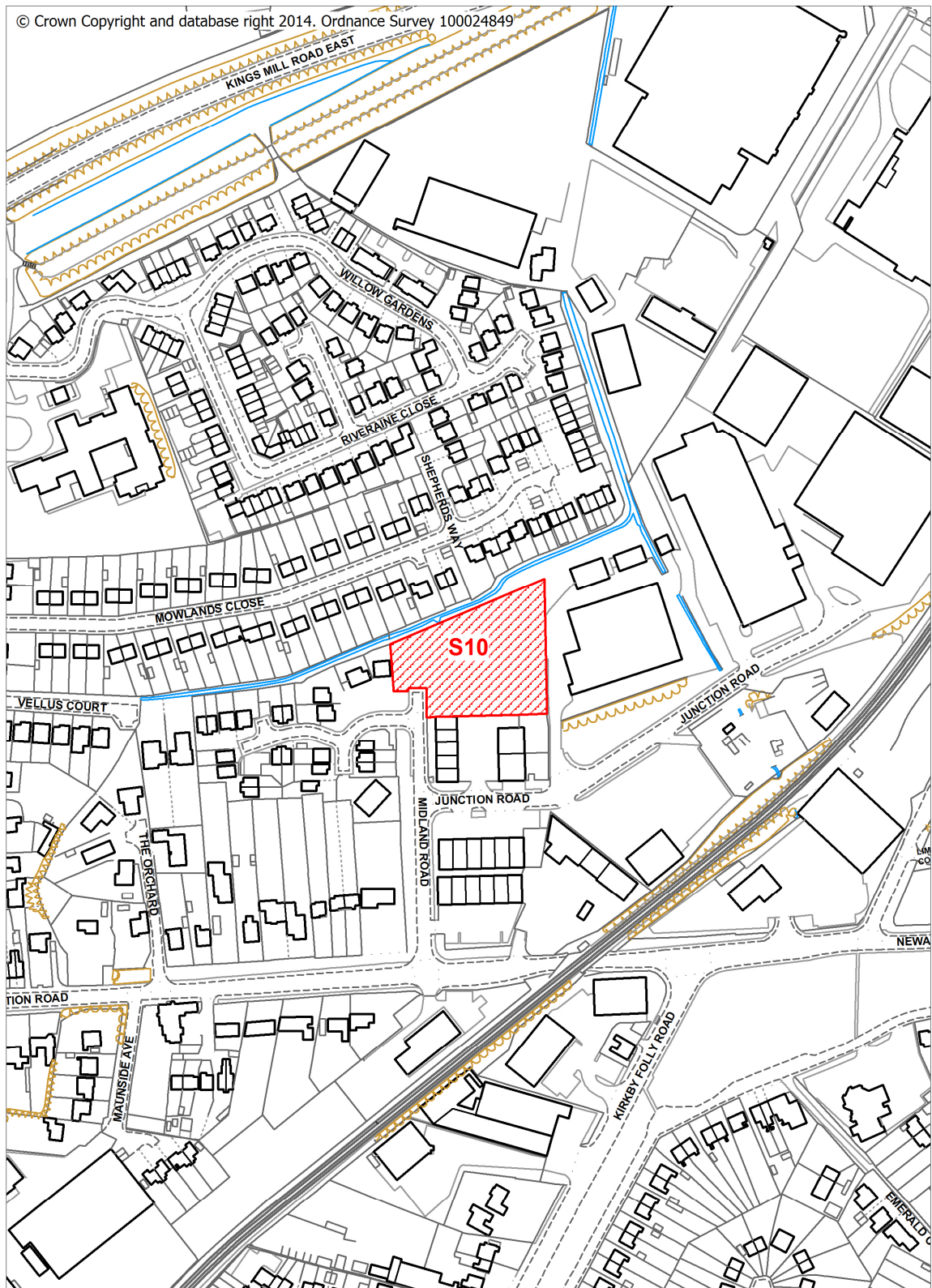
Site: Land to the north of the A38/West of Export Drive, Huthwaite, Sutton in Ashfield.			Ref: S9
Description of Site: The land comprises agricultural land to the west of Export Drive which forms part of an established industrial estate to the south west of Huthwaite.			
Potential employment use: The employment site has the potential to be suitable for a wide range of users within B Space of the Town & Country Planning Use Class Order.			
Area	5.81 ha	Dev Area.	Assumed 2.9 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The site is identified as Countryside under Policy EV2 of the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			A greenfield site adjacent to the A38. The site slopes away from the A38 in general terms. It falls relatively steeply to form a “bowled” area towards the West of Fulwood Industrial Estates (Export Drive)
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			If access can be achieved to the site it is well located close to the A38 with good access to M1, Junction 28 (approximately 1 mile to the west).
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Currently access to the field is via Cartwright Lane, a single track road which would not be suitable for industrial traffic. Access off Export Drive would require acquiring land off third parties including an industrial unit and trackway.
Infrastructure/Contamination Constraints			Part of the site is within a: <ul style="list-style-type: none">• buffer zone for a gas pipeline;• 250m buffer around a landfill site.• Powerlines run across the site
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The proposed uses would relate to other development in the area to the east of the land. The other boundaries are with agricultural fields forming part of the countryside.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve.			A Local Wild Life Site is located to the north of the site and extends along the track to the east of the site.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is located adjacent to an established industrial area and is located off the A38 close to Junction 28 of the M1. However, access is an issue which would need to be resolve if taken forward.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area at both Sutton and Kirkby are within a short distance
Overall assessment – May be suitable if policies change. Issues relating to access of the site.			



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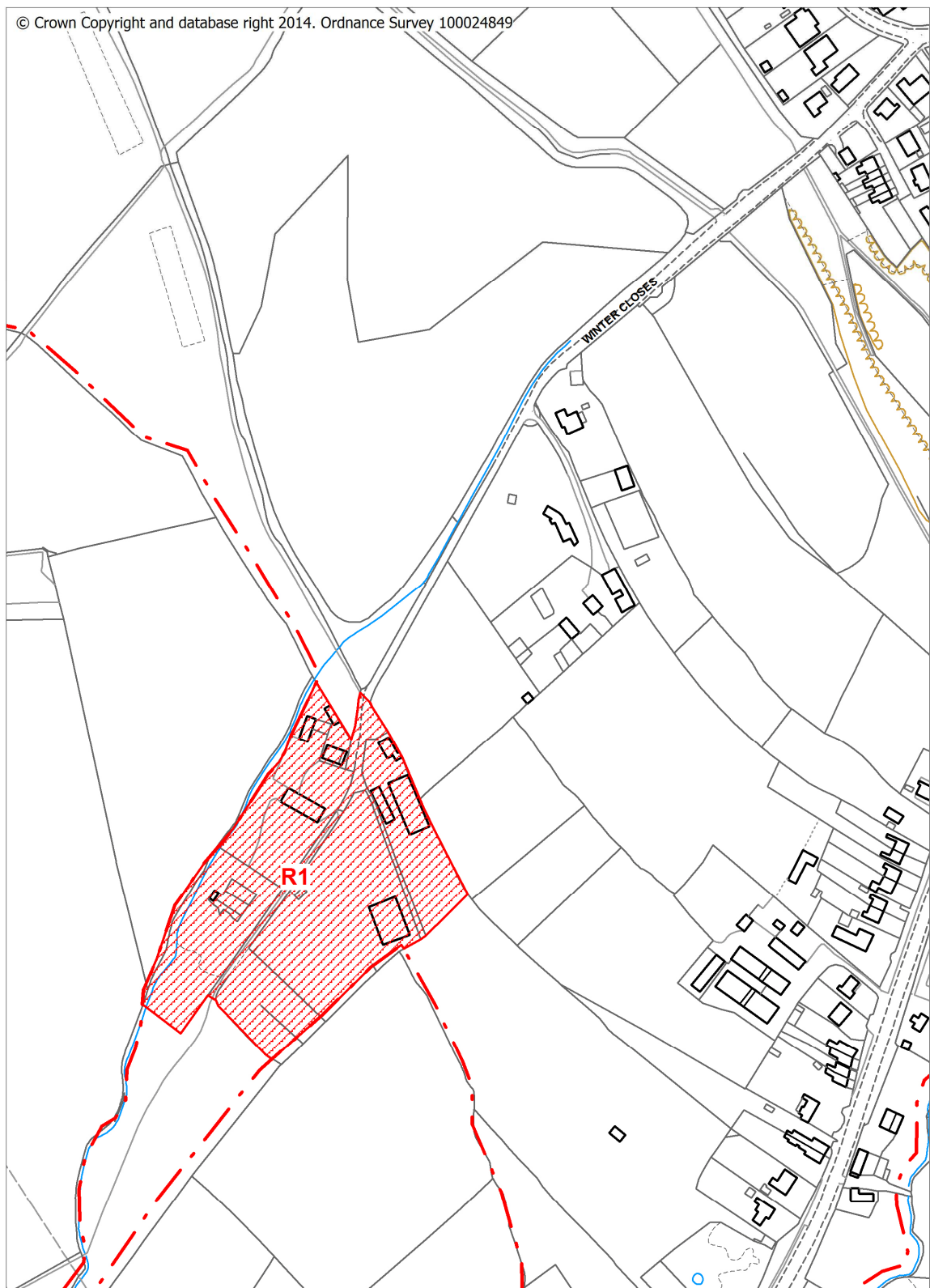
Site: Midlands Road/Station Road Sutton in Ashfield			Ref: S10
Description of Site: The site is off Station Road to the east of Sutton in Ashfield. It is within half a mile of the A38. The site forms part of a well established industrial estate known as Maun Valley. It's northern and eastern boundaries are flanked by residential users. However, the site comprises a number of mounds, which are believed to be a residue from the development of the small industrial units to the south of the site which were constructed in the 1980s.			
Potential employment use: Anticipated to be light industrial with possibly some general industrial close to the existing industrial units.			
Area	0.46 ha	Dev Area.	Assumed 0.39 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The sites form part of an employment allocation under Policy EM1SJ Midland Road/Station Road in the Ashfield Local Plan Review 2002.
Site Characteristics Topography. Size.			The natural level of the site is to slop to the north to the River Maun. However, large quantity of spoil requires removing to allow development to be brought forward.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Reasonable access to the A38 via the Station Road/A38 junction.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Located off Junction Road to the east of Sutton in Ashfield the access would also serve a residential area. Some road infrastructure works have been undertaken to service a residential development.
Infrastructure/Contamination Constraints			Large quantity of spoil requires removing to allow development to be brought forward.
Flooding Constraints			The site is within Flood Zone 1.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The area is potentially sensitive with significant residential development adjacent to the west and north of the site.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Located on an established industrial estate but the size of the site means that any development will be limited in size and only appeals to a local market. The site has been marketed in the past but has not been financial viable due to the clearance costs.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			Situated within the urban area of Sutton in Ashfield.
Overall assessment – Allocated as a development site within local plan, however, there has been residential development to the west and north of the site. The size and location means that it will appeal to a local market. However, there are likely to be considerable cost of moving materials on the site which raises issues of the viability for development without some form of support.			



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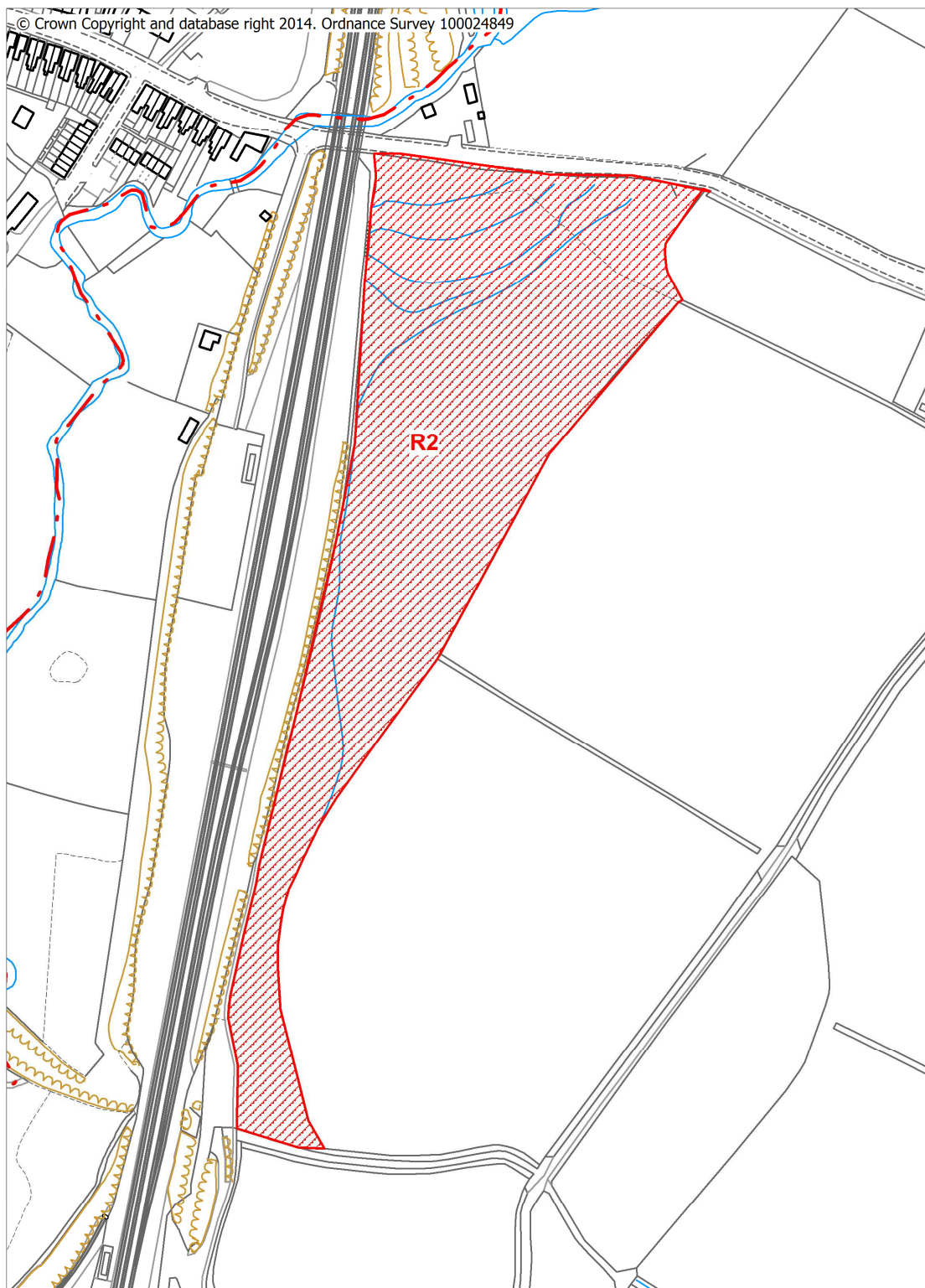
Site: Winter Closes, Underwood			Ref: R1
Description of Site: A current employment site located within Green Belt away from the settlement of Underwood off the end of Winter Closes. Currently an employment site with a vehicle dismantling business and depots.			
Potential employment use: Anticipated by the proposer to be office and light industrial.			
Area	1.8 ha	Dev Area.	1.8 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Green Belt and Policy EV1 of the Ashfield Local Plan Review 2002 will apply.
Site Characteristics Topography. Size.			Site location is mainly flat, currently used as a vehicle dismantling Yard and depots.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Poor access to the A610 and Junction 27 of the M1.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access to the A608 is via Winter Closes and Main Road through residential areas. Winter Close comprises in part of a single width road
Infrastructure/Contamination Constraints			Given the nature of part of the use of the site there may be contamination issues.
Flooding Constraints			The site is within Flood Zone 1. Some surface water flood risk is identified in relation to parts of the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located in open countryside.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			The site is adjacent to Local Wildlife Sites Selston Grassland (I) A little-managed, species-rich grassland' and Winter Close Grassland, New Brinsley Neutral grassland.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is an existing employment area. It is in a rural location which is likely to be of limited attraction to the market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area is limited anticipated to serve a local population.
Overall assessment – The site is located in the open countryside in the Green Belt. It is proposed as part of a mixed use site and is unlikely to proceed in isolation. Although located in the Green Belt, as it is a current employment use there is nothing in principle to prevent other employment uses being brought forward on the site. However, access to the site is poor and in combination with the Green Belt location it is considered to be unsuitable as an employment allocation.			



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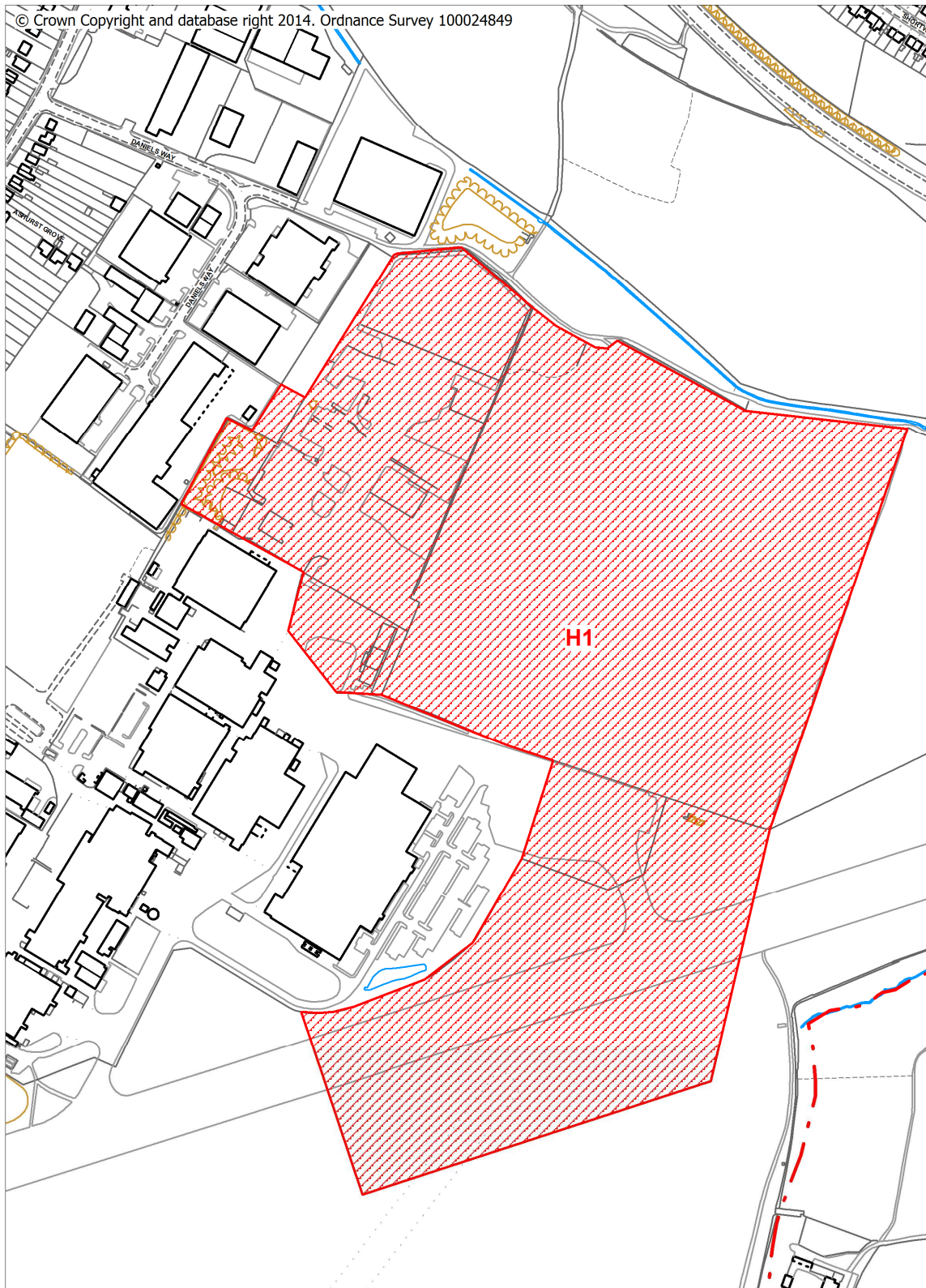
Site: Land to the south of Alfreton Road, Jubilee Hill, Selston			Ref: R2
Description of Site: Understood to be part of the former open cast mining site located off Alfreton Road, Jubilee Hill, Selston.			
Potential employment use: Anticipated by the proposer to be employment space.			
Area	4.1 ha	Dev Area.	
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Site is located in the Green Belt and Policy EV1 of the Ashfield Local Plan Review 2002 will apply.
Site Characteristics Topography. Size.			Understood to be part of the former open cast mining site. The site narrows towards the south and slopes towards the railway. The site has an extensive tree cover.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Limited access to the A38 and Junction 28 of the M1.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Access to the A38 is via Alfreton Road and the B600 through Pye Bridge and Somercotes alternative Junction 27 of the M1 can be accessed via Selston and Underwood.
Infrastructure/Contamination Constraints			<ul style="list-style-type: none"> Given the nature of part of the use of the site there may be contamination issues. Part of the site is within a 250m buffer around a landfill site Buffer zone around a gas pipeline is identified to the south of the site.
Flooding Constraints			The site is within Flood Zone 1. Some surface water flood risk is identified in relation to parts of the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No known environmental impacts on neighbouring sites.			The site is located in open countryside.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Understood to be a reclaimed open cast site. However, it has been restored and is regarded as Greenfield.
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is in a rural location which is likely to be of limited attraction to the market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment area is limited.
Overall assessment – The site is located in the open countryside has extensive tree cover and is in the Green Belt. Under the National Planning Policy Framework it would be necessary to establish exceptional circumstances for the Green Belt boundary to be altered to allocate the land.			



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Site: Rolls Royce, Watnall Rd/Hucknall By Pass, Hucknall.			Ref: H1
Description of Site: The site is located to the south west of Hucknall and forms part of a mixed use development of approximately 140 ha. The business park is located close to Hucknall By Pass and provides approximately 27 ha of land for development.			
Potential employment use: The site has permission for B1 offices B2 industrial and B8 storage and distribution of the Use Classes Order 1987.			
Area	27.8 ha	Dev Area.	23.5 ha (based on plot area 40% and floor area identified in masterplan).
Planning Permission			Outline Planning permission has been granted for a mixed use site including a Business Park.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			The Ashfield Local Plan Review 2002 identifies the majority of the site as falling with the urban area of Hucknall. A small part of the planning application site was in Green Belt.
Site Characteristics Topography. Size.			The site is relatively flat.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Via the A611 the site has good access to both Junction 26 and Junction 27 of the M1 Motorway.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Planning permission has been granted for a new road giving direct access onto the A611 Hucknall By Pass.
Infrastructure/Contamination Constraints			No issues have been identified.
Flooding Constraints			The majority of the site is within Flood Zone 1. A small part of the site is within Flood Zone 2 and 3 associated with Farley’s Brook. The drainage strategy forming part of the planning application has been agreed with the Environment Agency.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The majority of the site to the north backs onto existing employment areas. Land to the south is open countryside
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			There is a Local Wildlife Site and Two UK BAP species have been recorded on the area which has planning permission. Mitigation measures have been agreed as part of the planning permission.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			Five listed buildings are recorded as within 500m of the boundary of the mixed use site.
Previous use of site			Mix of greenfield and brownfield sites
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The proposed scheme at Watnall Road will create a high end business park, offering B1, B2 and B8 accommodation which is anticipated to encourage inward investment to the Hucknall area, as well as accommodating local and regional company expansions.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is within the urban area of Hucknall.
Overall assessment – Substantial site which is identified as sub regional importance in presenting employment opportunities locally. Anticipated that works will start on site for the construction of the new road and provision of services to the site in the near future. Available within next three years.			

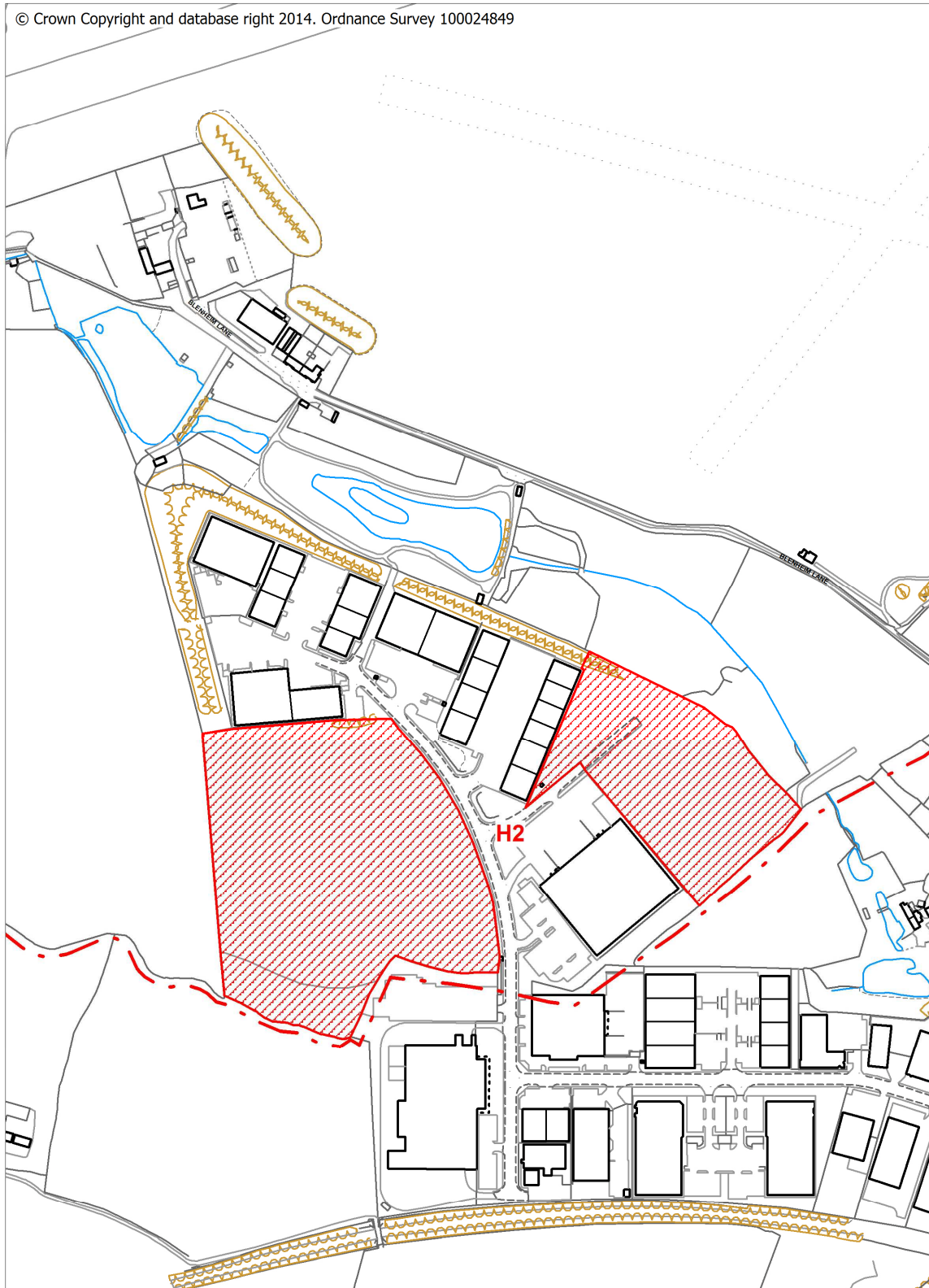


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Site: Blenheim Park, Hucknall.			Ref: H2
Description of Site: Situated on the north western outskirts of Nottingham, the site forms part of the Blenheim Lane Industrial Estate. Substantial area of the allocation in the Ashfield Local Plan Review, 2002 have been developed.			
Potential employment use: Good quality site suitable for B Space uses.			
Area	7.4 ha	Dev Area.	6.4 ha
Planning Permission		The site has an implemented planning permission.	
Criteria		Comments	
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement		Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Ra.	
Site Characteristics Topography. Size.		Flat site which has been partly developed.	
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.		Good access to M1, Junction 26 (approximately 1.5 mile to the south west).	
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.		The site has access from Dabell Avenue and the A6002 to the motorway and the city of Nottingham.	
Infrastructure/Contamination Constraints		Serviced industrial estate. Part of the site is with a 250m buffer around a landfill site.	
Flooding Constraints		.	
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.		No significant impact on adjoining occupiers. Planning permission takes into account the environmental constraints adjacent to the site.	
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve		Site is adjacent to a SSSI, ancient woodland and two Local Wildlife Sites.	
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area		No issues identified.	
Previous use of site		Greenfield	
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.		Site location and development means that it is attractive to the market and a number of plots are currently occupied.	
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.		The labour catchment areas at both Hucknall and Nottingham are within a short distance.	
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. Good quality site with good access to Junction 26 of the M1 Motorway. The infrastructure has been complete and plots are currently available for occupation. Available immediately.			

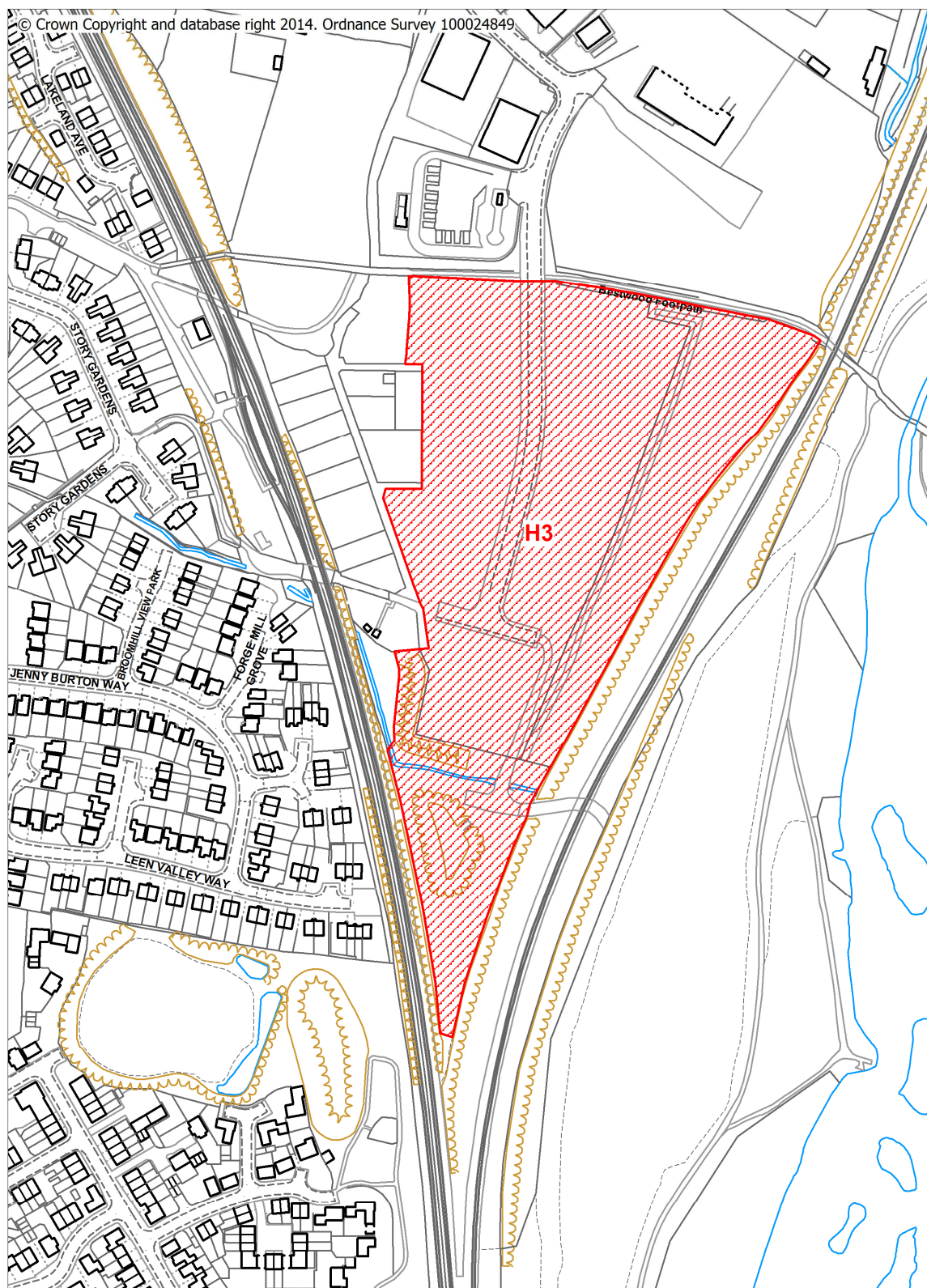
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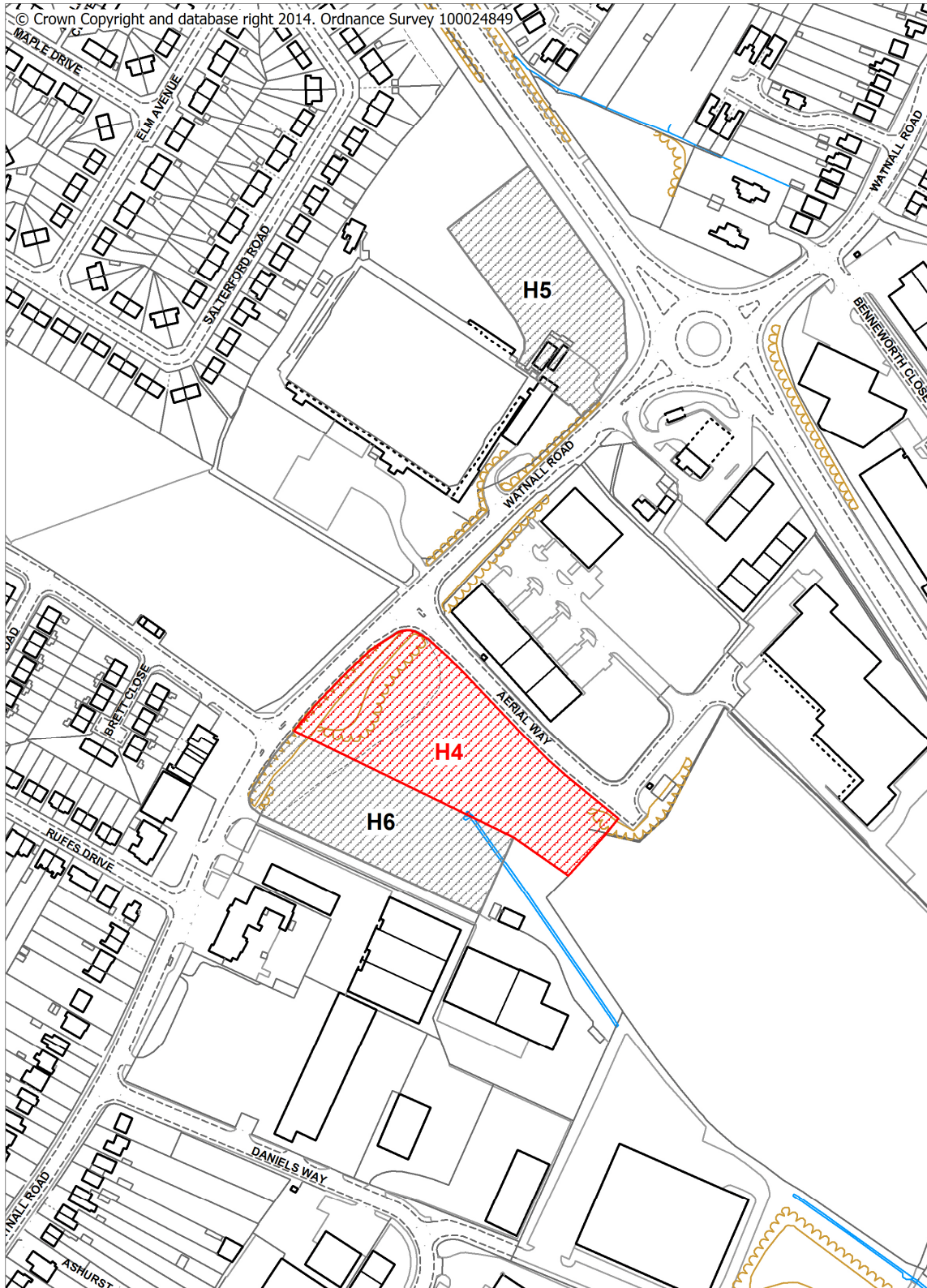
Site: Butlers Hill, Hucknall.			Ref: H3
Description of Site: The site is located approximately 1mile to the south east of Hucknall town centre, off Wigwam Lane, on an established industrial estate.			
Potential employment use: Provides a number of small plots available for B1 or B2 uses under the Town & County Planning Use Classes Order. The infrastructure was been put in to service the plots a number of which are under offer.			
Area	4.3 ha	Dev Area.	2.38 ha
Planning Permission			The site has an implemented planning permission.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1He.
Site Characteristics Topography. Size.			The site gently slopes from the north to the south.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Limited access to the strategic road network through local roads and Hucknall urban area.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			The site is accessed through Wigwam Lane. The site has good pedestrian access from the Butlers Hill NET stop.
Infrastructure/Contamination Constraints			Serviced industrial estate on which reclamations works have been undertaken. Within 250m buffer zone of a landfill site.
Flooding Constraints			Parts of the site are within Flood Zones 2 & 3 which has been taken into account in the works undertaken on the planning permission.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located on the urban fringe with industrial uses to the north and allotments to the east.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Site location and development means that it is only likely to appeal to a local market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The labour catchment areas at both Hucknall and Nottingham are within a short distance.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. The nature of the site means that is only likely to appeal to a local market.			



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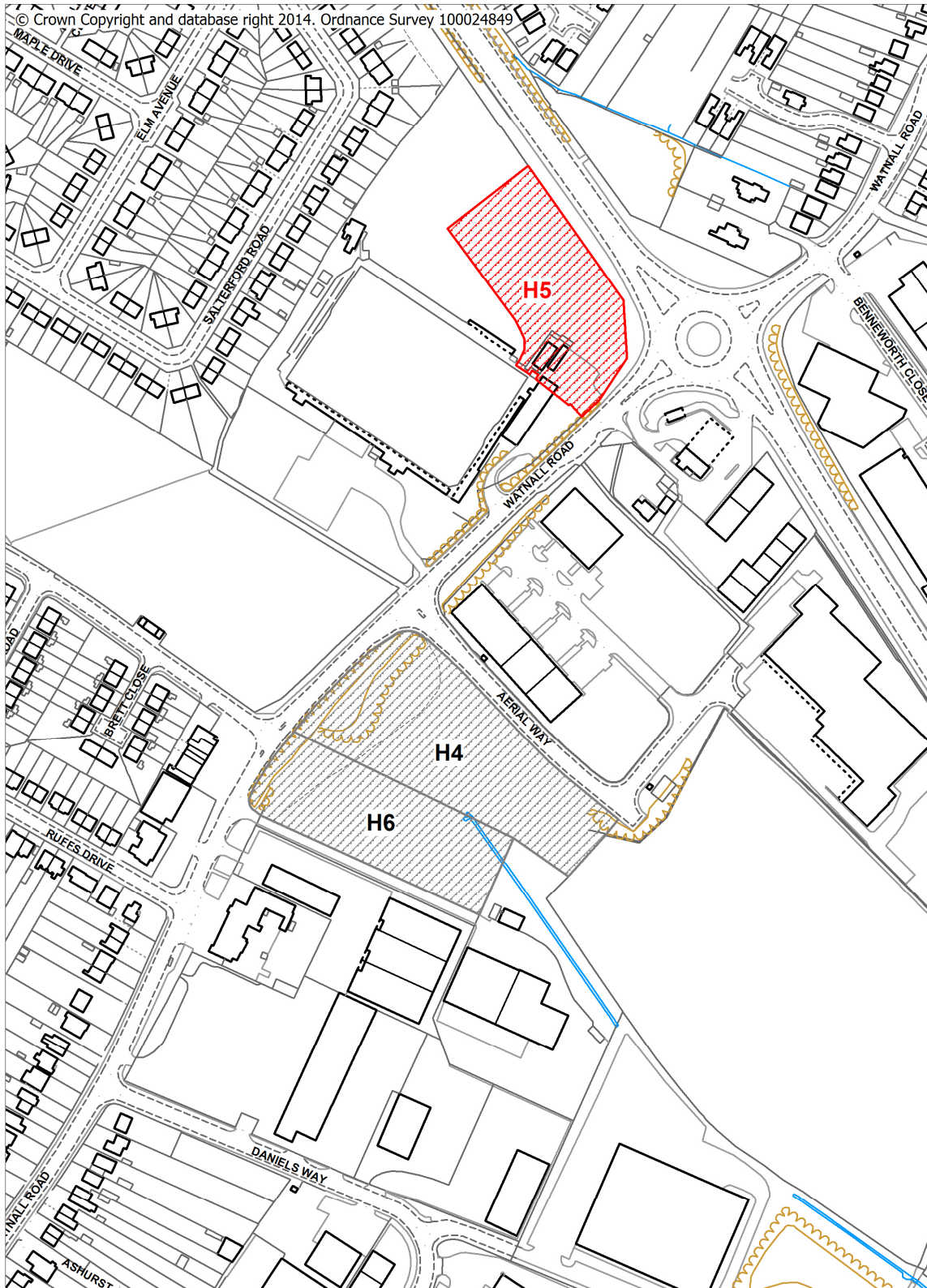
Site: Aerial Way, off Watnall Road, Hucknall.			Ref: H4
Description of Site: Situated to the south of Watnall Road forming part of the former Hucknall Number 1 Colliery. Forms part of an existing allocation in the Ashfield Local Plan Review, 2002 which has largely en developed.			
Potential employment use: The site is suitable for B Space uses under the Town & County Planning Use Classes Order.			
Area	0.98 ha	Dev Area.	Assumed 0.83 ha
Planning Permission			Planning permission has been granted for a scheme including employment space and a football ground.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Hc.
Site Characteristics Topography. Size.			The site is gently sloping away from Watnall Road.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Via the A611 the site has good access to both Junction 26 and Junction 27 of the M1 Motorway.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			A611(Hucknall By Pass) is accessible via Watnall Road
Infrastructure/Contamination Constraints			Form part of the former colliery site but ground investigations have revealed no significant contamination. Forms part of a serviced industrial estate.
Flooding Constraints			Site is in Flood Zone 1. Some surface water flood risks are identified.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located on the urban fringe with industrial uses to the east and west of the site.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			Site has planning permission for a mixed use development including small scale industrial units.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is located within the urban boundary of Hucknall distance.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002 with implemented planning permission. Potentially available within three years.			



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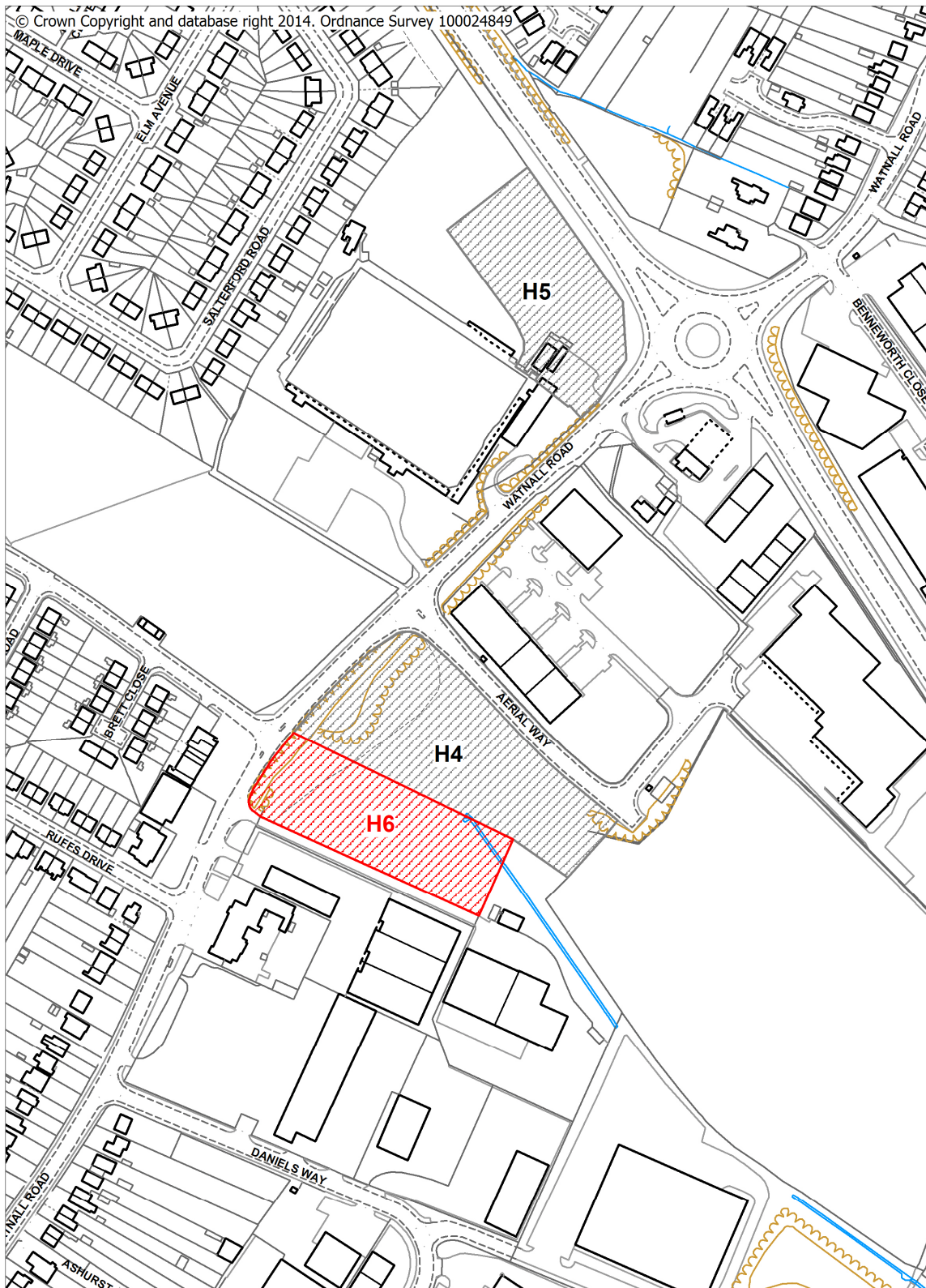
Site: A611/Watnall Road, Hucknall.			Ref: H5
Description of Site: The site is located on the junction of the A611 (Hucknall By Pass) and Watnall Road, adjacent to Hucknall Town Football Club ground.			
Potential employment use: Planning permission anticipated 2,500 sq m of B1 office space.			
Area	0.6 ha	Dev Area.	0.6 ha
Planning Permission		Planning permission has been granted for a mixed use scheme but the permission has lapsed.	
Criteria		Comments	
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement		Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Hd.	
Site Characteristics Topography. Size.		No topographical constraints identified. However, the narrow shaped site is a constraint on development in isolation.	
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.		Via the A611 the site has good access to both Junction 26 and Junction 27 of the M1 Motorway.	
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.		A611(Hucknall By Pass) is accessible via Watnall Road. However, there are issues of gain access to the employment allocation in isolation	
Infrastructure/Contamination Constraints		No issues have been identified. Located within the urban area and therefore assumes ready access to services.	
Flooding Constraints		Site is in Flood Zone 1. Some surface water flooding is identified on the site.	
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.		The site is located adjacent to the Hucknall FC ground.	
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve		No issues identified.	
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area		No issues identified.	
Previous use of site		Greenfield	
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.		Positioned on the A611 roundabout the site offers a good profile. A key element is the future of the football club and this will be the deciding factor for the success of this site. The allocation is only likely to come forward as part of a mixed use scheme with residential development of the football ground. Planning permission has been granted for a mixed use scheme but the permission has expired. Works have been undertaken to a nearby site to facilitate the move of the football club.	
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.		The site is located within the urban boundary of Hucknall.	
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. While planning permission has lapsed it is linked to the relocation of the football ground to land off Aerial Way where works have been undertaken. Potentially available within three years.			



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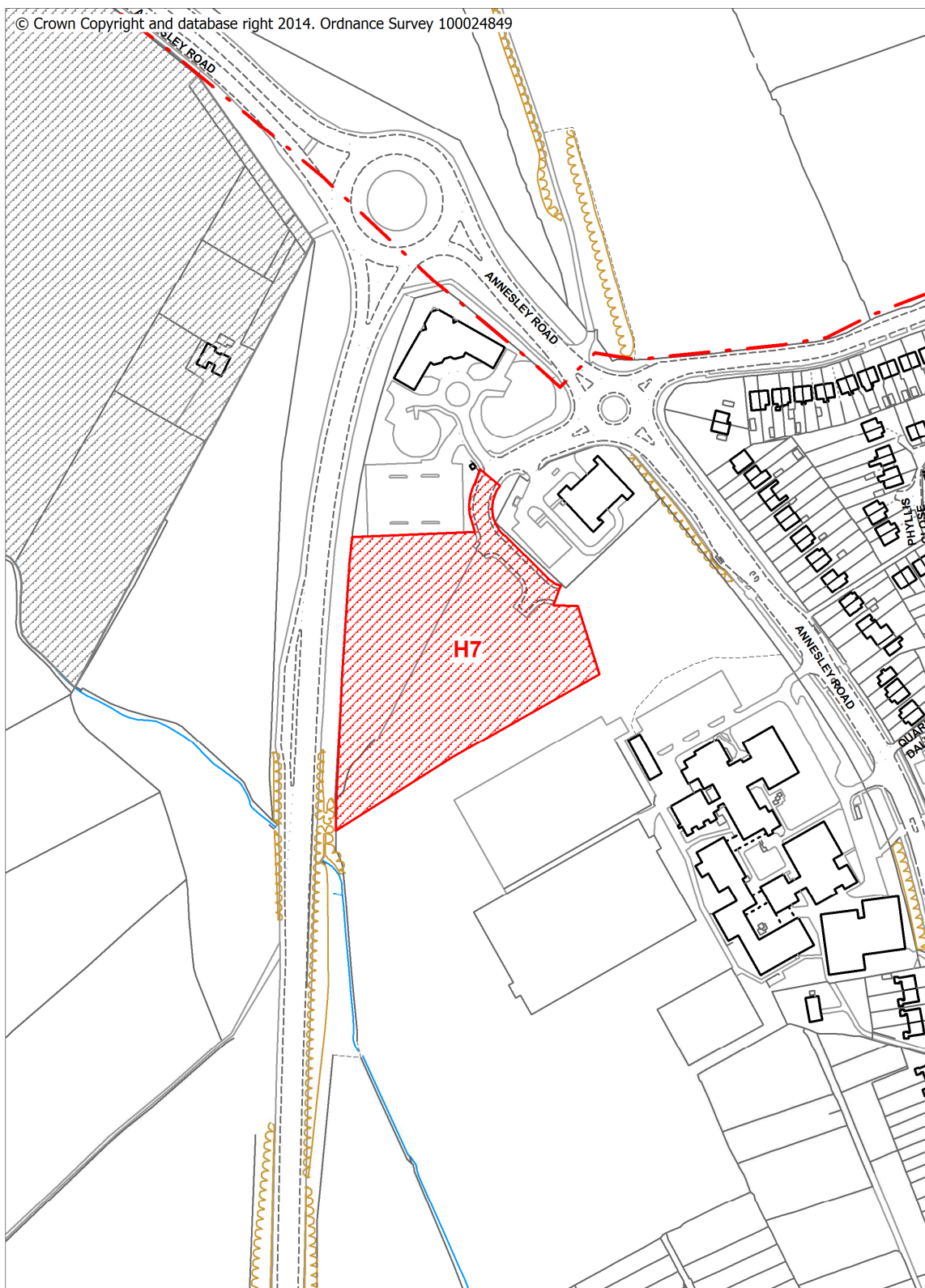
Site: Watnall Road, Hucknall.			Ref: H6
Description of Site: The site is located off Watnall Road, adjacent to the former Hucknall Colliery site and Christopher Court Industrial Estate.			
Potential employment use: The site is suitable for B Space uses under the Town & County Planning Use Classes Order.			
Area	0.8 ha	Dev Area.	Assumed 0.6 ha
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Hb.
Site Characteristics Topography. Size.			No topographical constraints identified.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Via the A611 the site has good access to both Junction 26 and Junction 27 of the M1 Motorway.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			A611(Hucknall By Pass) is accessible via Watnall Road.
Infrastructure/Contamination Constraints			No issues have been identified. Located within the urban area and therefore assumes ready access to services.
Flooding Constraints			Site is in Flood Zone 1. Significant parts of the site are identified as at risk from surface water flooding.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located in an established industrial area adjacent to the former Hucknall Colliery site and Christopher Court Industrial Estate.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is constrained as the adjacent user to the south who will require a right of way through the site. The small size of the site may mean that the site is likely to be of interest to local occupiers.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is located within the urban boundary of Hucknall.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. The site is located in an established industrial location in Hucknall and the size of the site may be attractive to a local market.			



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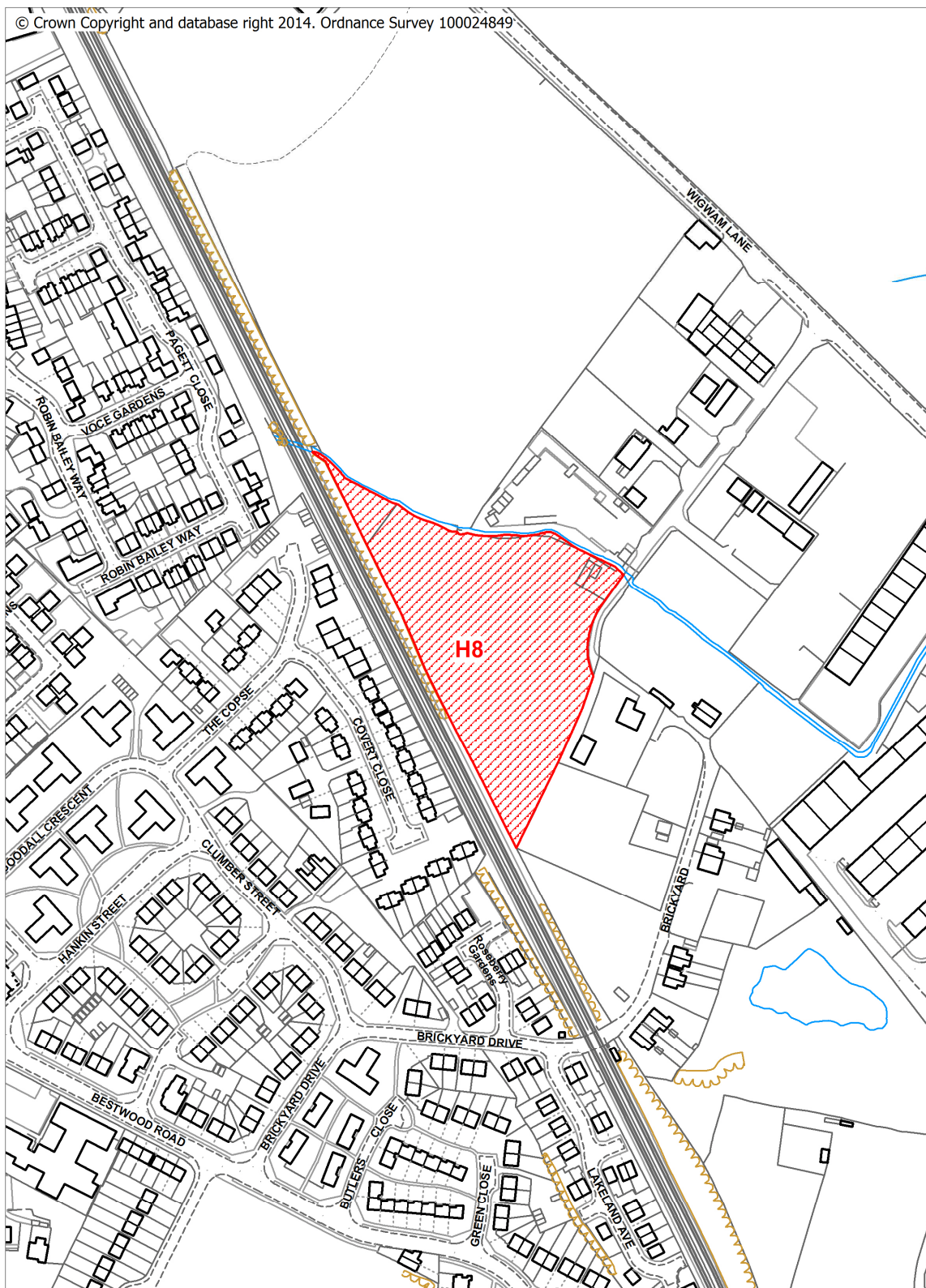
Site: Arrow Point Park, Annesley Road, Hucknall (A611/Annesley Road).			Ref: H7
Description of Site: The site is located off Annesley Road fronting onto the A611 Hucknall By Pass.			
Potential employment use: The site is suitable for B Space uses under the Town & County Planning Use Classes Order.			
Area	1.48 ha	Dev Area.	0.99 ha
Planning Permission			The site has planning permission for B1, B2, B8, Trade Counter and open storage A planning application has been submitted for residential development on the site.
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Hj. The school curtilage has been extended along the east side of the application site on land designated as part of the employment site in the 2002 Local Plan.
Site Characteristics Topography. Size.			No topographical constraints identified. A public footpath, Hucknall Footpath No. 27, linking Annesley Road with the A611 runs through the site.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Via the A611 the site has good access to both Junction 26 and Junction 27 of the M1 Motorway.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			A611(Hucknall By Pass) is accessible via Annesley Road
Infrastructure/Contamination Constraints			It is understood a public sewer is located within the site. As the site is located within the urban area it is assumed there is ready access to services.
Flooding Constraints			Site is in Flood Zone 1. Part of the site are identified as at risk from surface water flooding.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is bounded to the west by the A611 and to the south/southwest by the curtilage of The National School.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site has good frontage to the A611 and is anticipated to provide a small scale quality industrial estate for a range of B space and trade counter uses.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is located within the urban boundary of Hucknall.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002 provide the opportunity for a good quality small scale industrial estate. Available immediately.			



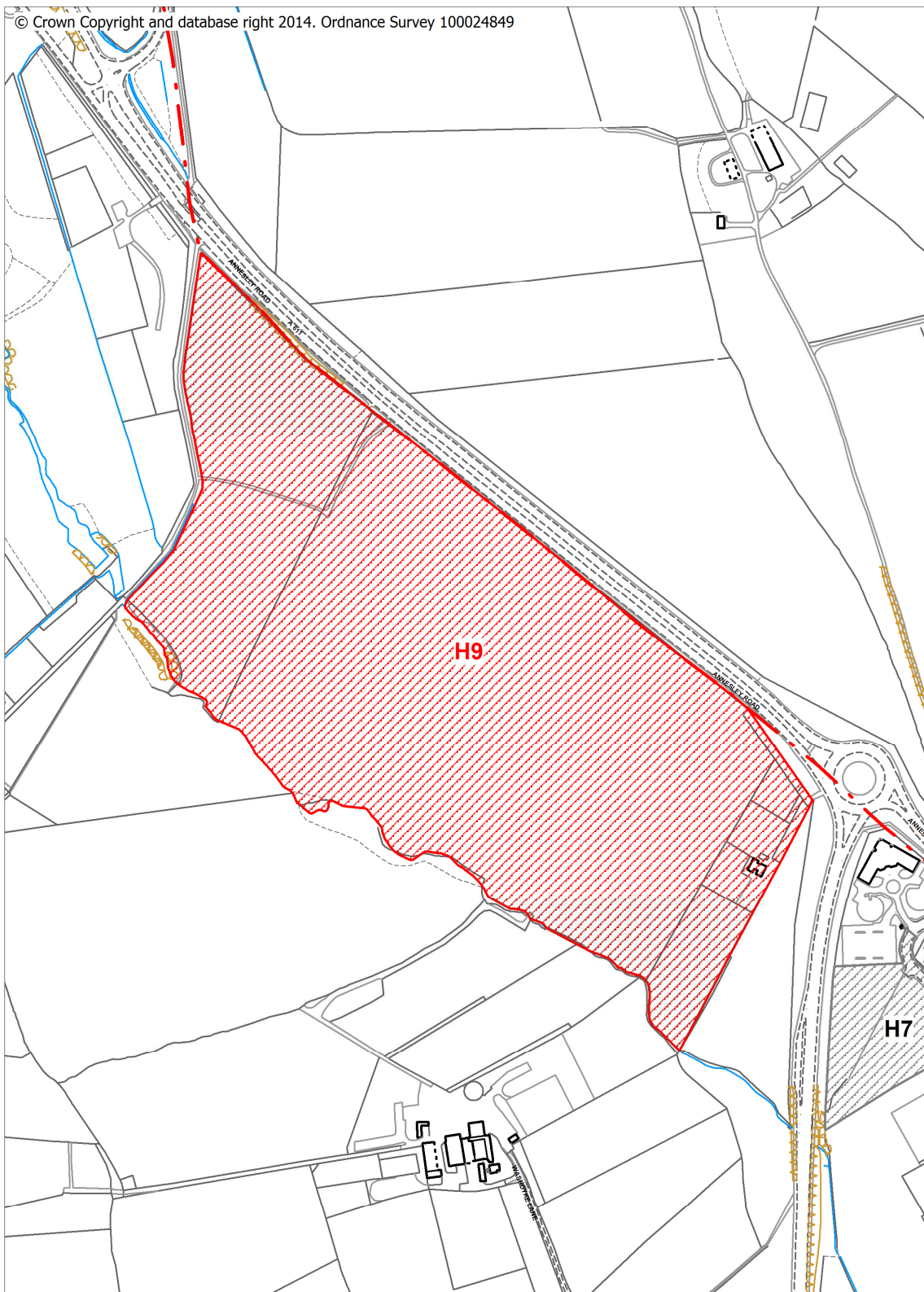
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Site: Wigwam Lane Central, Wigwam Lane, Hucknall			Ref: H8
Description of Site: The site is located approximately 1mile to the south east of Hucknall town centre, adjacent to an established industrial estate. The adjacent site has a number of low quality occupiers.			
Potential employment use:			
Area	1.0 ha	Dev Area.	
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Ashfield Local Plan Review 2002 – Employment Allocation under Policy EM1Hg.
Site Characteristics Topography. Size.			No topographical constraints identified. However, the irregular shaped site is not ideal for development
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Limited access to the strategic road network through local roads and Hucknall urban area.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			The site has poor access from Wighay Road through a low quality industrial estate.
Infrastructure/Contamination Constraints			Within 250m buffer zone of a landfill site.
Flooding Constraints			Part of the site is within Flood Zone 2 and 3. Some surface water flood risk identified on the site.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is located adjacent to a low quality industrial estate and the Robin Hood Railway Line to the western boundary.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			No issues identified.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Brownfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			The site is likely to be difficult to develop given the poor access and the quality of adjacent users.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is located within the urban boundary of Hucknall.
Overall assessment – Allocated Employment Site within the Ashfield Local Plan Review 2002. However, it is anticipated to be difficult to bring forward for development given the location and access of the site. If developable, the nature of the site means that is only likely to appeal to a local market.			



Site: Wyburn Farm, Hucknall			Ref: H9
Description of Site: Whyburn Farm is situated on the north-western edge of the Hucknall urban area and has been put forward as a major mixed-use urban extension.. The employment area is identified as being located adjacent to the A611 road frontage. The employment area is approximately 21 ha (taken from the masterplan submitted with the representations).			
Potential employment use: The site is suitable for B Space uses under the Town & County Planning Use Classes Order.			
Area	21 ha	Dev Area.	
Planning Permission			-
Criteria			Comments
Policy considerations Countryside, Green Belt, Adjacent Urban Area/Settlement			Under the Ashfield Local Plan Review 2002 the site is identified as being in the Green Belt and subject to Policy EV1.
Site Characteristics Topography. Size.			Minor topographical constraints – Gently undulating.
Strategic Access Location in relation to strategic roads i.e.A38, M1, MARR.			Via the A611 the site has good access to Junction 27 of the M1 Motorway.
Local Access Local roads avoiding difficult junctions and residential areas. Narrow, bending local access roads, difficult junctions.			Highways assessment identify that extensive infrastructure works to the bypass would be required to provide suitable access to A611.
Infrastructure/Contamination Constraints			Unknown status regarding services but as site is located away from the urban area these are assumed to be significant in terms of cost.
Flooding Constraints			Site is in Flood Zone 1. Small areas of the site are identified as at risk from surface water flooding.
Compatible neighbour uses Adjoining residential /sensitive uses. No know environmental impacts on neighbouring sites.			The site is bounded to the west by the A611 and to the south/southwest by the curtilage of The National School.
Environment Constraints SSSI, Local Wildlife Site, Local Nature Reserve			There are Local Wildlife Sites adjacent to the proposed employment allocation including Wighay Wood, Wighay Wood Stream and Dob Park Grassland.
Historic/Landscape Constraints Listed Buildings, Historic Parks, Archaeology, Conservation Area			No issues identified.
Previous use of site			Greenfield
Attraction to Market Establish site meeting a demand, Planning permission, No known legal constraints, activity, viable without public funding, Single or multiple ownership, Available immediately for development.			This location is relatively untested. The employment site at Top Wighay Farm was allocated in 2006 but has not been brought forward by the market.
Proximity to urban areas/labour supply. In urban location. Workforce accessible by range modes.			The site is located within to the north of Hucknall but will be opposite the strategic mixed use allocation in Gedling Borough Council are at Top Wighay Farm.
Overall assessment – The site is unsuitable for development due to its Green Belt status. It is only likely to come forward as part of a substantial mixed use development if such an urban extension was taken forward within the Local Plan.			



Not to Scale

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Appendix Three: Glossary of Terms

Allocation - Land identified in a Local Plan as appropriate for a specific land use.

Biodiversity - Literally means 'the variety of life', and includes all the different plant, animal, fungus and micro-organism species worldwide, the genes they contain, and the ecosystems of which they form a part.

Brownfield - A general term used to describe previously developed land or buildings. However, it will not include sites where the remains of structures have blended into the landscape over a period of time. (See greenfield sites).

Business Space - Typically regarded as Classes B1, B2 and B8 of the Town & Country Planning Use Class Order.

Comparative advantage - Countries and regions differ in the amount and types of resources that they have, meaning that they have differing strengths. This is comparative advantage.

Census of Population - A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Committed Employment Land - All available land allocated for commercial/industrial employment uses or with extant planning permission for employment use.

Current Land Supply - The amount of land readily available or likely to become available within a specified period, usually five years.

Economically Active Population - those people who are over 16 years of age and either in employment or unemployed.

Employment Density - A ratio of the average floorspace per worker, usually expressed as square metres per worker.

Employment Land - land allocated for business, general industrial and storage/distribution uses as defined by Classes B1, B2, & B8 of the Town and Country Planning (Use Classes) Order 1987 and some sui generis uses. "Employment" uses exclude for example, retail, leisure, residential care facilities, mineral extraction and waste disposal.

Enterprise Zone - A zone designated by the Government . Such areas attract special financial benefits and involve a simplified planning regime in order to attract a rapid rate of development and employment creation. A site at Sherwood Business Park to the south of Annesley Woodhouse was designated an EZ on 21st November, 1995.

Externalities - The economic activities of one person or business can impact upon the activities of others. These spillover effects are known as externalities and can be positive or negative.

Greenfield land - Land in an urban or rural area, which is undeveloped land or where the remains of structures have blended into the landscape over time. Typically it will be currently used for agriculture, recreation, landscape designation, or left to evolve naturally.

Gross Domestic Product (GDP) - A commonly-used measure of output in national economies. It can be calculated in three ways: as the sum of all incomes, all expenditures, or all production.

Gross Value Added - the sum of incomes earned from the production of goods and services. GVA is used as a measure of productivity.

Ha - Hectares. An area 10,000 sq. metres or 2.471 acres. (Roughly equivalent to two football pitches.)

Historic Take-up - The average yearly development of commercial/industrial land for employment uses, typically over the last 10 years or more.

Land Immediately Available - Land serviced or capable of being serviced in 12 months.

Land Requiring Preparation - Land where major provision of roads and utility services is required, or where major demolition and site remediation is required.

Locally - Within the District of Ashfield and adjacent districts.

Long Term - 10 or more years.

Margin of Choice/Flexibility Factor - An additional amount of land added to estimated employment land requirements to inform an allocation of land that ensures a reasonable choice of sites for businesses and developers and to allow for delays in sites coming forward or premises being developed.

Market failure - Market failure occurs when the conditions required for the achievement of the market efficient solution fail to exist or are contravened in some way.

Medium Term - Within 5 to 10 years.

Planning Obligation - A legally binding agreement under Section 106 of the Town and Country Planning Act, 1990, between the Local Authority and any person interested in land in their area for the purpose of restricting or regulating the development or use of the land, either permanently or during such periods as may be prescribed by the agreement. Usually used in connection with requirements for development on land outside the control of an applicant.

Plot Ratio - The ratio between gross floorspace of a development and its total site area.

Re-Use - A change from one use to another, or adapted for a different purpose.

Rural Connectivity - the process of ensuring that rural communities are well connected to economic and social opportunities.

Short Term - Within 0 to 5 years.

Small Scale Development - Refers to the amount of development on a particular site. Usually measured in numbers of dwellings or industrial units. The degree of scale will depend on the site and surrounding area and will therefore be different depending on the location of the site.

Small and Medium and Large Sized Enterprises (SMEs) - A small enterprise is defined as an enterprise which employs less than 50 persons and which has either an annual turnover not exceeding 10 million Euro or an annual balance sheet total not exceeding 10 million Euro. A medium sized enterprise is defined as an enterprise which employs less than 250 persons and which has either an annual turnover not exceeding 50 million Euro or an annual balance sheet total not exceeding 43 million Euros. For both small and medium sized enterprises, not more than 25% of the capital or voting rights is owned by an enterprise which is not itself an SME. A large enterprise is defined as an enterprise which either employs more than 250 persons or which has either an annual turnover exceeding 50 million Euro or an annual balance sheet total exceeding 43 million Euro.

Sustainable Development - A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that "sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs".

Take-Up Rates - The rate at which land is developed. Usually measured in number of dwellings per annum or hectares of development per annum.



Ashfield

Ashfield District Council

Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA

Tel: (01623) 450000 **Fax:** (01623) 457585 **Website:** www.ashfield-dc.gov.uk